

SQUARE
46

MID CITY OFFICE SPACE AVAILABLE

4646 GOVERNMENT STREET | BATON ROUGE, LA 70806



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OFFICE SPACE FOR LEASE SQUARE 46 | PROPERTY OVERVIEW

4646 Government St, Baton Rouge, LA 70806



PROPERTY OVERVIEW

Office space available for lease in Square 46, a premier mixed-use development located in Mid City, the most prominent arts and culture corridor in Baton Rouge. With birds' eye views of Government Street, the property consists of a tasteful mix of retail vendors, lively restaurants, multi-family units, and professional office users.

PROPERTY HIGHLIGHTS

- Mid City Office Space Available For Lease
- Suites Available on the 2nd & 3rd Floors
- Surrounded by Apartments & Other Creative Arts & Culture
- Onsite Parking on South & East Sides of Building
- Co-tenants Include Brasserie Byronz, Tap 65, Edward Jones, Focus & Flow Medspa & Alberstadt Lambert Design

OFFERING SUMMARY

Lease Rate:	\$20.00 - 22.00 SF/yr (Other)
Available SF:	1,546 - 3,262 SF
Building Size:	±25,000 SF
Stories:	3
Frontage:	Government Street

AREA DEMOGRAPHICS

	0.5 MILES	1 MILE
Total Households	1,359	4,709
Total Population	2,757	9,898
Average HH Income	\$96,268	\$87,001

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OFFICE SPACE FOR LEASE SQUARE 46 | AVAILABLE SPACES

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE
Suite 201	1,546 SF	\$20.00 - 22.00 SF/yr
Suite 202	3,262 SF	\$20.00 - 22.00 SF/yr
Suite 301	1,868 SF	\$20.00 - 22.00 SF/yr

CONTACT

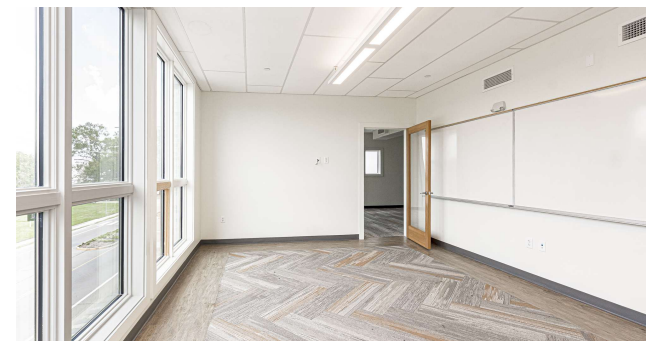
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OFFICE SPACE FOR LEASE SQUARE 46 | SUITE 201

