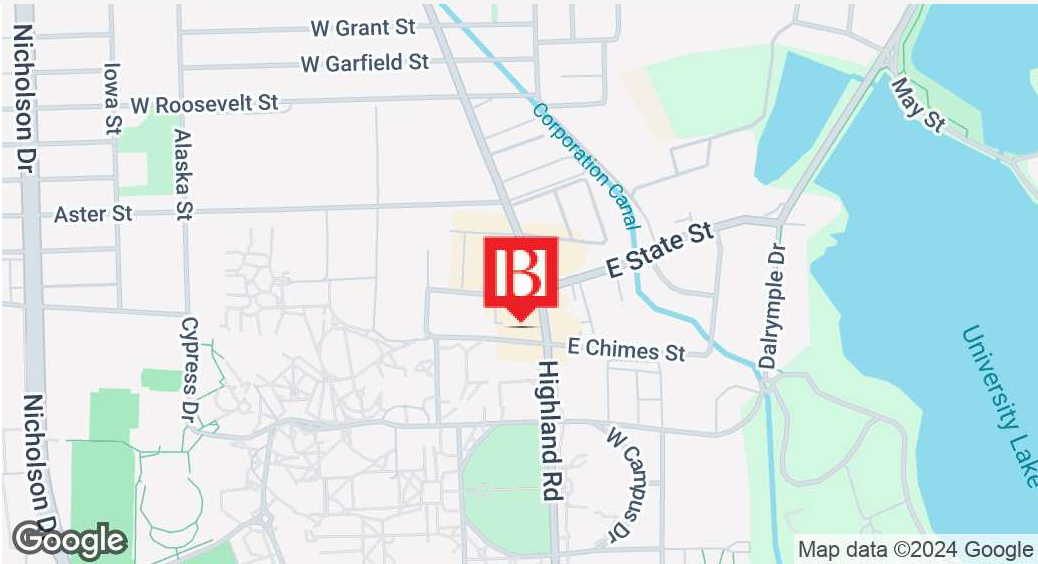


PROPERTY SUMMARY



Location Description

Located at the North Gates of LSU's main campus, the property at 124 W Chimes St offers a prime leasing opportunity for retail and restaurant tenants. The North Gate District is home to a variety of national retailers and restaurant chains as well as local popular dining and entertainment establishments. With a bustling student population, it's an ideal location for businesses targeting the college demographic.

Property Highlights

- 2nd Generation Restaurant Space
- Walkable from LSU Campus
- Nearby student housing and on campus residences
- Some FF&E to remain

Offering Summary

Lease Rate:	\$20.50 SF/yr (NNN)
Available SF:	3,877 SF
Building Size:	3,877 SF
Zoning:	C-2

