

For Lease

FORMER MOTOR EXCHANGE BUILDING
655 SCENIC HWY, BATON ROUGE, LA 70802

\$18.00 / SF NNN



PROPERTY INFO:

- 1,760 SF
- \$18.00 / SF NNN
- Cold dark shell delivery
- Historic motor city exchange building
- Attached to 110-unit Motor City Apartment building (97% occupied) delivered in 2023
- Versatile office or retail use

ANDREW HOOVER d [225] 279-9318 | c [225] 335-6627 | f [225] 408-9596 | andrew@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. 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.

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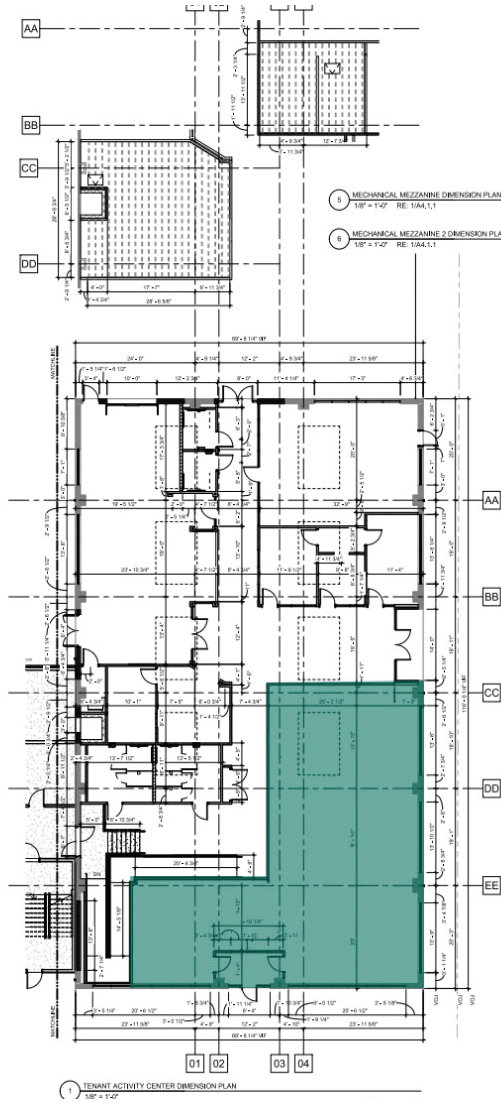
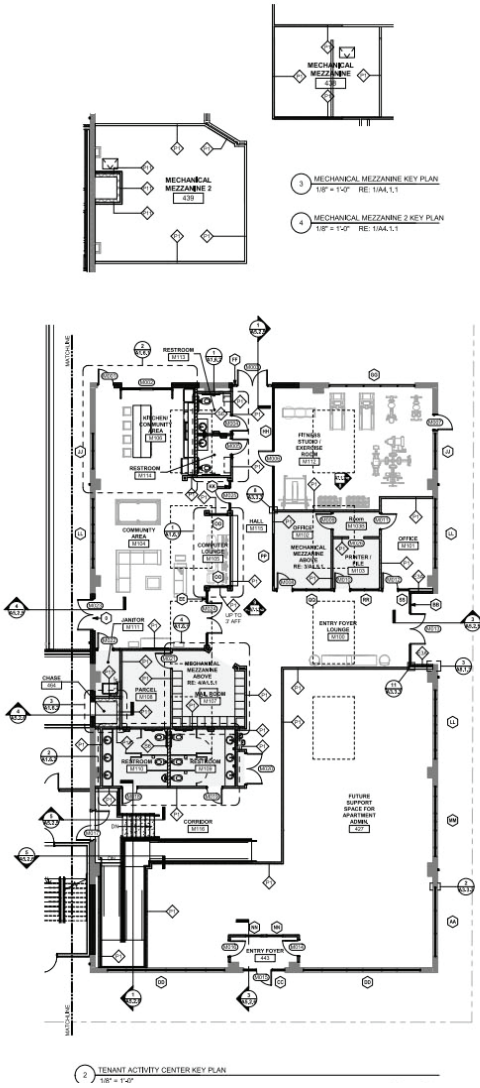
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SYMBOL LEGEND - PLAN

DRAWING REF #	ROOM NAME	ROOM IDENTITY
VIEW NAME	DOOR	DOOR NUMBER
DRAWING SCALE	WINDOW	WINDOW TYPE
BUILDING SECTION REFERENCE	EXTERIOR ELEVATION	EXTERIOR ELEVATION
WALL SECTION REFERENCE	INTERIOR ELEVATION	INTERIOR ELEVATION
ENLARGED PLAN REFERENCE	TRUSS GRID LINE	TRUSS GRID LINE
DETAIL REFERENCE		

