

DRAFT



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

REDEVELOPMENT OPPORTUNITY | FOR SALE

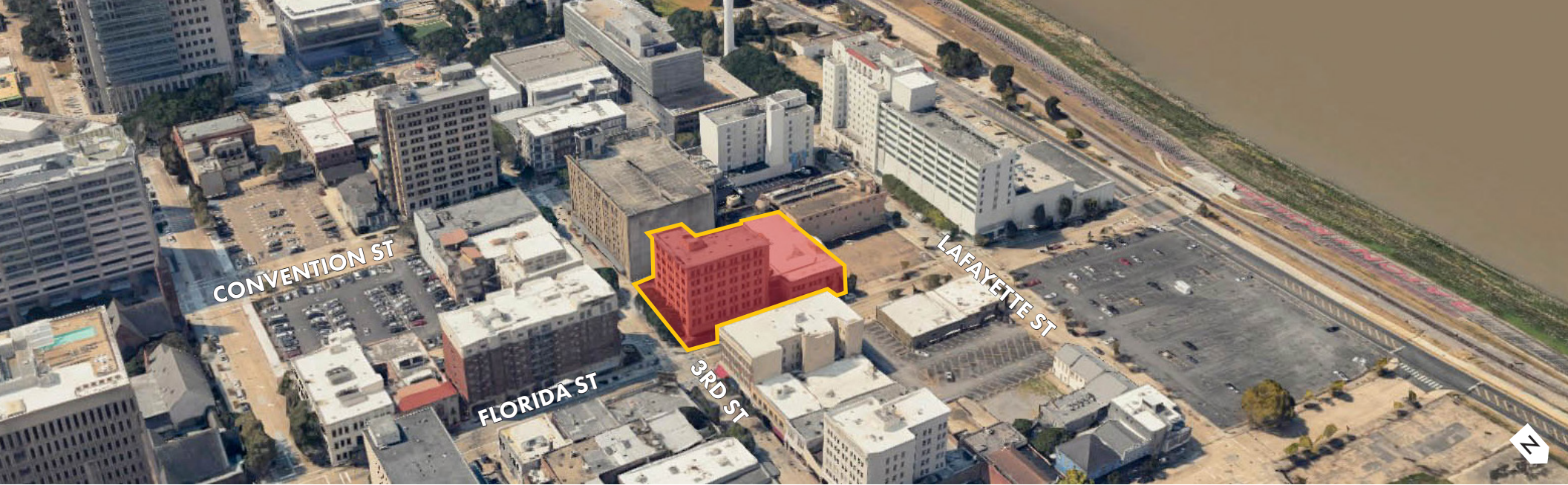
Office Building in Downtown Baton Rouge

224 Florida Street

BATON ROUGE, LA 70801

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REDEVELOPMENT OPPORTUNITY IN DOWNTOWN BATON ROUGE

224 Florida Street, Baton Rouge, LA 70801

DESCRIPTION

224 Florida Street is a 30,484 sf, 3-story multi-tenant office building in downtown Baton Rouge. The interior is partially gutted and in overall disrepair. Improvements are considered to be in fair condition overall. The building is connected to the adjacent 263 3rd Street building via an elevated two-story connector.

Site contains 10,645 sf (0.24 acres) with 67' of frontage on Florida Street. The location is two blocks from the Mississippi River and only five blocks from the State Capitol building. Surrounded by offices, restaurants, civic

institutions, and historic sites, this is a vibrant downtown location.

The property presents a unique opportunity for investors, developers, or owner-users seeking a downtown presence. With strong visibility, convenient access to major thoroughfares, and proximity to government offices, entertainment venues, and local businesses, this site is well-positioned to benefit from continued growth and revitalization efforts in the area.