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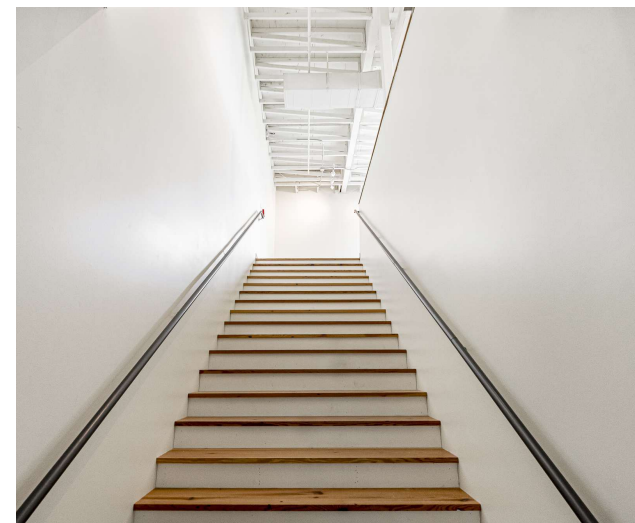
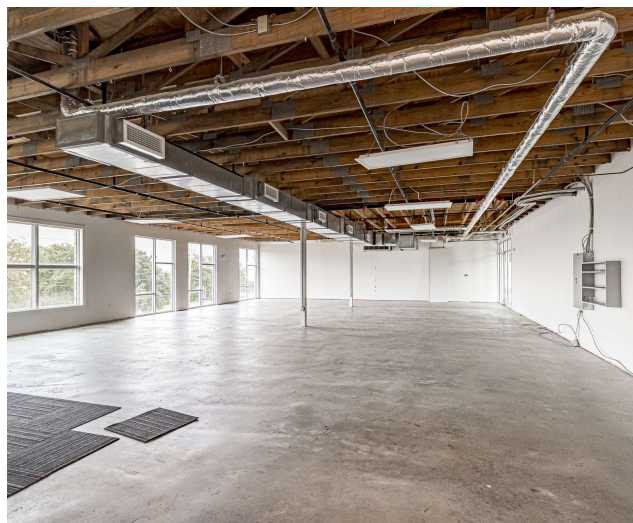
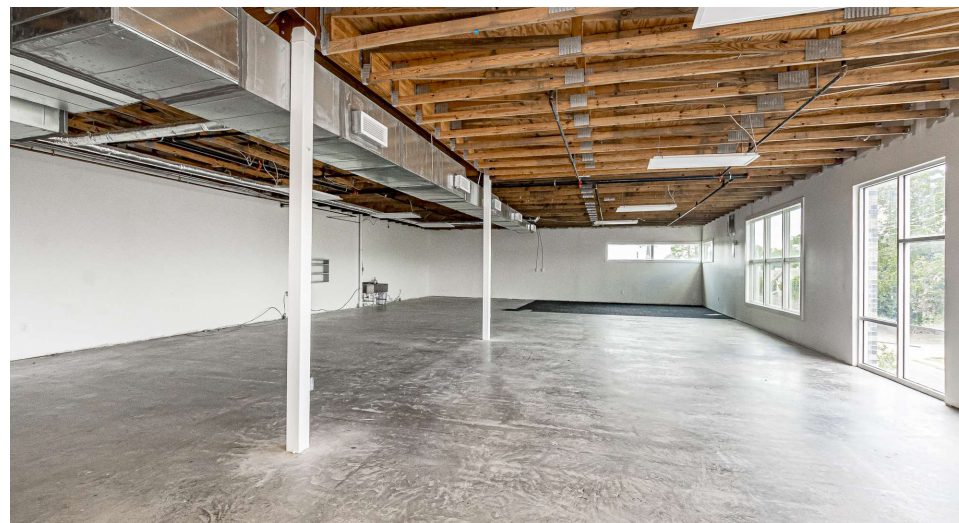
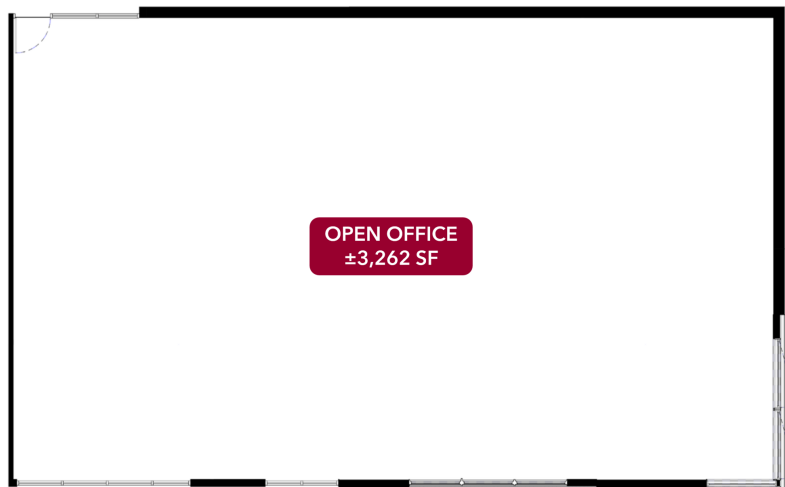
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OFFICE SPACE FOR LEASE SQUARE 46 | SUITE 202

