

2560 Government St.
Baton Rouge, LA 70806

PROPERTY SUMMARY



Property Overview:

- 2,700 SF exposed brick interior building at the corner of Lavinia and Government Street.
- +/- 100' of frontage on Government St.
- Located in the heart of Mid-City
- Zoned: C-1 Commercial
- Lease rate: \$25 PSF/NNN
- Available immediately. Space can be taken as-is in shell condition, or Landlord will contribute to build-out. Architect is engaged and Landlord can act quickly.

Offering Summary

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	4,800 - 1,800SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	807	2,614	7,966
Total Population	1,367	4,494	14,241
Average HH Income	\$60,105	\$59,435	\$80,868

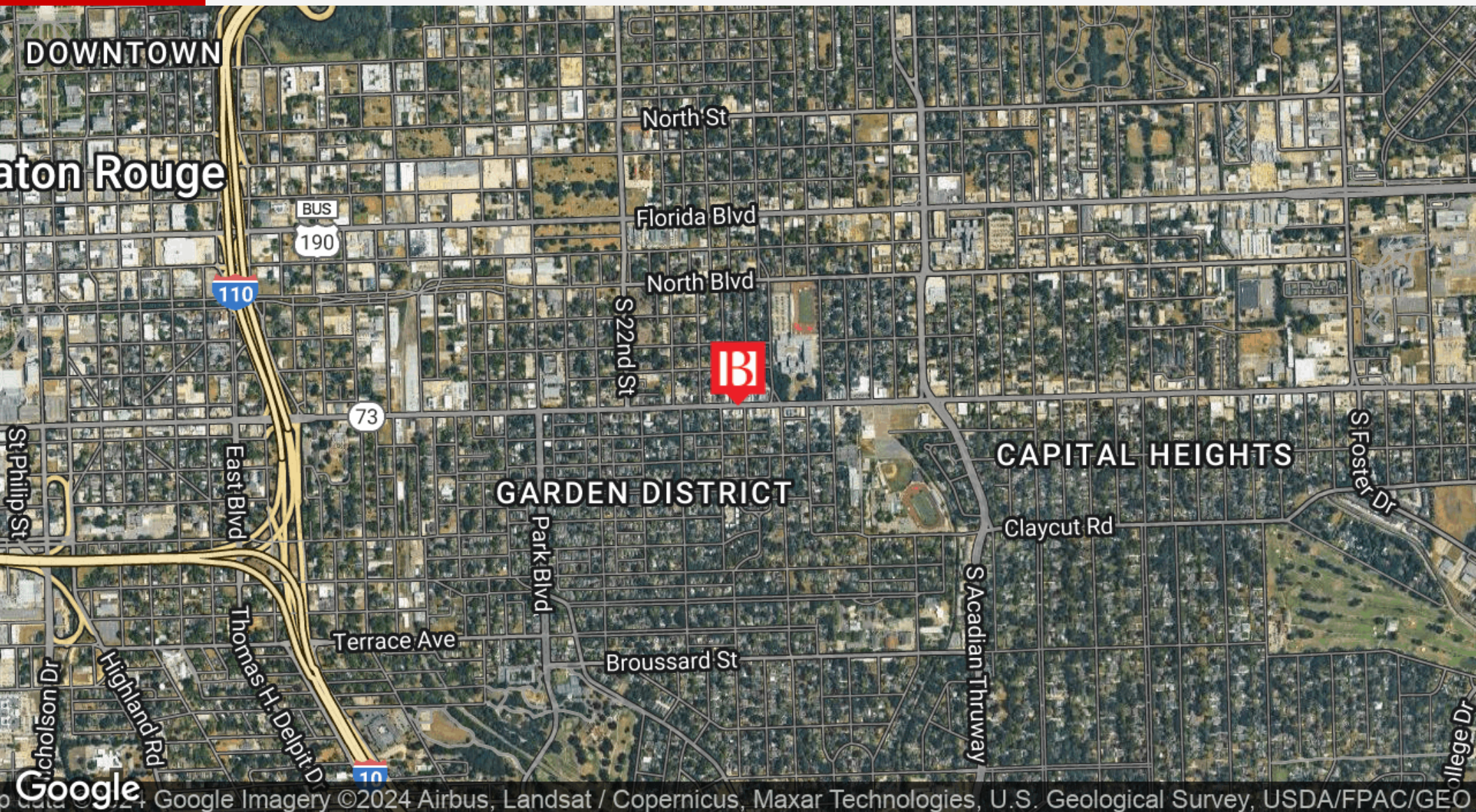
Beau Box, SIOR **Austin Lolan**
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LOCATION MAP



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**2560 Government St.
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ADDITIONAL PHOTOS



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