

124 W Chimes St  
Baton Rouge, LA 70802

## 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 a college bar. 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

- Recently Rezoned to C-AB-2 (12/3/2025)
- 2nd Generation Restaurant Space
- Walkable to from LSU Campus
- Nearby student housing and on campus residences
- Some FF&E to remain

## Offering Summary

Lease Rate:	TBD, Absolute Net
Available SF:	3,877 SF
Building Size:	3,877 SF
Zoning:	C-AB-2

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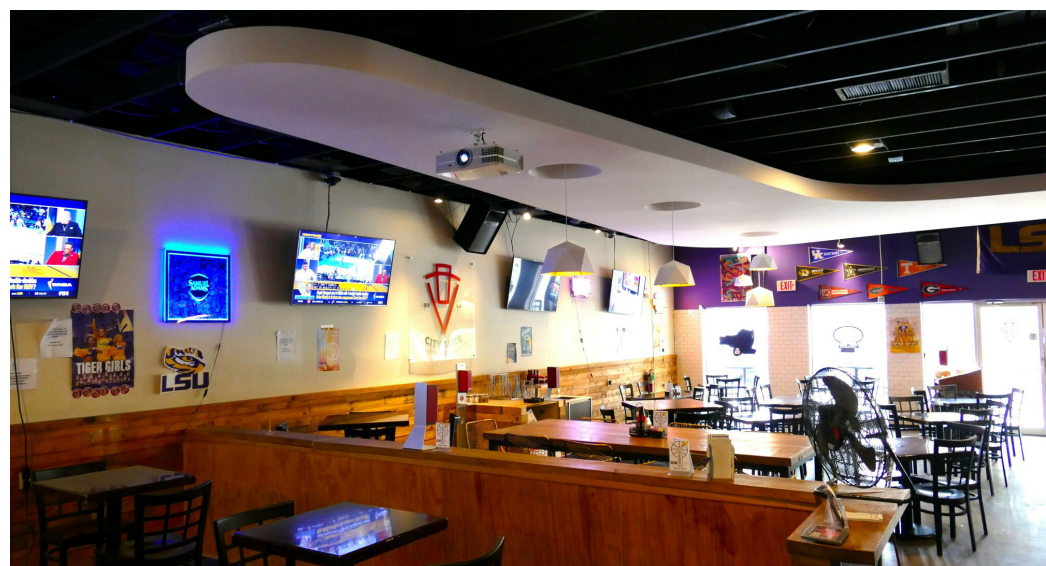
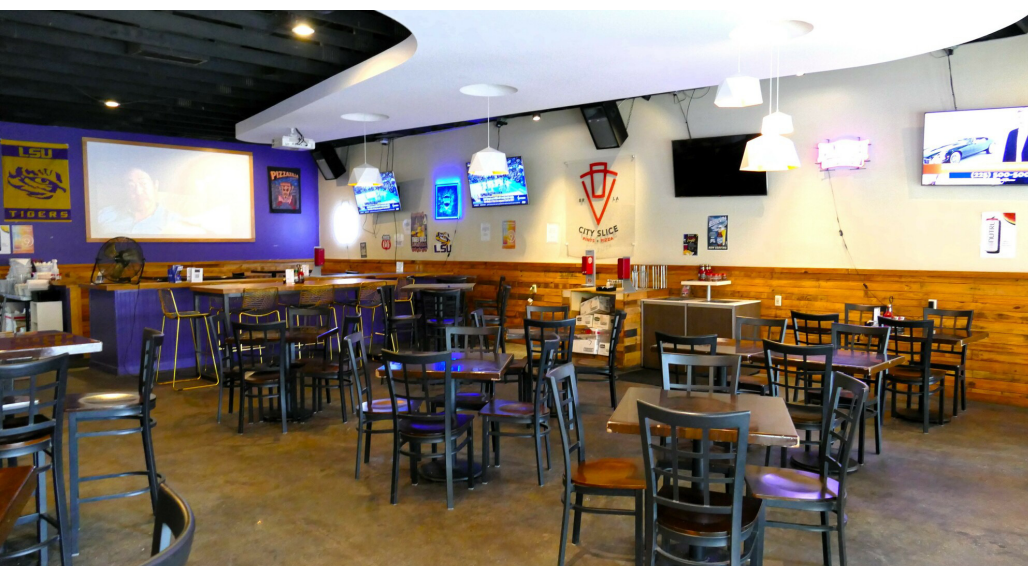
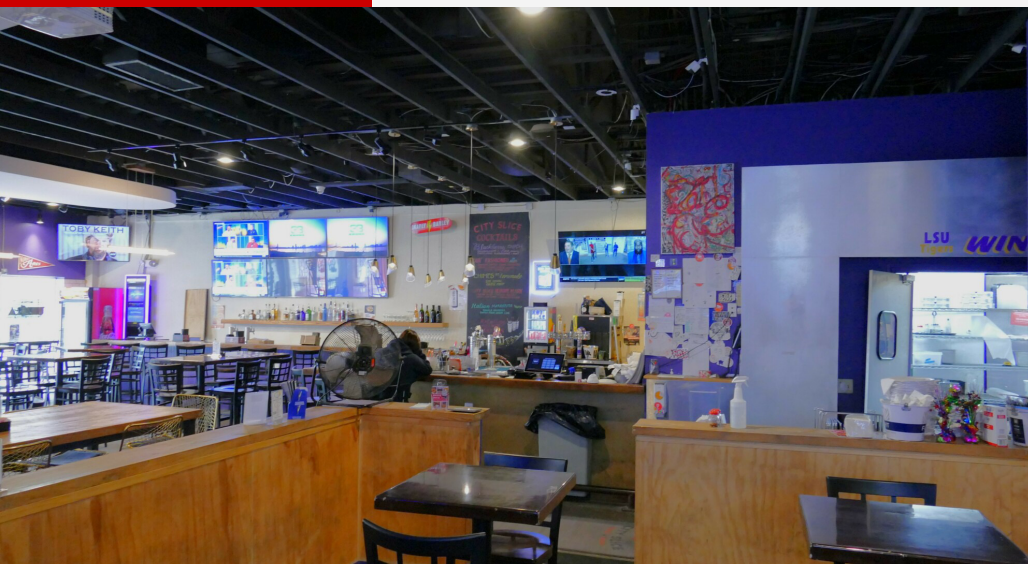
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ADDITIONAL PHOTOS



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DRONE AERIAL



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RETAILER MAP



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