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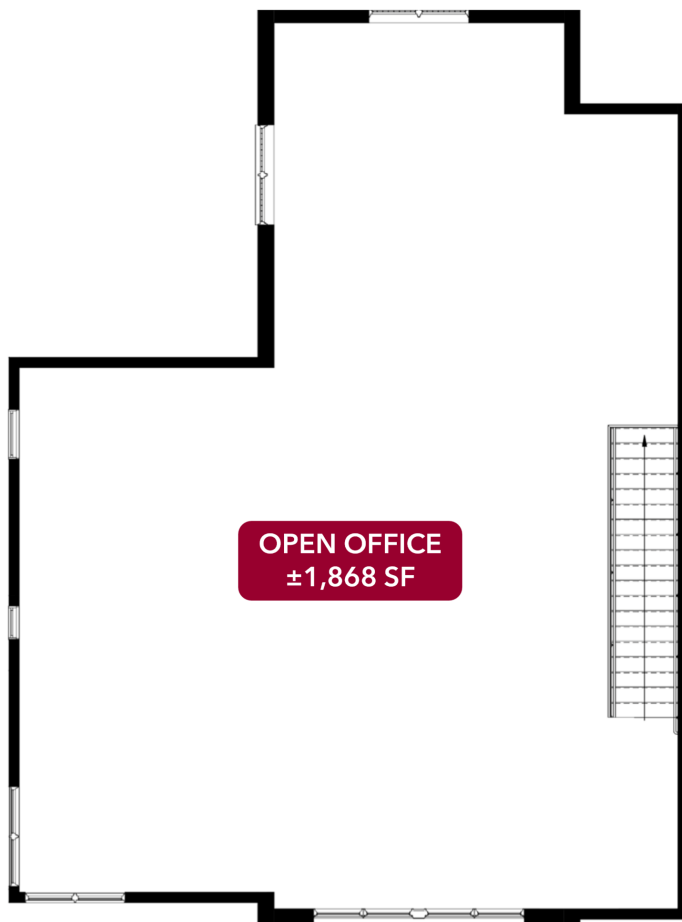
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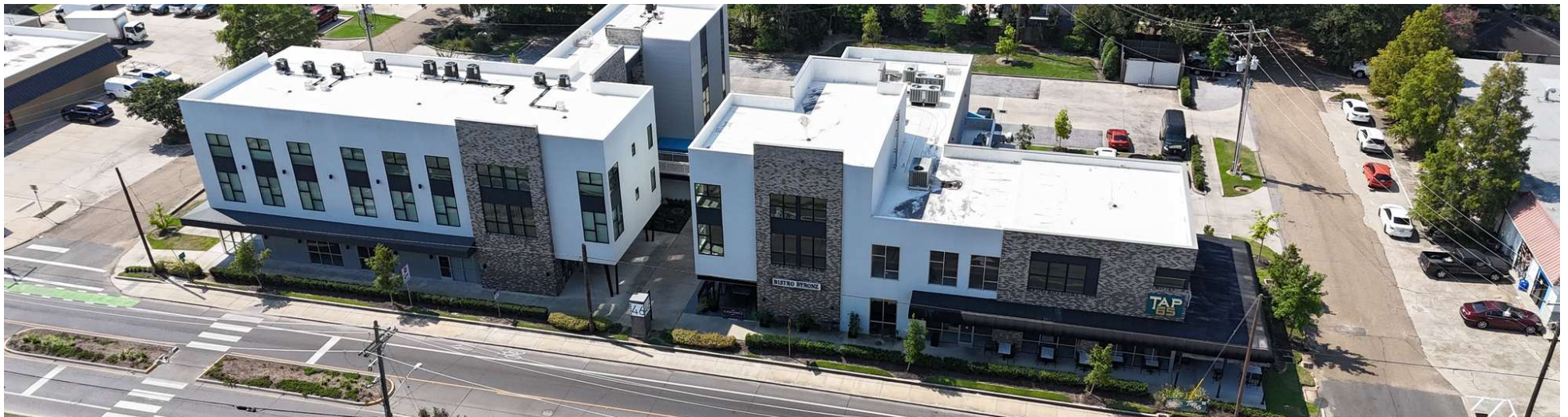
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OFFICE SPACE FOR LEASE SQUARE 46 | PROPERTY PHOTOS

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EXPLORE THE VIBRANT HEART OF BATON ROUGE: MID CITY

Nestled in the dynamic center of Baton Rouge, Mid City stands as one of the city's most thriving and culturally rich neighborhoods. Known for its eclectic blend of historic charm and modern development, Mid City has evolved into a hub for innovation, creativity, and commerce. This sought-after district offers a unique opportunity for businesses to thrive within an active community filled with diverse restaurants, unique retail offerings, and a growing number of residential spaces.

