



CORPORATE REALTY

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

REDEVELOPMENT OPPORTUNITY | FOR SALE

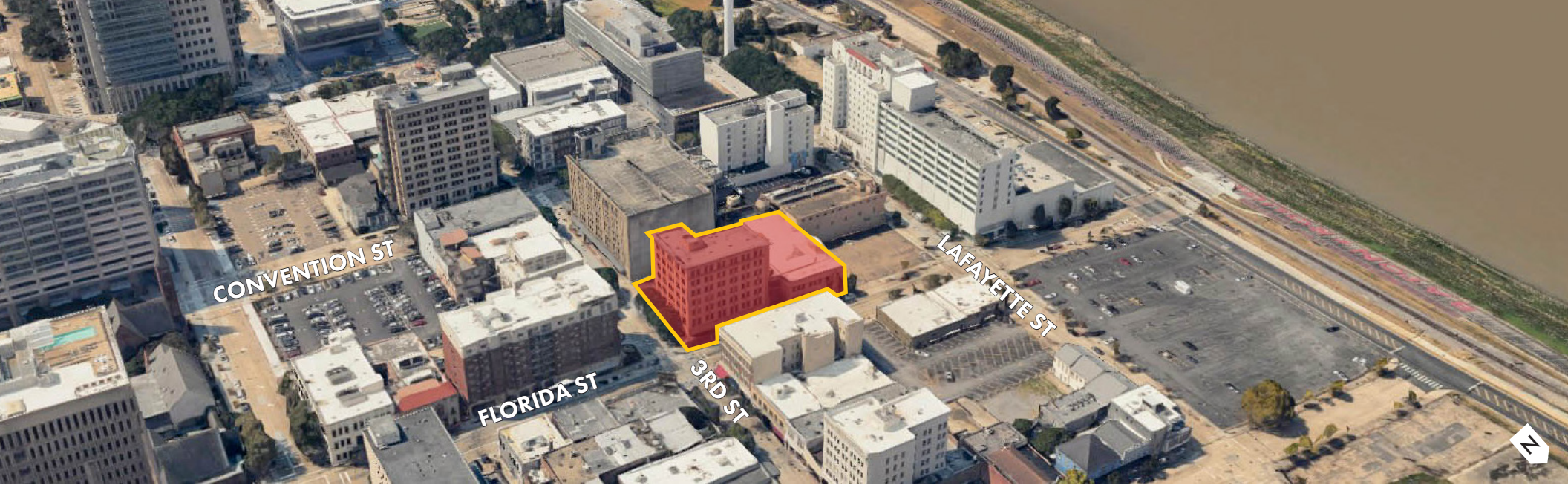
Historic Office Building in Downtown Baton Rouge

263 3rd Street

BATON ROUGE, LA 70801

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

William Sadler
wsadler@corp-realty.com
504.581.5005



REDEVELOPMENT OPPORTUNITY IN DOWNTOWN BATON ROUGE

263 3rd Street Baton Rouge, LA 70801

DESCRIPTION

263 3rd Street is a 43,324 sf, 7-story multi-tenant office building, also known as the State National Life Building, built in phases in 1916 and 1923. It was one of the first three office buildings in downtown Baton Rouge. The exterior is in average condition; the interior is partially gutted and construction-ready. The first floor currently operates as a convenience store in average-to-good condition. This property is connected to 224 Florida Street via elevated two-story connector.

The location is two blocks from the Mississippi River and only five blocks from the State Capitol building.

Surrounded by offices, restaurants, and historic sites, this is a vibrant downtown location. It is eligible for Federal Historic Rehabilitation Tax Credit (Part 1 complete), 5-Year PILOT, New Market Tax Credit, State Commercial Historic Tax Credit, and Tax Increment Financing.

