



263 <sup>RD</sup><sub>ST</sub>

FOR LEASE

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263 3RD STREET, BATON ROUGE, LA

EXCLUSIVELY MARKETED BY

**NAI**Latter & Blum  
Commercial Real Estate Services



# EXECUTIVE SUMMARY



**263** <sup>RD</sup>  
**ST**



The entire development is HISTORIC TAX CREDIT eligible. Potential Tenant Improvement Incentives available. Inquire with brokers for more information.

<b>ADDRESS:</b>	263 3rd St Baton Rouge, LA 70801
<b>PROPERTY SUBTYPES:</b>	Office Building; Retail-Commercial
<b>CONTIGUOUS SPACE:</b>	1,655 - 7,804 SF
<b>TOTAL AVAILABLE:</b>	48,393 SF
<b>GROSS BUILDING AREA:</b>	48,393 SF
<b>BUILDING CLASS:</b>	B
<b>LEASE RATE:</b>	\$18.00 SF/Yr - 30.00 SF/Yr
<b>LEASE TYPES:</b>	NNN; Full Service
<b>ZONING:</b>	Business (C5)
<b>MARKET:</b>	Baton Rouge MSA
<b>SUB-MARKET:</b>	Downtown

## PROPERTY HIGHLIGHTS:

- Approx. 48,393 SF available with flexible floor plates
- Retail located on the Ground Floor Restaurant & Bar Rooftop
- Co-working slated for Floors 2-3 with traditional office space on Floors 4-7
- Zoning allows for a multitude of permitted office and retail uses
- Located in an Opportunity Zone

## THE OPPORTUNITY:

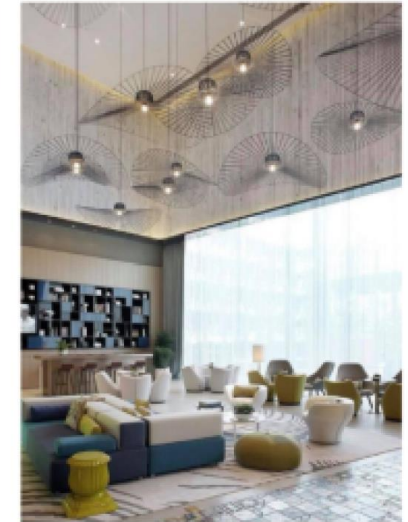
A Modern Space in a Capital Place. Sited at the hard corner of 3rd Street and Florida Street in the Downtown submarket of Baton Rouge; 623 3rd Street offers a boutique/modern approach to the Class B office market with curated retail programming providing tenants/end-users with an exceptionally unique mixed-use experience. The ground-floor retail space is flexible and primed to be a part of the growing Downtown/3rd Street scene while the rooftop offers a distinctive Restaurant/Bar opportunity. Office amenities include access to an onsite gym with locker rooms and showers, a large kitchen and lounge, and high-speed fiber internet. The entire site is zoned Business (C5) allowing for a multitude of office and supplemental retail uses.

# GROUND FLOOR RETAIL



## LEASABLE AREAS

- Office Area
- Building Services
- Store Area
- Building Common Area



RECESSED CEILING FEATURE

ACCENT LIGHTING

12X24 TILE FLOORING

Ground Floor Ceiling Heights: Approximately 20'

