










DOWNTOWN CHARACTER AREAS & NEIGHBORHOODS

LEGEND

Capitol Area	
Industrial Park	
Spanish Town	
Downtown East	
Central Business District	
City Center	
Beauregard Town	
South Baton Rouge	
Water Campus	

Capitol Area - The capitol area of Downtown Baton Rouge serves as the vibrant heart of Louisiana's capital city. It encompasses the majestic State Capitol building and a thriving mix of government buildings, businesses, cultural institutions, and entertainment venues.

Industrial Park - The industrial park of Downtown Baton Rouge features a diverse range of industrial facilities and businesses and is full of opportunity. It serves as a center for manufacturing, distribution, and logistics, featuring locally-owned Manda Meats and several other large companies.

Spanish Town - Spanish Town is a historic and eclectic neighborhood located in Downtown Baton Rouge. Known for its colorful and historical houses, it is the oldest neighborhood in Baton Rouge established in 1805.

Downtown East - Downtown East of Downtown Baton Rouge refers to the area located to the east of Interstate 110. This neighborhood has focused revitalization projects underway including residential, commercial, and entertainment.

Central Business District - The Central Business District (CBD) of Downtown Baton Rouge is the bustling commercial and financial center of the city. It is home to numerous high-rise office buildings, government offices, banks, hotels, and retail establishments.

City Center - The City Center of Downtown Baton Rouge encompasses the core area where our civic institutions and cultural attractions converge. This area features the Central Green, a series of public greenspaces that connect these attractions and institutions.

Beauregard Town - Beauregard Town is a historic neighborhood located in Downtown Baton Rouge, known for its charming architecture and tree-lined streets. The neighborhood's architectural beauty and historic significance make it a popular destination for visitors and locals interested in experiencing the rich history and southern charm of Baton Rouge.

South Baton Rouge - This area is located just South of I-10 & East of I-10 Town. The historic Lincoln Theatre is located on this corridor which welcomed performances from famous African American musicians and served as a community hub with a pharmacy, barbershop, dentist office, laundromat, and offices.

Water Campus - The Water Campus is at the southern end of the downtown and features a mix of research facilities, offices, and residences. The Water Campus region serves as a hub for scientific advancements and collaborations aimed at addressing the challenges and opportunities related to water resources in the region.

MISSISSIPPI RIVER

I-10

I-10



MAP NTS