

445 North 3rd Street

# KRESS, WELCH-LEVY BUILDING

Baton Rouge, LA 70802



**HISTORIC, MIXED-USE BUILDING FOR SALE IN DOWNTOWN BATON ROUGE**





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Opportunity to acquire a renovated mixed-use asset consisting of retail, office, and multi family for sale in Downtown Baton Rouge at the prominent corner of Third and Main St.

**Ground Floor**  
4 Retail Spaces

**2nd Floor**  
1 Office Suite

**2nd-4th Floors**  
Multi-Family Units

**GBA TOTAL**  
62,932 ± SF

## PROPERTY DETAILS

ADDRESS	445 North 3rd Street   Baton Rouge, LA 70802
PROPERTY TYPE	Mixed-Use - Retail, Office, and Multi-Family
SQUARE FEET	± 62,935 SF (50,968 SF RSF) ± 16,586 SF Retail (4 Suites) ± 21,291 SF Multi-Family (19 Units) ± 12,691 SF Office (1 Suite)
ACREAGE	0.47 Acres (20,614 SF)
STORIES	4 Stories
ZONING	C5
ACCESS	Quick and convenient access to I-10
SUBMARKET	Downtown - Capital Area
FEATURES	<ul style="list-style-type: none"><li>• Large roof-top deck on the 3rd floor with expansive views of Downtown Baton Rouge and the Mississippi River</li><li>• Significant government and commercial presence in the downtown market with over 30,000 daily workers, 140,000 daily visitors, and 10,509 residents</li></ul>
PARKING	No owned parking - parking may be leased through State of LA in adjacent garage



# OFFERING SUMMARY

The Kress, Welch-Levy Building dates back to the 1870s, and in 2008, the building underwent a full renovation transforming the property into a mixed-use destination consisting of retail, office, and multifamily spaces.

The Property totals an impressive 62,932 SF ( $\pm$  50,968 RSF) across 4 floors situated on a 20,614 SF parcel. The building consists of 4 retail spaces on the first floor, a second floor office suite, and multifamily units on floors 2-4. Tenants benefit from a large roof-top deck on the 3rd floor with expansive views of downtown Baton Rouge and the Mississippi River.

The site benefits from its excellent access to Interstate 10 and significant government and commercial presence in the downtown market with over 30,000 daily workers, 140,000 daily visitors, and 10,509 residents.

<b>SALE PRICE</b>	\$3,700,000
<b>BUILDING SIZE</b>	$\pm$ 62,935 SF
<b>BUILDING SIZE (RSF)</b>	$\pm$ 50,968 SF
<b>LOT SIZE</b>	0.47 Acres
<b>PRICE PSF</b>	\$58.79
<b>GROSS INCOME (2023)</b>	\$452,138
<b>ZONING</b>	C5
<b>SUBMARKET</b>	Downtown - Capital Area

## INVESTMENT HIGHLIGHTS

- ✓ High-Profile Hard Corner Location in the Heart of Downtown Baton Rouge
- ✓ Excellent Mixed-Use Asset with Opportunity to Create a Live, Work, Play Destination
- ✓ Significant Value-Add Opportunity with Lease Up
- ✓ Priced Well Below Replacement Cost
- ✓ Opportunity to Convert Second Floor Office to Additional Multifamily or Amenity Space
- ✓ Desirable Multifamily Unit Mix
- ✓ Large Multifamily Unit Sizes with High-End Finishes
- ✓ Long-Term First-Floor Restaurant Tenancy (The Little Village)





# DOWNTOWN BATON ROUGE

Downtown Baton Rouge is the hub of commerce, government affairs and culture within the city. It is a dynamic regional destination that draws more than 3 million visitors every year. Downtown Baton Rouge offers diverse activities, venues and cultural experiences.

With more than 60 restaurants, 20 bars and lounges, 8 art galleries and 5 large concert venues, Downtown Baton Rouge is the heart of the city. Cultural attractions in Downtown include the Shaw Center for the Arts, Louisiana's Old State Capitol, the Raising Cane's River Center and numerous parks and greenways that connect downtown's cultural and civic attractions and host over 150 events a year.