# POSSIBLE GROUND FLOOR RESTAURANT CONCEPT



# CO-WORKING (FLOORS 2-3)

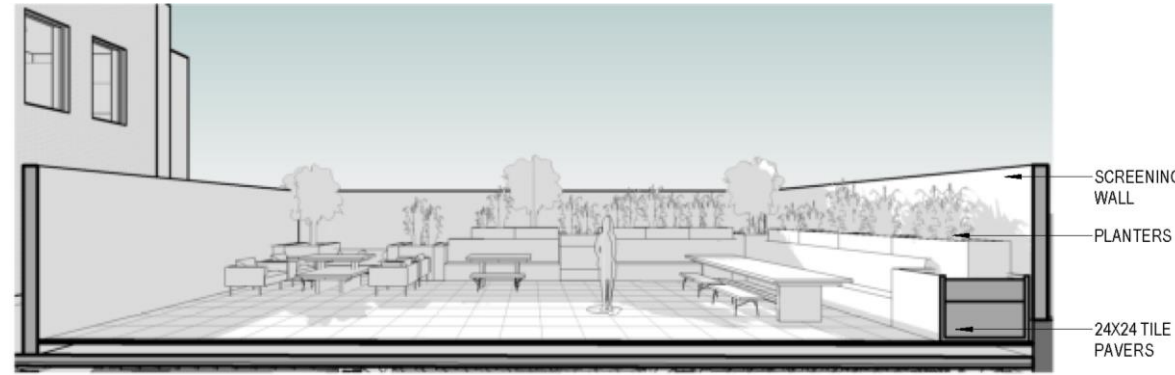
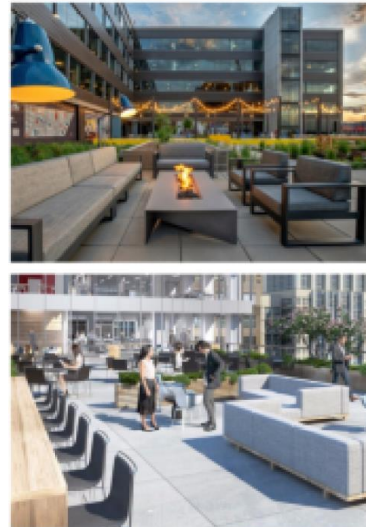