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 \$1,900,000

SIZE

Building 43,324 sf
Site 9,187 sf (0.21 acres)

PARKING

Adjacent 3rd Street surface lot (separate parcel, also available for purchase)

ZONING C-5



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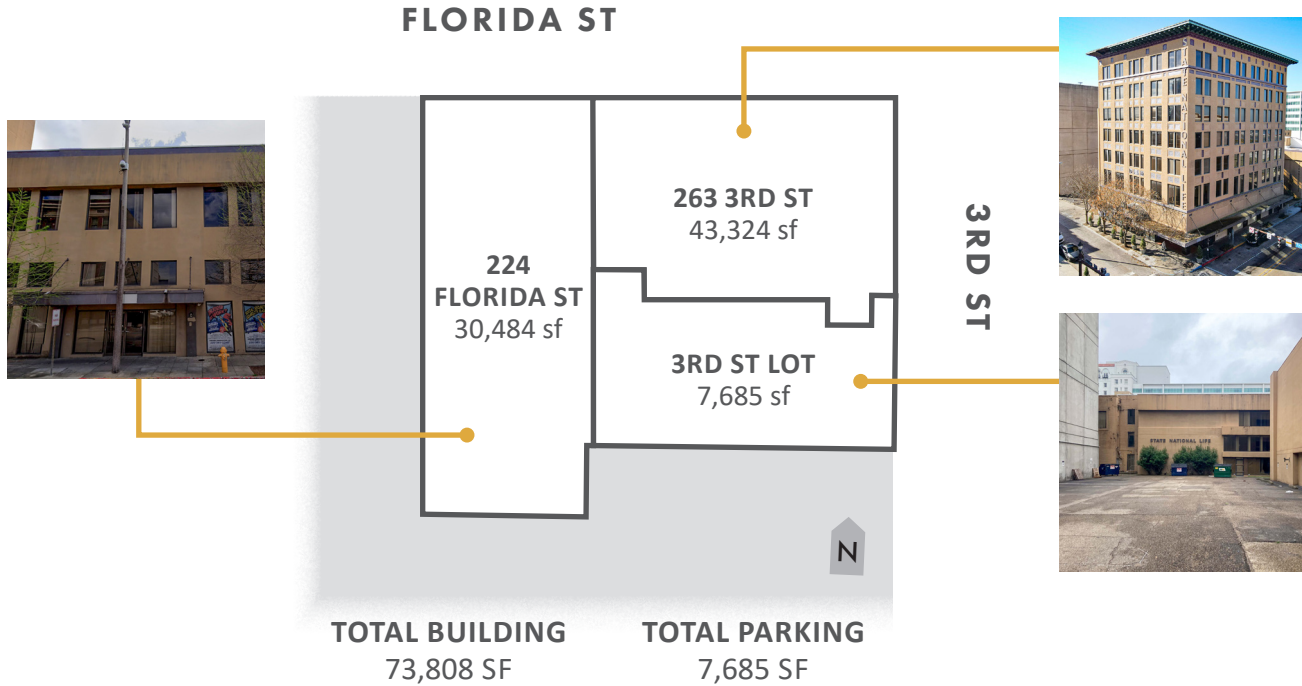
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3RD STREET

OFFERING OVERVIEW

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



263 3RD STREET

PROPERTY DETAIL

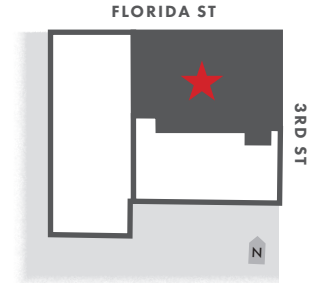
ABOUT THE PROPERTY

- » 263 3rd Street is a 43,324-sf, 7-story, multi-tenant office building.
- » Known also as the State National Life Building, it was built in phases in 1916 and 1923 and is one of the first three office buildings in downtown Baton Rouge



- » 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 throughout most of the building. The first floor is currently partially used as a convenience store in average to good condition.

- » The building is attached to the adjacent building at 224 Florida Street. There is an elevated two-story connector to get to 224 Florida Street from the subject.



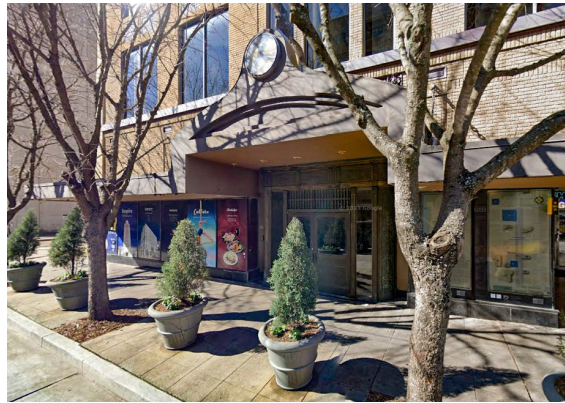
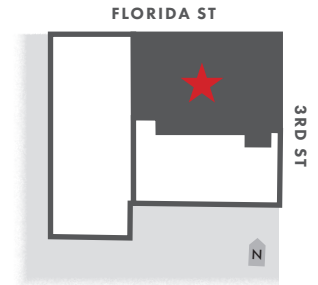
DEMOGRAPHICS (EST. 2025)