PLAN NOTES

- PROVIDE A BRICK FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CONCRETE SURFACES TO BE FINISHED WITH POLISHED CONCRETE.
- ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PRIOR TO EACH STEP TO THE DOOR.
- ALL EXTERIOR CONCRETE SHALL BE FINISHED WITH POLISHED CONCRETE. REFER TO TYPICAL NOTES FOR FINISHES AND TO THE ARCHITECT FOR TYPICAL FINISHES.
- CLIP TO CURB SIDE FOR AMBER AND ACCESS SHEETS FOR STAIRS, ELEVATORS AND TRASH ROOMS.
- ALL DOOR SWELLS FROM MANUFACTURER SHALL BE USED.
- FOR LIFT INTERIOR WALL TYPES REFER TO ARCHITECT'S LIFT SHEETS.
- REFER TO LIFT AND MEP AND TELECOM PLANS FOR THE ACTUAL LIFT AND EQUIPMENT SIZES AND LOCATIONS.
- WHERE AN ELEVATOR OR STAIR CASE IS REQUIRED FOR AN ACCESS, CORNER OR OTHER PURPOSE, ALL FINISHES SHALL BE FINISHED TO MATCH THE FINISHES OF THE ADJACENT AREAS TO PROVIDE A SEAMLESS APPEARANCE.
- REFER TO ROOF PLAN SHEET 01 FOR ROOF DRAIN SYMBOLS.
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- ALL WALLS AND PARTITIONS TO BE FINISHED WITH POLISHED CONCRETE.
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FORMER NOTES

- RE: ELECTRICAL PLANS FOR LOCATIONS AND ELEVATION OF ALL TYPICAL ELECTRICAL EQUIPMENT REQUIRED TO BE REFINISHED IN A MANNER OF 30" ABOVE FINISH.
- ALL EXTERIOR WALLS TO RECEIVE DRAIN-ON AND CLOSED-CELL FOAM INSULATION UP TO 30".

HOLDEN ARCHITECTS
Chenevert
9100 BLUESHIRT CENTRE BOULEVARD, SUITE 401
BATON ROUGE, LOUISIANA 70809
CONTACT: THOMAS POLZNER