**30,384**  
Jobs



**140,000**  
Daily Visitors



**10,509**  
Residents



**671**  
Businesses



**30,000**  
Employees



29

Major Development Projects  
Under Construction/In Planning

**\$1 BILLION**

of Projects Under Construction  
or In Planning

Louisiana State Capitol



LOUISIANA  
STATE  
MUSEUM



Red Stick  
Farmers Market



Headquarters

**SITE**



Russel B. Long Federal Building  
& U.S. Courthouse

19th Judicial  
District Courthouse

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	4,386	55,787	135,754
AVERAGE HH INCOME	\$74,953	\$67,829	\$71,821
MEDIAN HH INCOME	\$53,760	\$45,001	\$45,074
HOUSEHOLDS	2,518	21,984	57,081
DAYTIME EMPLOYEES	32,687	80,089	151,914



LOUISIANA'S  
OLD STATE CAPITOL



RIVER CENTER  
Baton Rouge

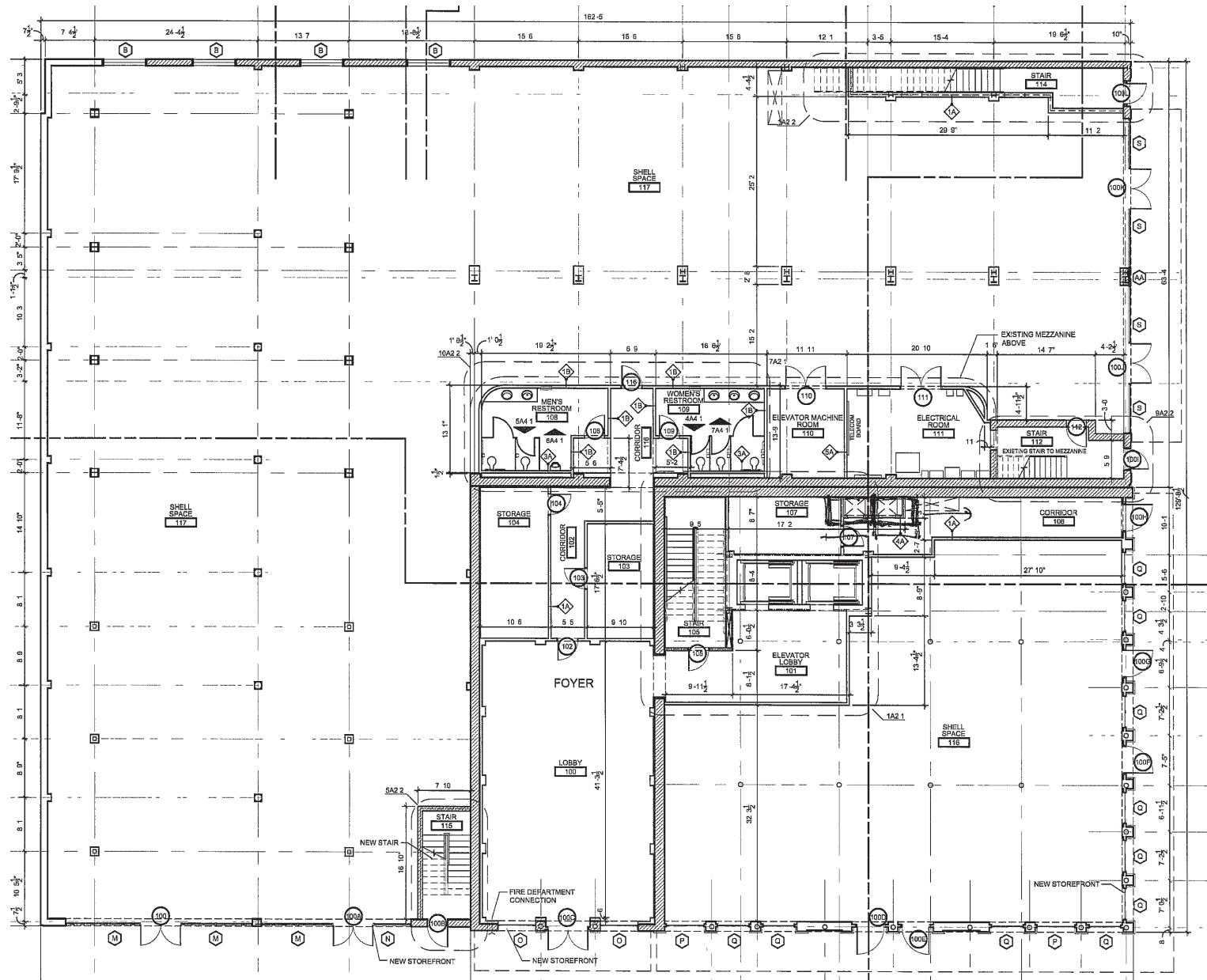
LOUISIANA  
ART &  
SCIENCE  
MUSEUM



BATCH 13  
BISCUITS & BOWLS

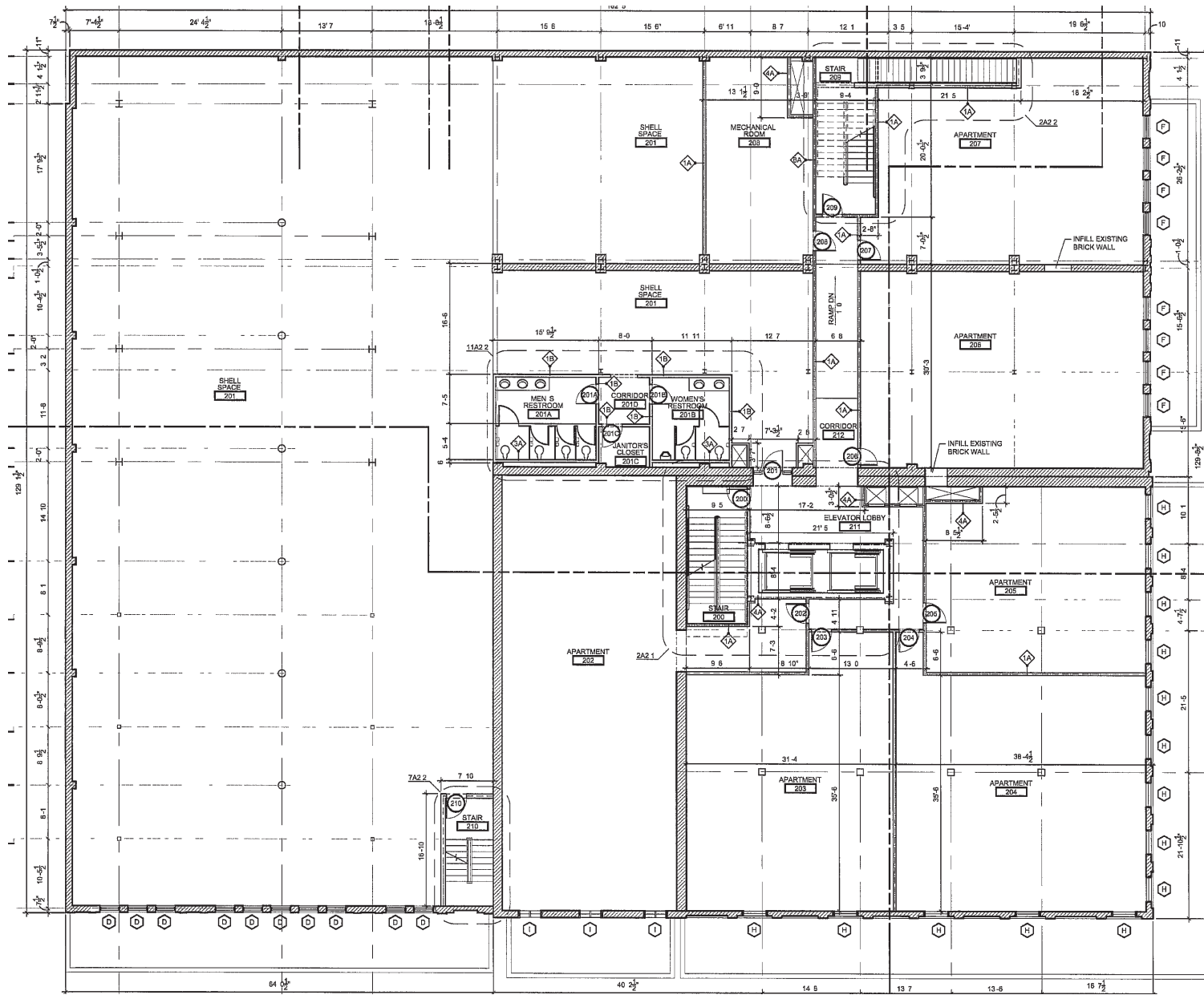