Mid City is conveniently positioned with excellent connectivity to major thoroughfares, offering easy access to I-10 and I-12, as well as close proximity to Downtown Baton Rouge and the bustling riverfront district. The area's central location makes it an ideal spot for businesses seeking high visibility and accessibility while being part of a vibrant, urban setting. Recent revitalization efforts have fueled an influx of new businesses, galleries, and entertainment venues, further cementing Mid City's reputation as Baton Rouge's cultural epicenter. Whether you're a retail entrepreneur, tech startup, or creative agency, the energy and potential of Mid City provide a fertile ground for growth and success.



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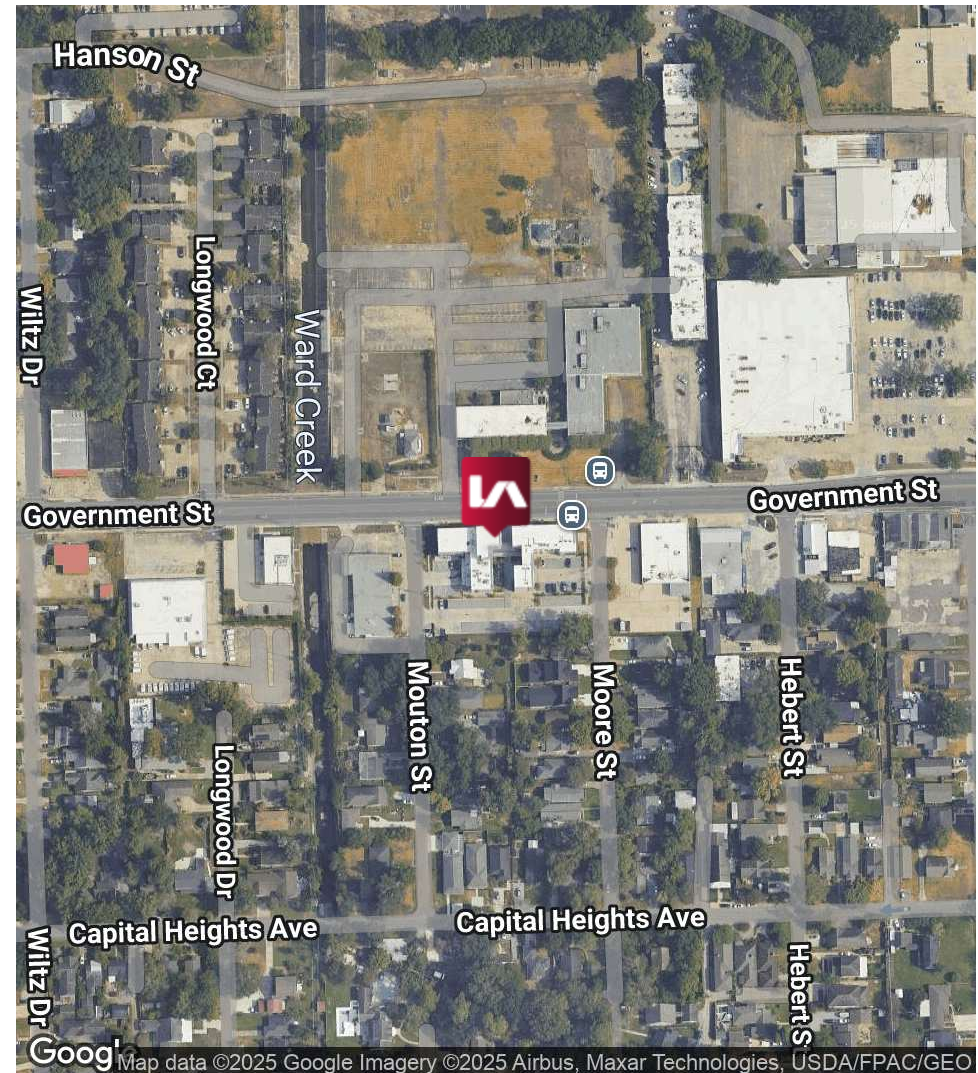
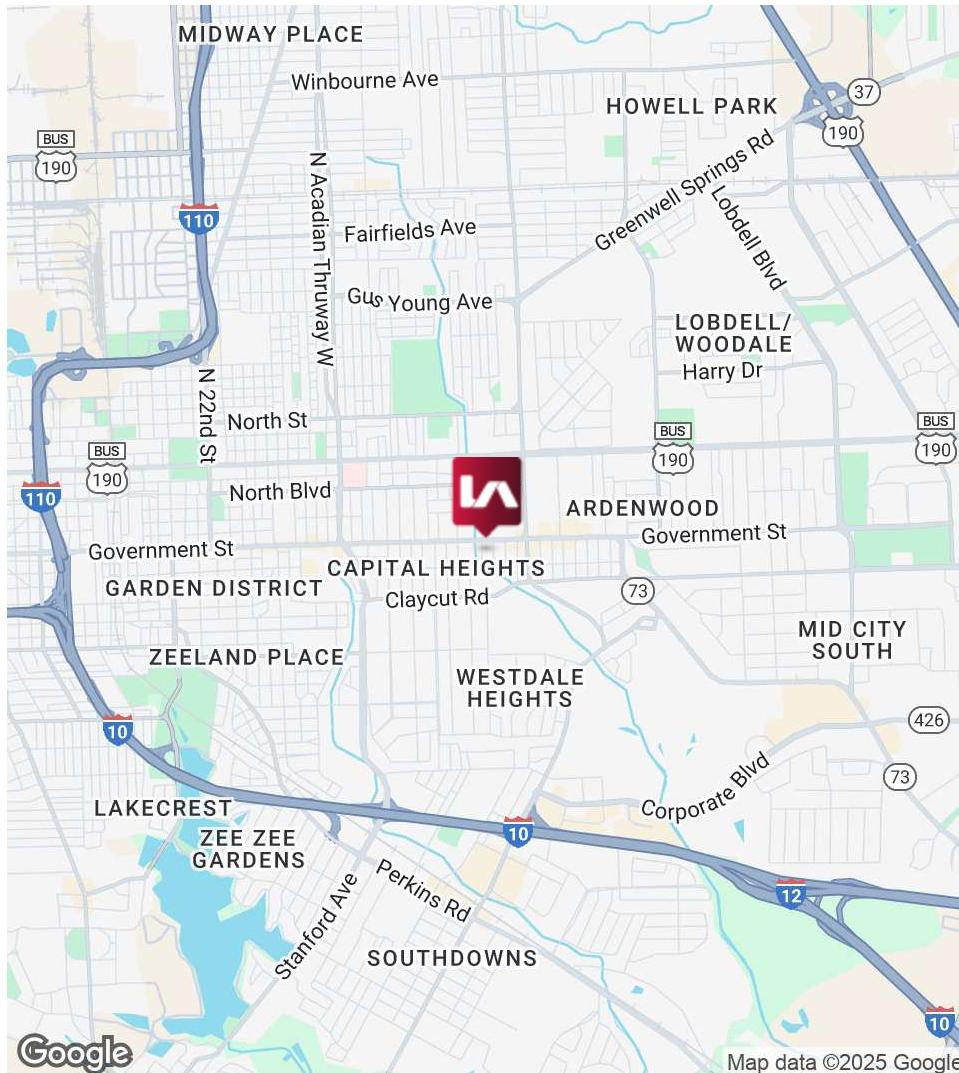
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BISTRO BYRONZ
TAP 65
MID-CITY ARTISANS
FRAMEWORKS GALLERY
EDWARD JONES
INVESTMENTS

TAP
65

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