MOTOR CITY APARTMENTS
2046 DAVIDSON ST. BATON ROUGE, LA

PROJECT NUMBER: 202001
ISSUE DATE: 09/19/20
ISSUE: 100% CD 8

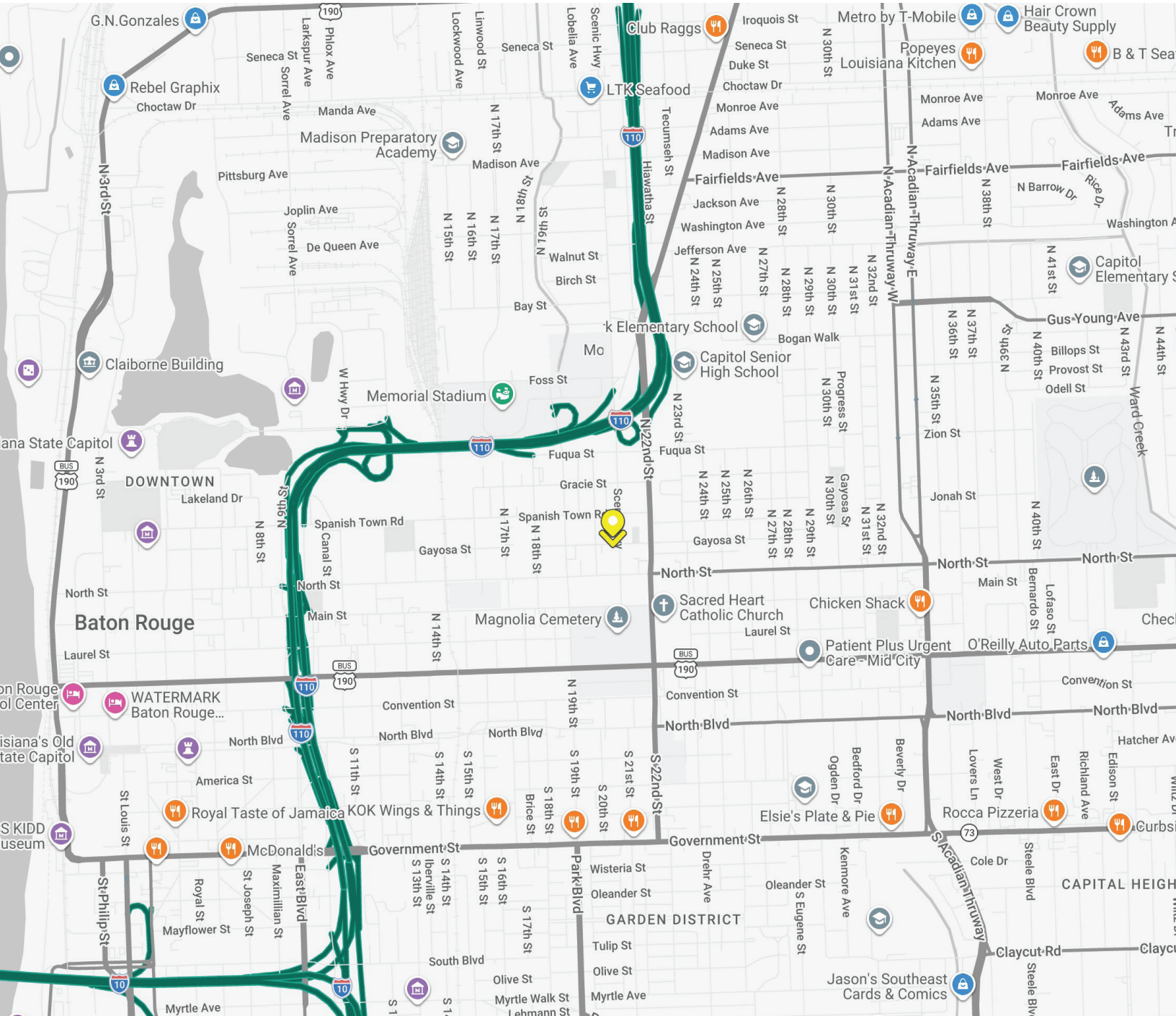
TENANT ACTIVITY CENTER PLAN

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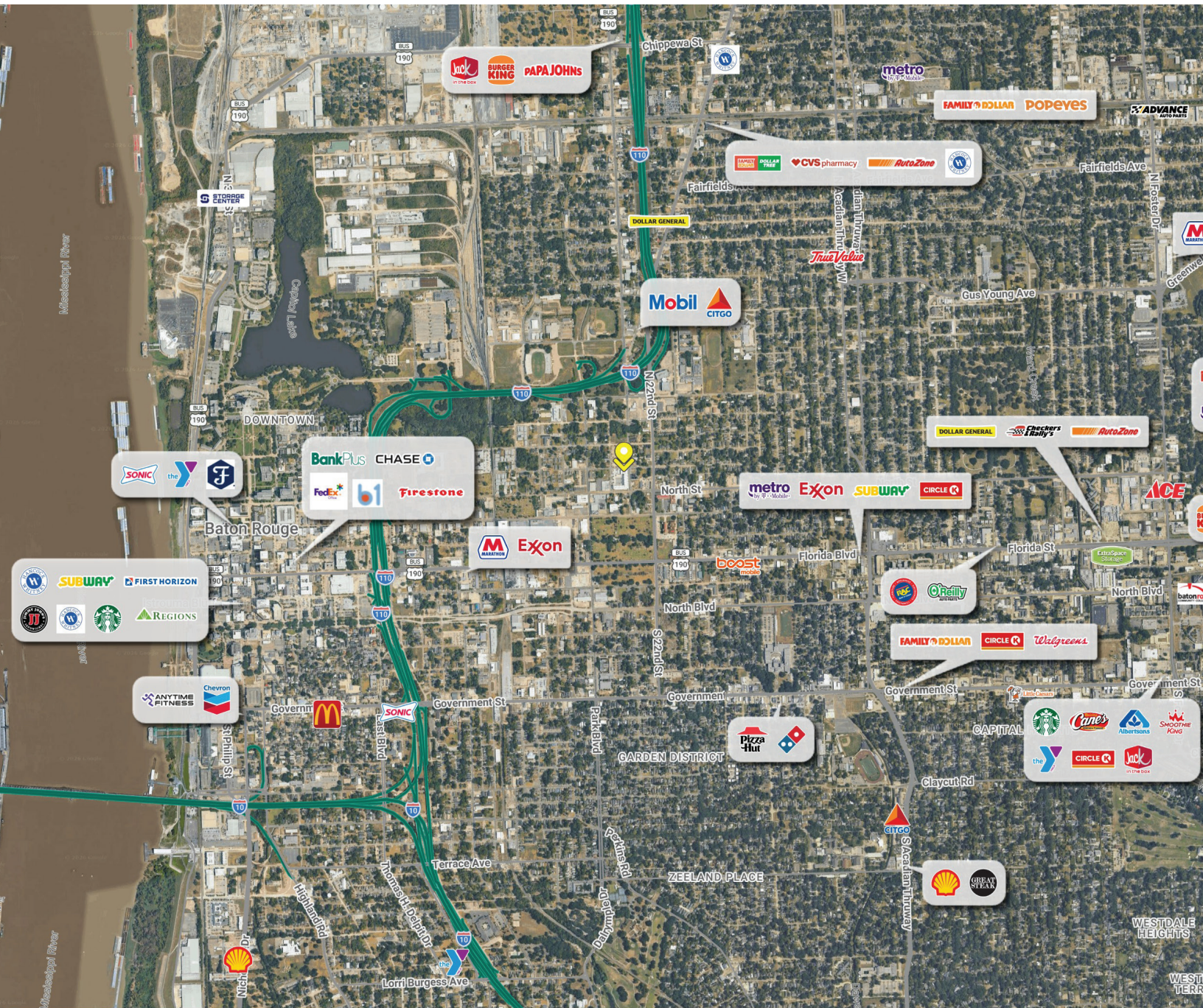
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