## Level 2

- BUILDING CIRCULATION / SERVICES
- MEMBER LEASABLE
- NEXUS

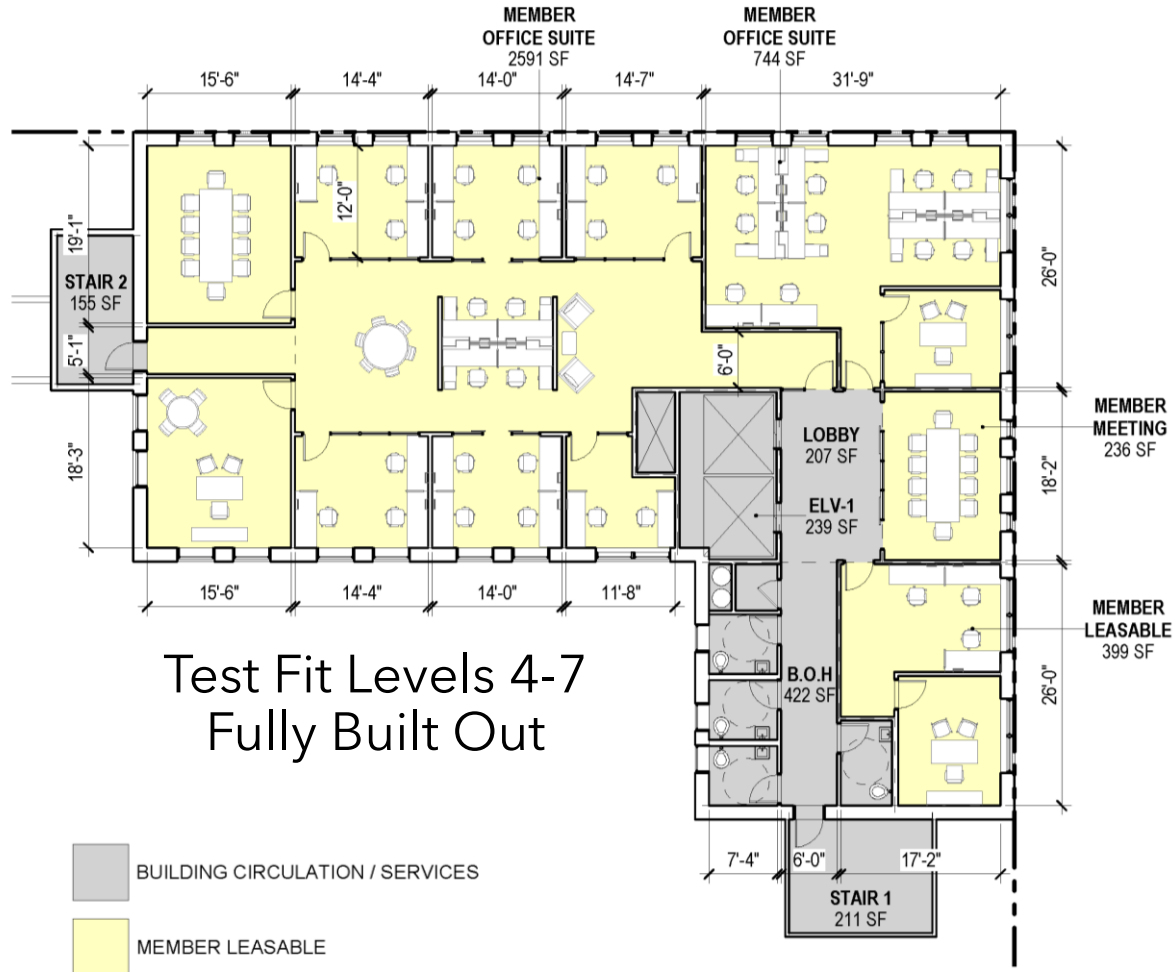
## Level 3

- BUILDING CIRCULATION / SERVICES
- FITNESS
- MEMBER COMMON
- MEMBER LEASABLE

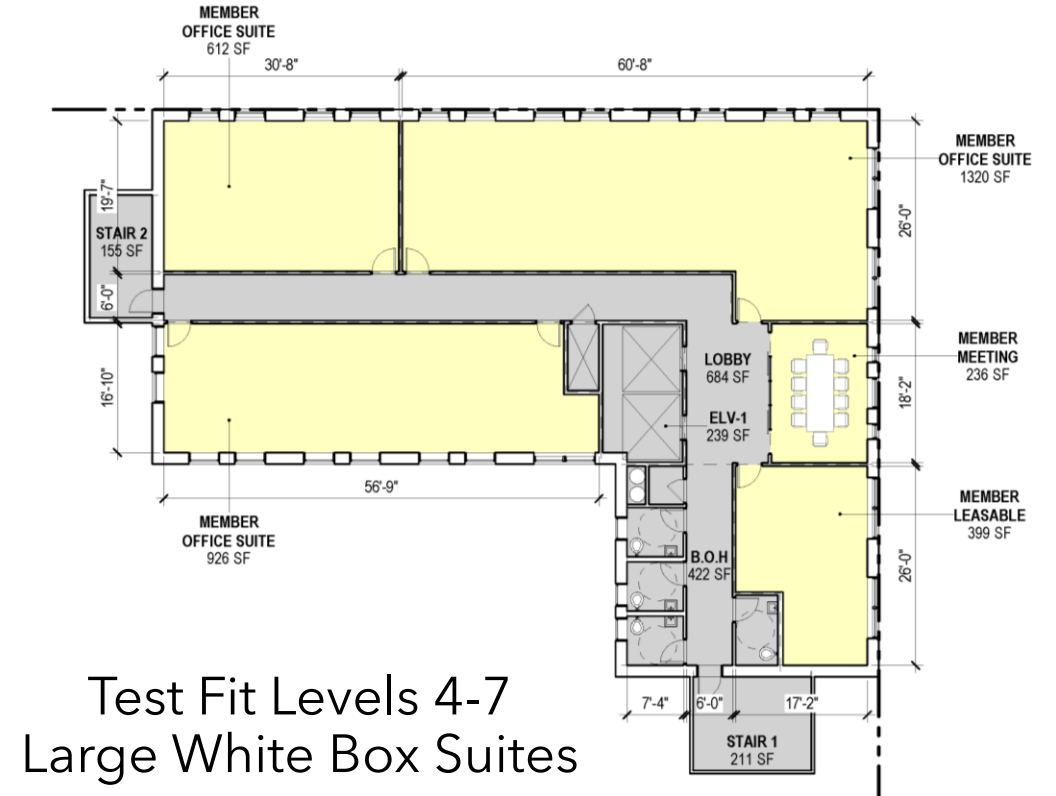


Level 3 Terrace

# OFFICE (FLOORS 4-7)



Test Fit Levels 4-7  