**Will Adams**

225.237.3343

wadams@beaubox.com

**Kelly Morgan**

225.237.0481

kmorgan@beaubox.com

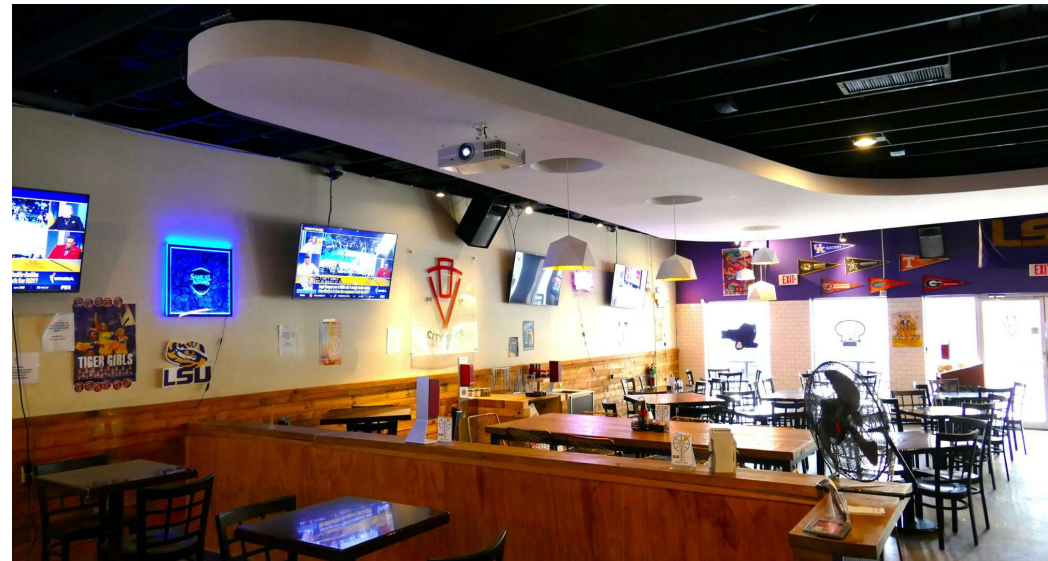
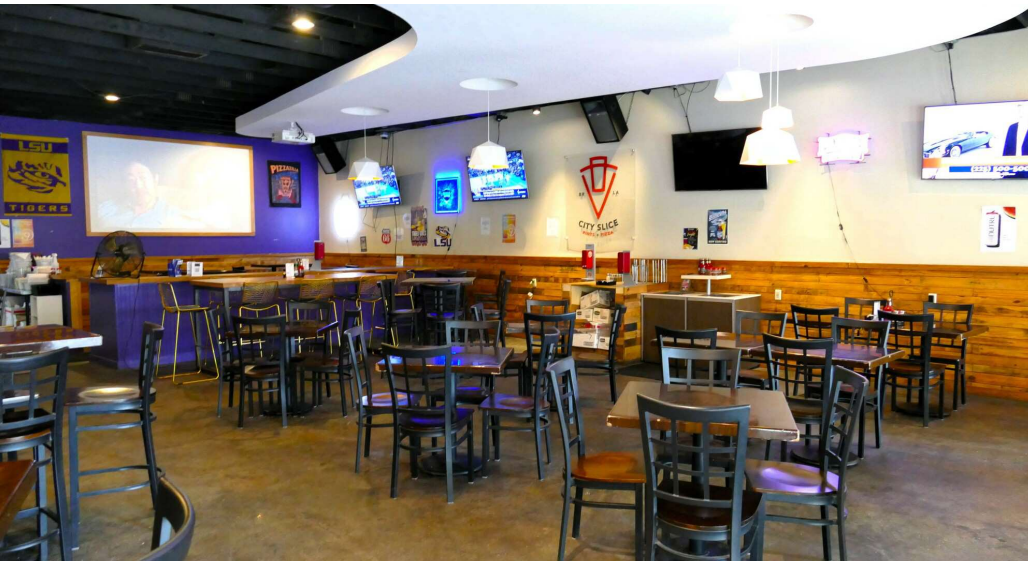
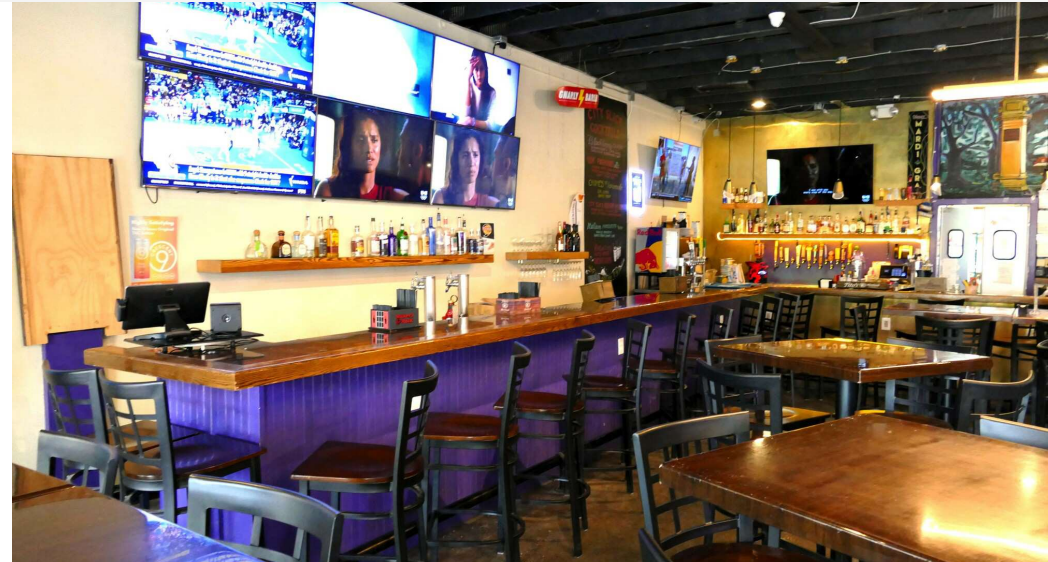
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 05, 2024