PRICE

SALE PRICE \$1,400,000

SIZE

Building 30,484 sf
Site 10,645 sf (0.24 acres)

PARKING

Street Parking. Adjacent buildings (separate parcels) include surface lot at 3rd Street (also available)

ZONING C-5



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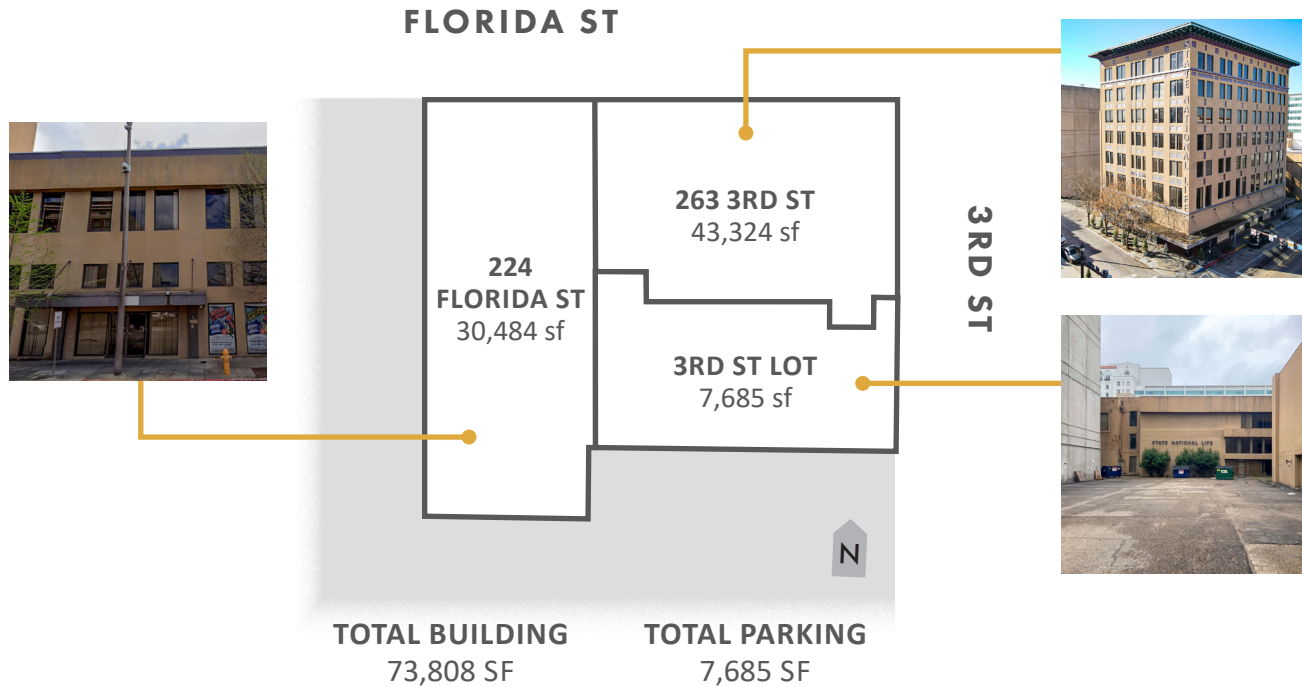
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3RD STREET/FLORIDA STREET

OFFERING OVERVIEW

Available individually or in any combination with the other properties in this portfolio



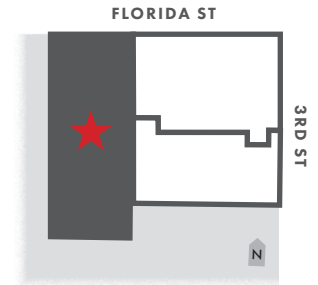
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224 FLORIDA STREET

PROPERTY DETAIL



- » 224 Florida Street is a 30,484-sf, 3-story, multi-tenant office building.
- » The exterior of the building is in average condition while the interior is in poor condition due to being partially gutted and in overall disrepair. Overall, the improvements are considered to be in fair condition.
- » The building is attached to the adjacent building at 263 3rd Street. There is an elevated two-story connector to get to 263 3rd Street from the subject.
- » The site contains 10,645 sf or 0.24 acres with 67' of frontage on Florida Street.



DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,035	55,452	137,868
Average HH Income:	\$70,450	\$77,853	\$82,292
Median HH Income:	\$51,177	\$54,262	\$56,760
Daytime Population:	24,998	50,062	95,963



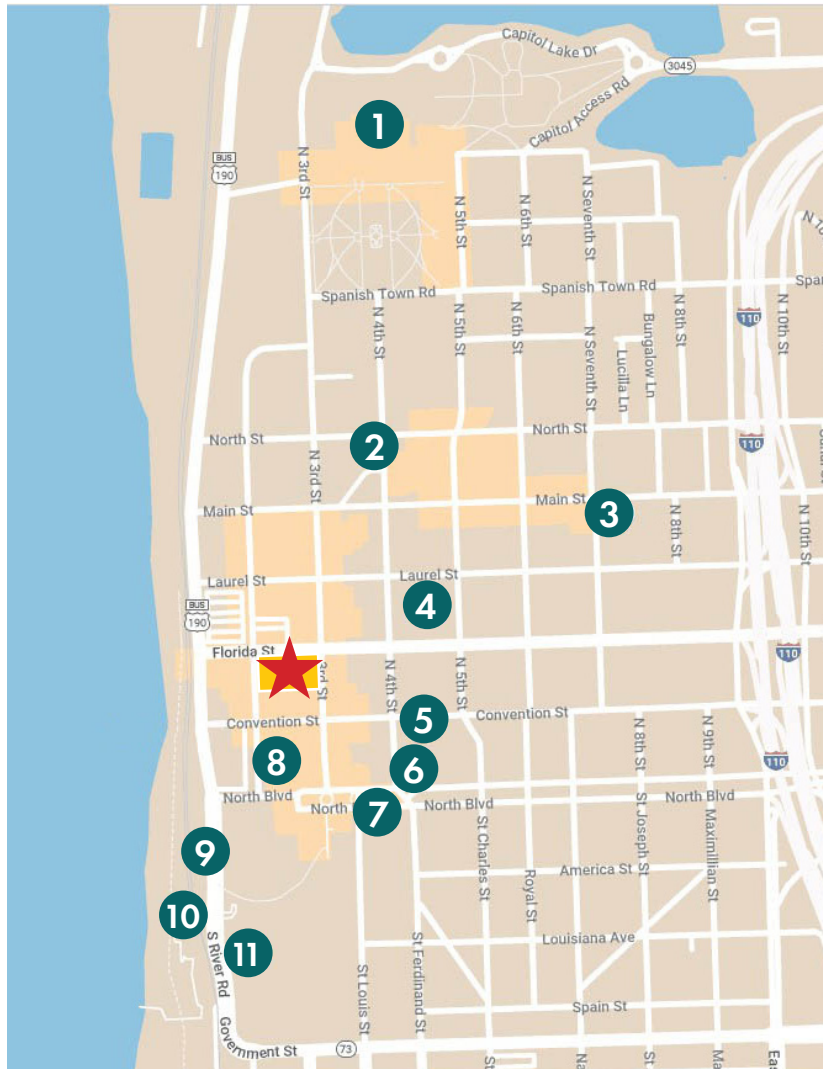
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NEIGHBORHOOD



AMENITIES WITHIN 4 BLOCKS OF SITE



BANKS

Chase	Hancock Whitney
b1BANK	La Capitol Federal Credit Union
BankPlus	



HOTELS

Watermark	Hilton Baton Rouge
Hotel Indigo	Hampton Inn & Suites
Origin Hotel	



RESTAURANTS

Little Village	Stroubes Seafood & Steaks
Cecelia Creole Bistro	Passe
Capitol City Grill	Cocha

MAP LEGEND

1. Louisiana State Capitol
2. One American Place
3. La Capitol Credit Union Bldg
4. Chase Tower North
5. II City Plaza
6. City Plaza
7. 19th Judicial District Courthouse
8. LSU Museum of Art
9. Louisiana Art & Science Museum
10. Riverfront Plaza & City Dock
11. Raising Cane's River Center



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