Fully Built Out



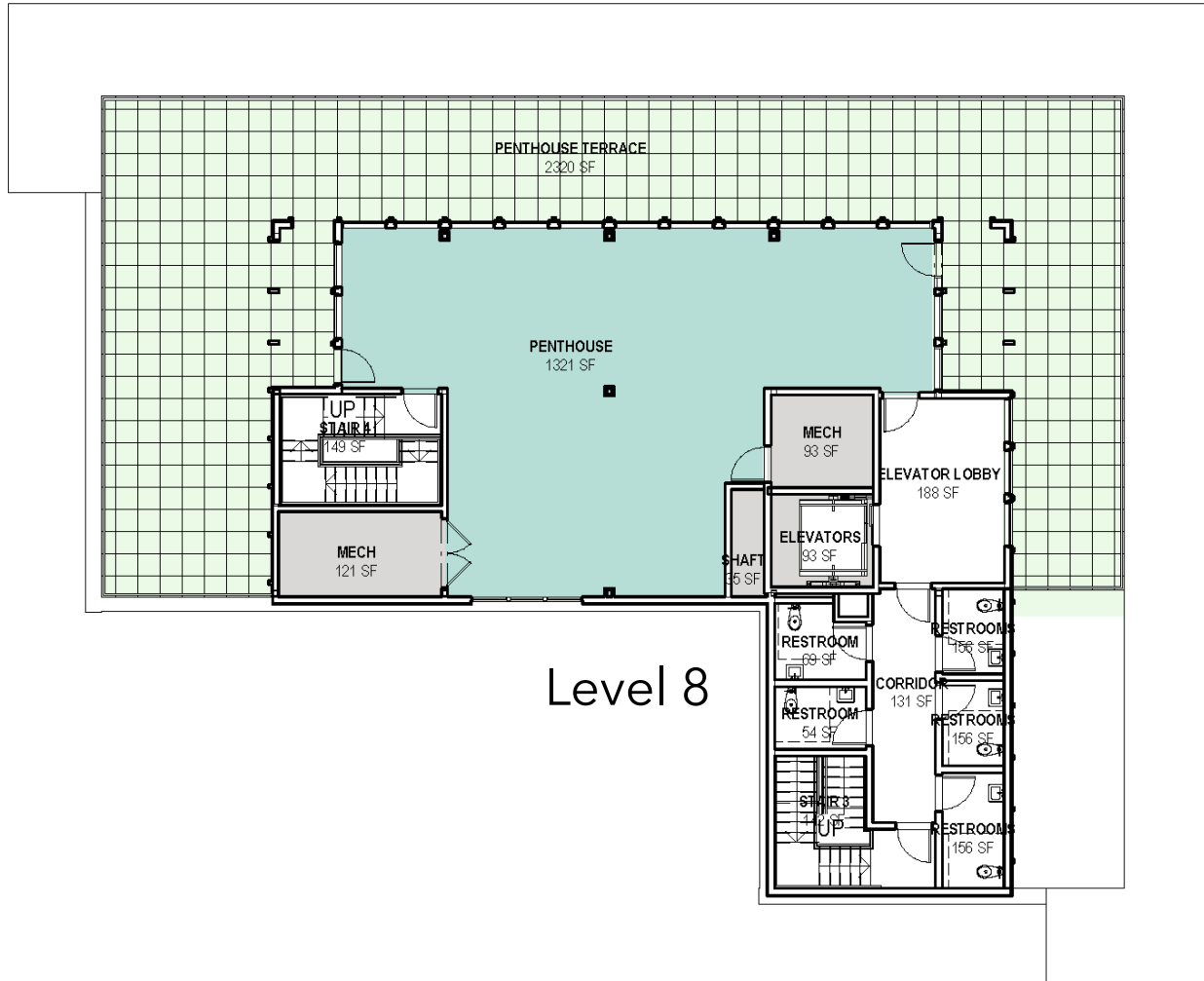
Test Fit Levels 4-7  
Large White Box Suites

## CUSTOM TEST FITS

Work alongside an in-house design team to create your Modern Space fit for a Capital Place. Inquire with brokers about custom test fits and cost estimates tailored to your company's needs.



