

17579 Old Jefferson
Prairieville, LA 70769

 **LOGO** COMING
SOON

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MLS# 2026014534



\$3,218

1,755 Sqft

Located at 17579 Old Jefferson Hwy, this 1,755 RSF freestanding medical office is surrounded by medical offices and healthcare users. The existing buildout includes 8 offices/rooms, including 5 spacious exam rooms with lavatories. One of the eight offices is a dedicated reception area with built-in desk and separate check-in/check-out windows. The building also features a waiting room with patient restroom, and a separate staff restroom. New flooring and fresh paint were completed in August 2026. Additional features include CAT 5 networking, abundant natural light, modern fixtures, ADA compliance, monument signage, building signage, and 15+ parking spaces. Landlord pays property taxes and property insurance. Built in 2006 and renovated in 2026. An excellent opportunity for medical, healthcare, wellness, or other professional office user seeking an attractive, functional, and highly visible location in the Prairieville market. - 1,755 RSF freestanding medical office - \$22/SF Modified Gross Lease - Existing medical buildout with 5 exam rooms with lavatories - Recently renovated with new flooring, fixtures and paint - Dedicated reception with built-in desk and check-in/check-out windows - Monument signage plus building signage opportunity



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KW Commercial Baton Rouge

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