124 W Chimes St  
Baton Rouge, LA 70802

ADDITIONAL PHOTOS



**Will Adams**

225.237.3343

wadams@beaubox.com

**Kelly Morgan**

225.237.0481

kmorgan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 05, 2024





124 W Chimes St  
Baton Rouge, LA 70802

DRONE AERIAL



**Will Adams**

225.237.3343

wadams@beaubox.com

**Kelly Morgan**

225.237.0481

kmorgan@beaubox.com

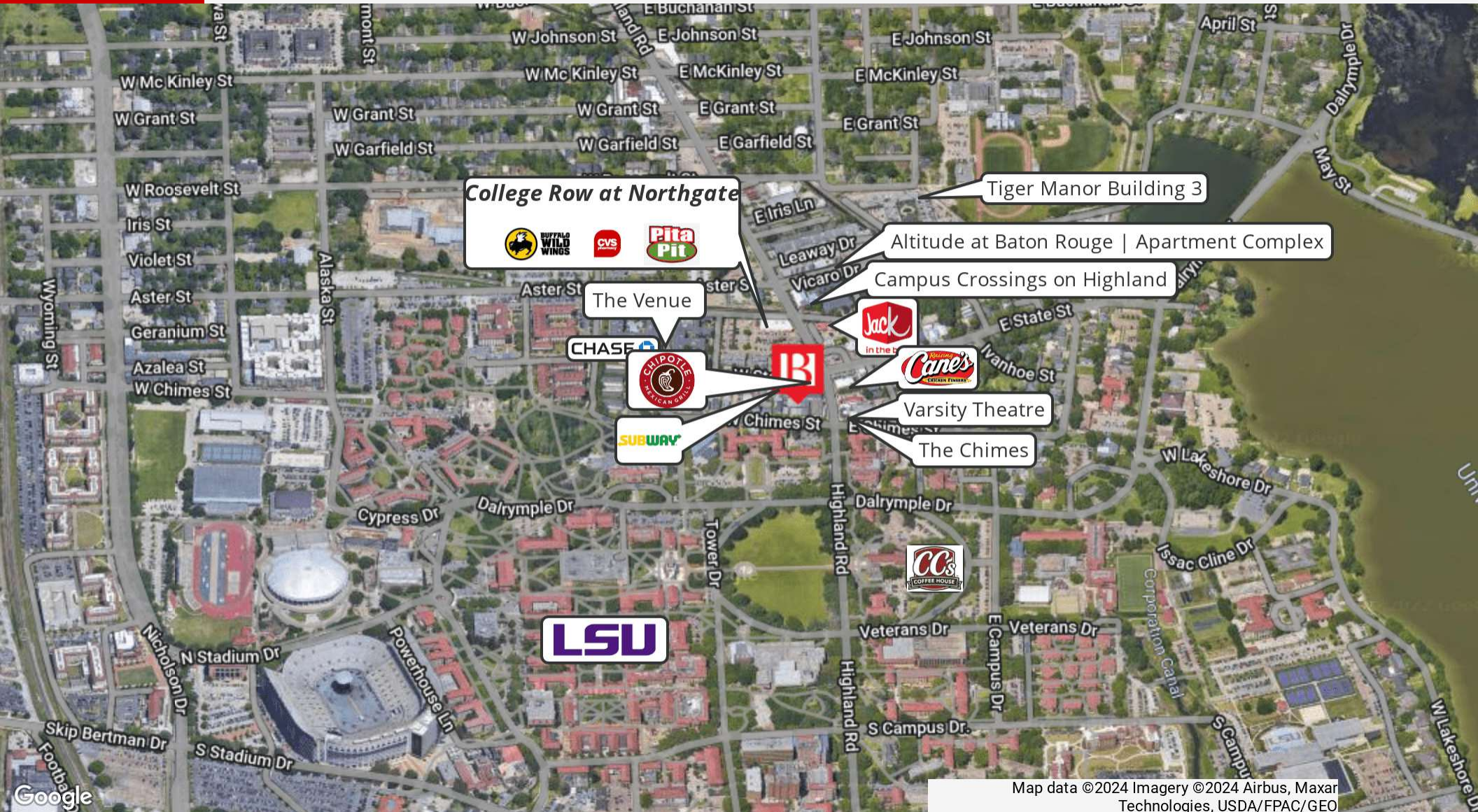
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 05, 2024





124 W Chimes St  
Baton Rouge, LA 70802

RETAILER MAP



Will Adams

225.237.3343

wadams@beaubox.com

Kelly Morgan

225.237.0481

kmorgan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | September 05, 2024