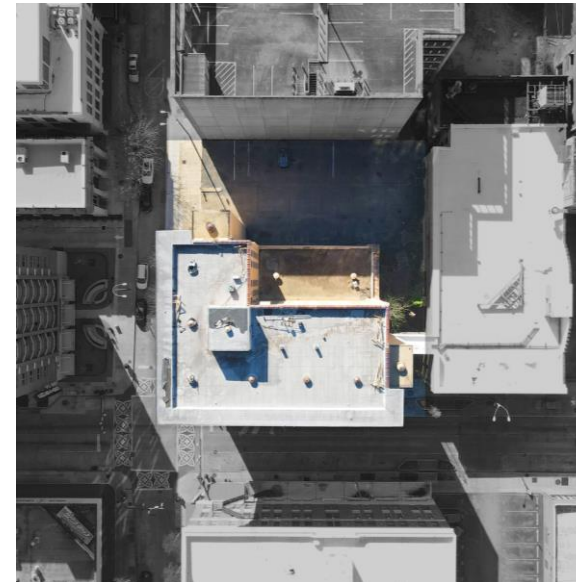
# BAR/PENTHOUSE (FLOOR 8)



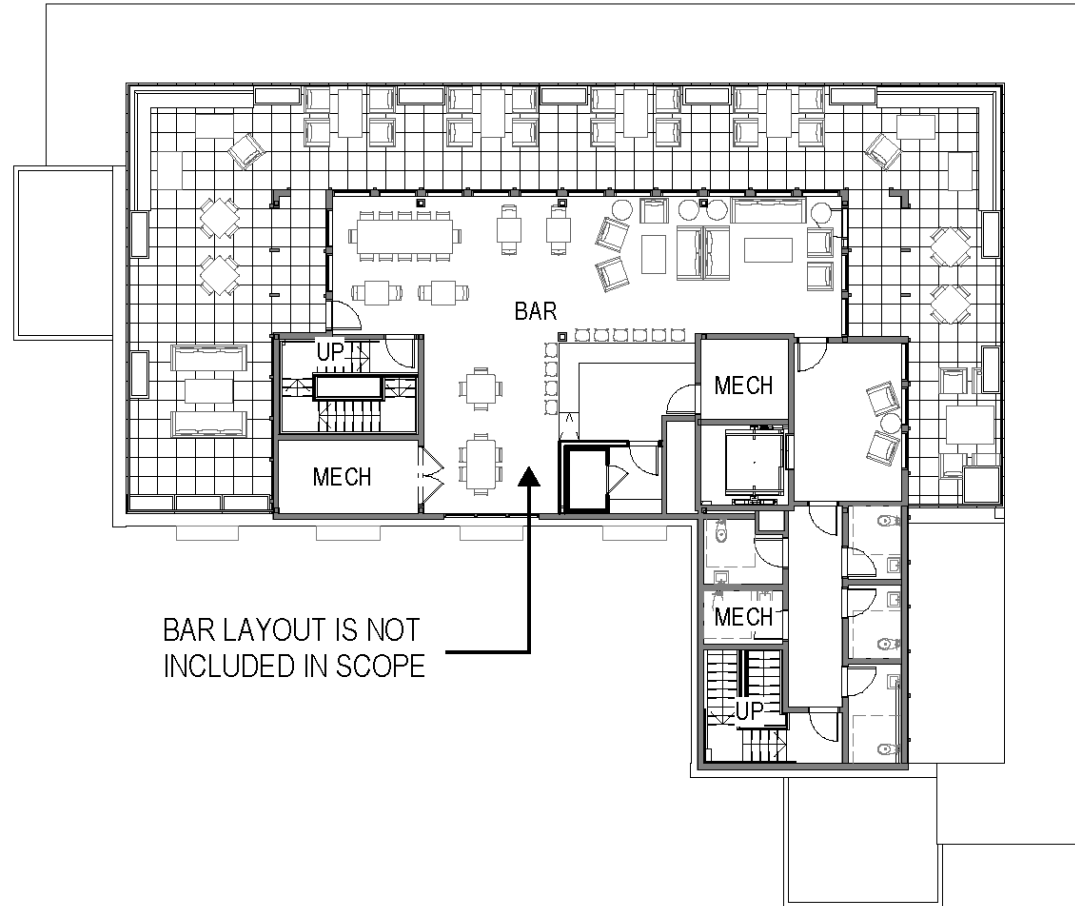
Level 8

## LEASABLE AREAS

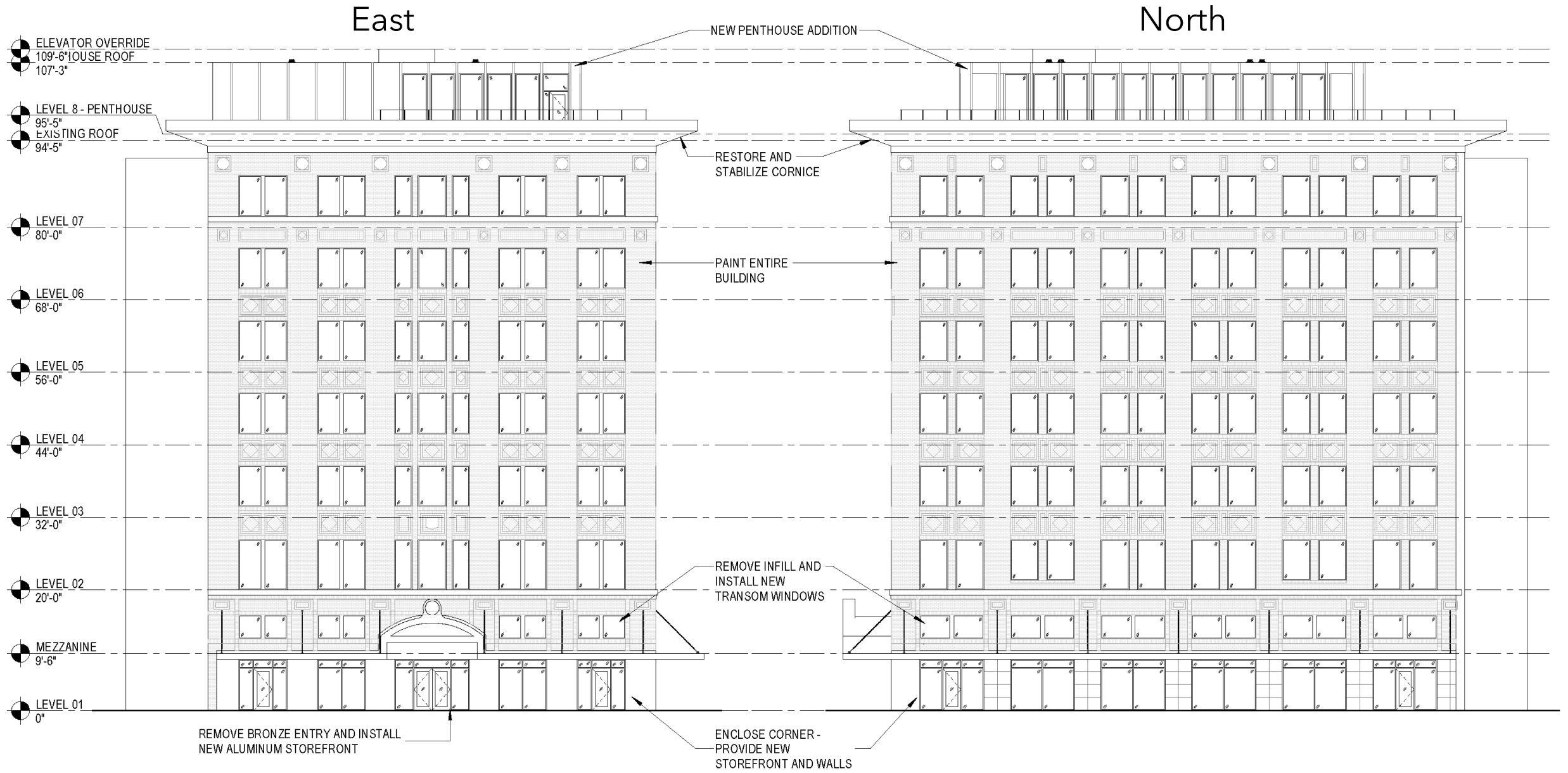
- Office Area
- Building Services
- Store Area
- Building Common Area



# PENTHOUSE WITH POSSIBLE BAR LAYOUT



# ELEVATIONS



# BATON ROUGE



**263** RD  
ST



## DOWNTOWN BATON ROUGE

Along the Mississippi River, Downtown Baton Rouge is home to the Louisiana State Capitol building and its adjacent leafy gardens. A lively restaurant and nightlife scene includes daiquiri bars and a riverside casino, while the Spanish Town Historic District showcases 19th-century architecture. The area is also home to the Pentagon Barracks Museum, and the grand Governor's Mansion on the shores of Capitol Lake.