	<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



263 3RD STREET

PROPERTY IMAGES

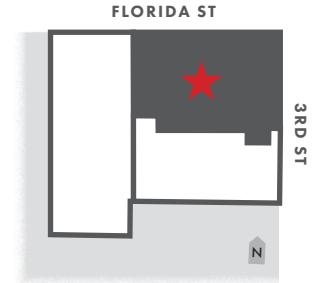


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263 3RD STREET HISTORIC IMAGES



These images from the East Baton Rouge Parish Library Digital Archive show the 263 3rd Street building at two points in history. The image at left shows the building, then known as the Reymond Building, 13 years after its 1916 renovation. The image above includes a prominent sign for Dalton's, a popular Baton Rouge department store at that time.

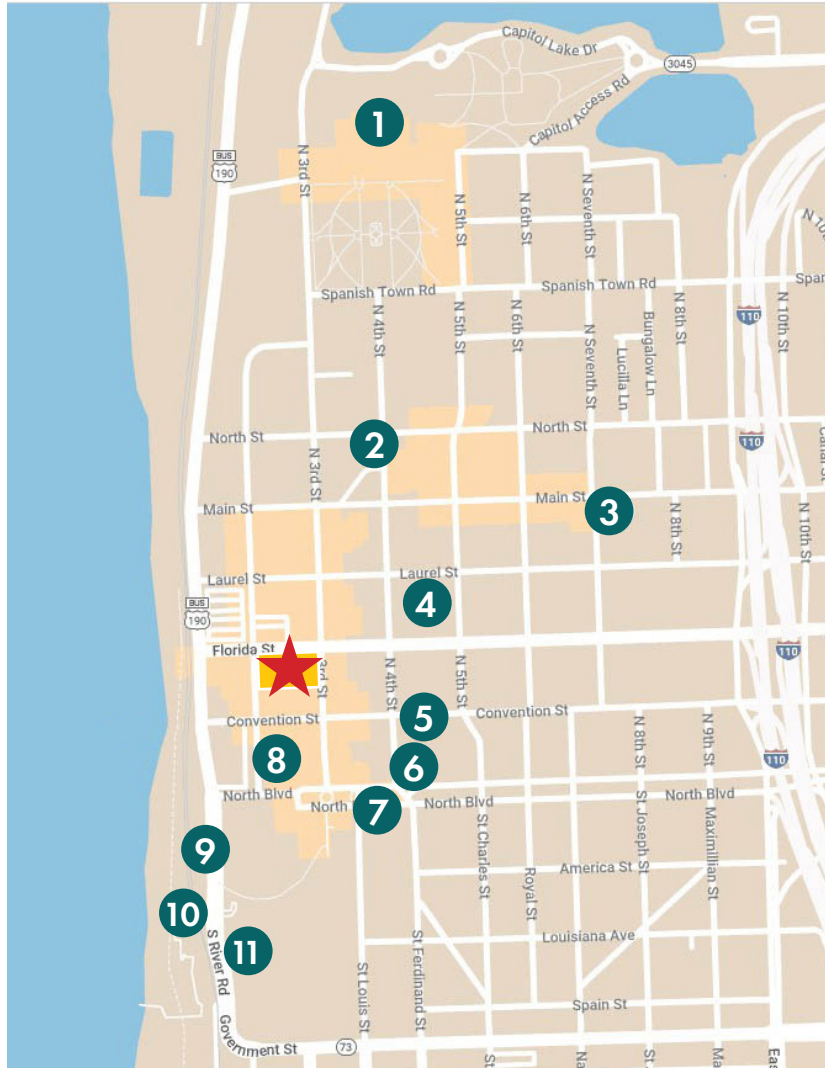


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3RD STREET/FLORIDA STREET NEIGHBORHOOD



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



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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: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