# BATON ROUGE MSA FACTS

The largest number of parishes (9) is in this MSA:

- East Baton Rouge
- West Baton Rouge
- Livingston
- Ascension
- Iberville
- St. Helena
- Pointe Coupee
- East Feliciana
- West Feliciana

Three of the top eight fastest growing parishes in the state, in terms of population, are in this MSA--- Ascension (+18%), West Baton Rouge (+14.4%) and Livingston (+11.4%).

MSA Employment: 400,000+

# DOWNTOWN RETAILER MAP

# DOWNTOWN LANDMARKS

## RESTAURANTS & GROCERIES



- Baton Rouge Trolley Line
- Belle of Baton Rouge Casino
- Hollywood Casino
- Louisiana Art & Science Museum
- Louisiana Governor's Mansion
- Louisiana State Capitol
- Louisiana State Library
- Baton Rouge River Center and Performing Arts Theater
- Shaw Center for the Arts/ Manship Theatre/LSU Museum of Art
- 9 Different Churches and 6 Parks

## LODGING

- Belle of Baton Rouge Casino & Hotel
- Hampton Inn & Suites Downtown
- Hilton Baton Rouge Capitol Center
- Hotel Indigo

CLICK HERE FOR 360 DRONE

# DOWNTOWN BATON ROUGE TAPESTRY BREAKDOWN

## Modest Income Homes (56%)

Average Household Size: 2.56

Median Age: 37

Median Household Income: \$23,900

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. Rents are relatively low (Index 70), public transportation is available, and Medicaid assists families in need.



## College Towns (16%)

Average Household Size: 2.14

Median Age: 24.5

Median Household Income: \$32,200

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, schoolwork, news, social media, and entertainment. College Towns residents are all about new experiences, and they seek out variety and adventure in their lives.



## Dorms to Diplomas (12%)

Average Household Size: 2.22

Median Age: 21.6

Median Household Income: \$16,800

On their own for the first time, Dorms to Diplomas residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the internet, and cell phones.



## Set to Impress (8%)

Average Household Size: 2.12

Median Age: 33.9

Median Household Income: \$32,800

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households. Although many residents live alone, they preserve close connections with their family. Many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.





# PETROCHEMICAL INDUSTRY

A combination of (1) access to the Mississippi by deep draft ships (2) access to plentiful natural gas make this region a haven for the petrochemical industry. Louisiana is the 6th largest producer of chemicals---especially first-stage bulk chemicals that can be moved via ocean-going ships---and the Baton Rouge MSA is their largest home in Louisiana. Baton Rouge hosts the nation's fourth largest refinery, ExxonMobil, a smaller lube plant (also ExxonMobil) and another smaller refinery (Placid). The combination of the chemical plants and refineries is typically referred to as the petrochemical industry. These capital-intensive facilities provide a vast industrial construction industry ample work. Baton Rouge is the home to huge contracting firms such as Turner Industries, Performance Contractors, ISC, MMR, and Cajun Contractors.

## BATON ROUGE'S LARGEST CHEMICAL FACILITIES



Baton Rouge Overview Copyright © 2021 Loren C. Scott & Associates, Inc



Baton Rouge is as far up the Mississippi River as deep-draft ships can go, stymied by the Old River Bridge in north Baton Rouge. Inside this region is the nation's 7th largest port, the Port of Greater Baton Rouge. Louis Dreyfus has a large grain elevator at the port, and Drax Biomass runs its wood pellets through the port heading for power plants in Europe.

## GOVERNMENT, SCHOOLS, & TECH SECTORS

Government plays an outsized role in this MSA since Baton Rouge is the home of the State Capitol and its vast office complexes. Two state-supported universities are in Baton Rouge, LSU and the historically black college---Southern University. Started up only a few years ago, Baton Rouge Community College is among the more successful of the community colleges in the state. Electronic Arts (gameplay technology) and the state-of-the-art IBM facility power a developing high-tech sector.







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