Shaw Center  
FOR THE ARTS





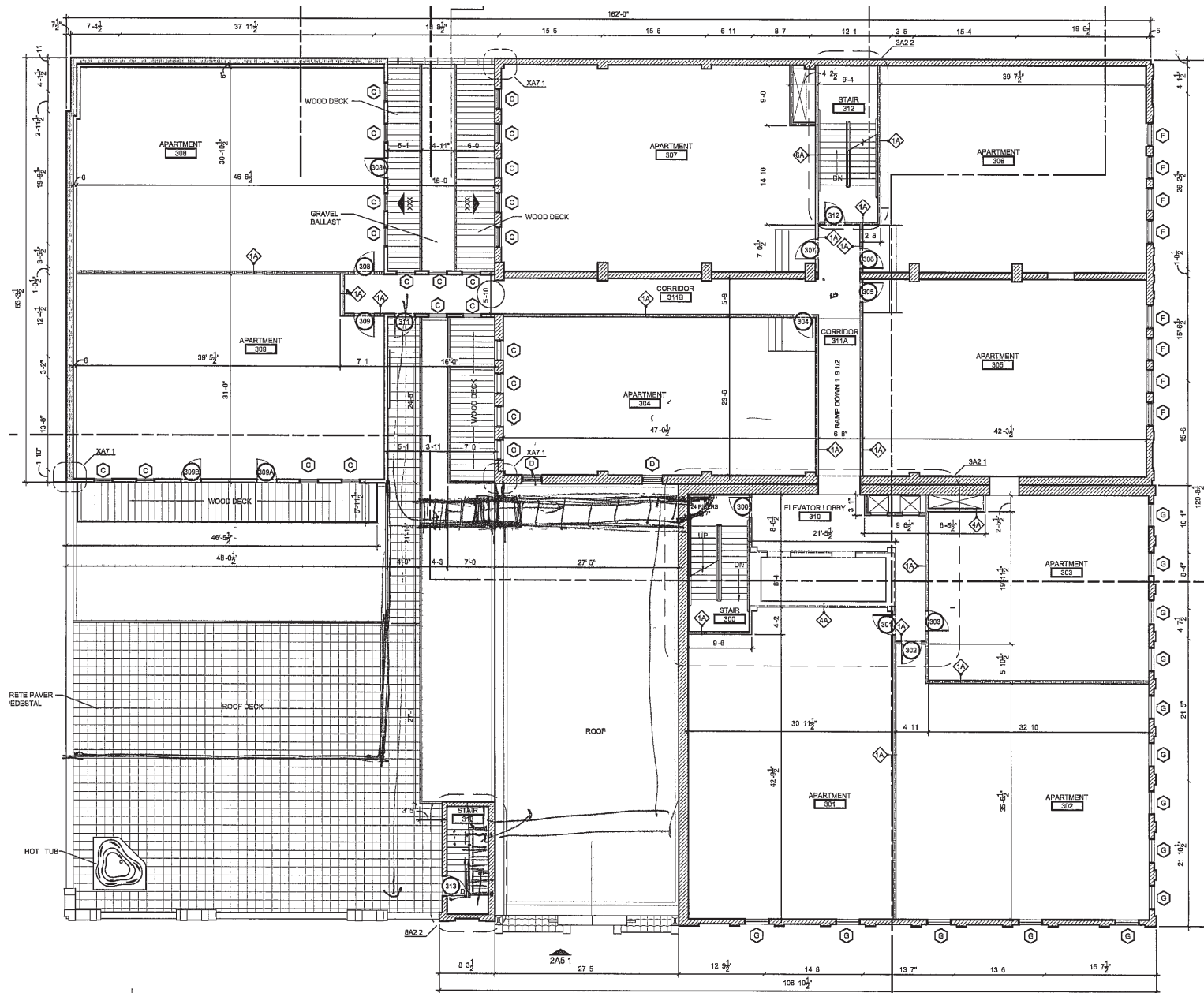
# FLOOR PLAN

First Floor



# FLOOR PLAN

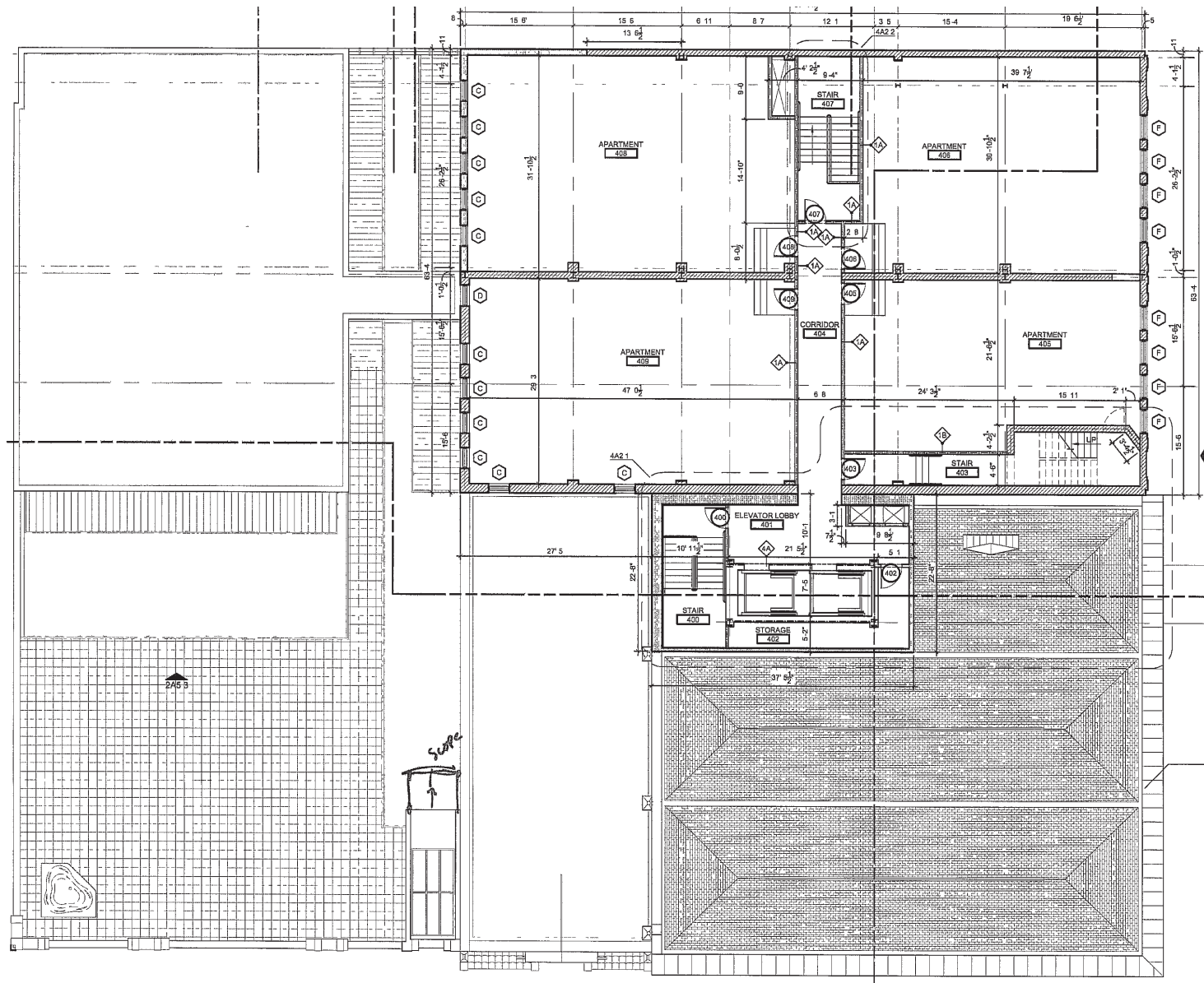
Second Floor



# FLOOR PLAN

## Third Floor

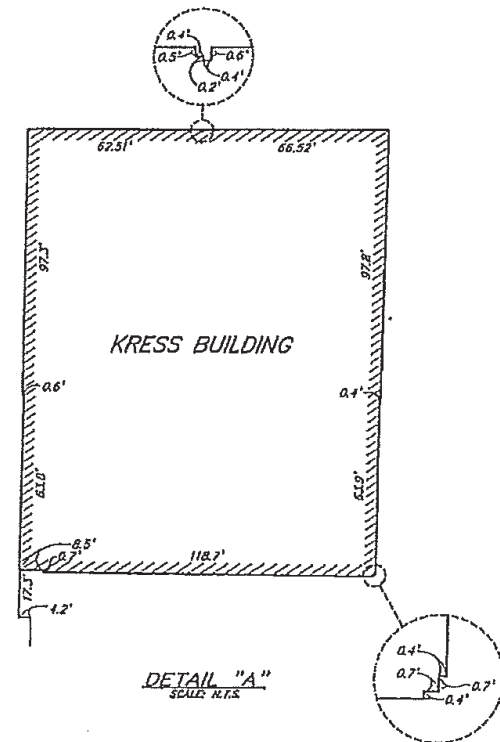
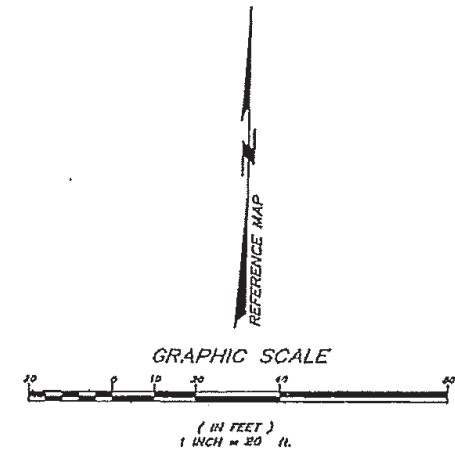
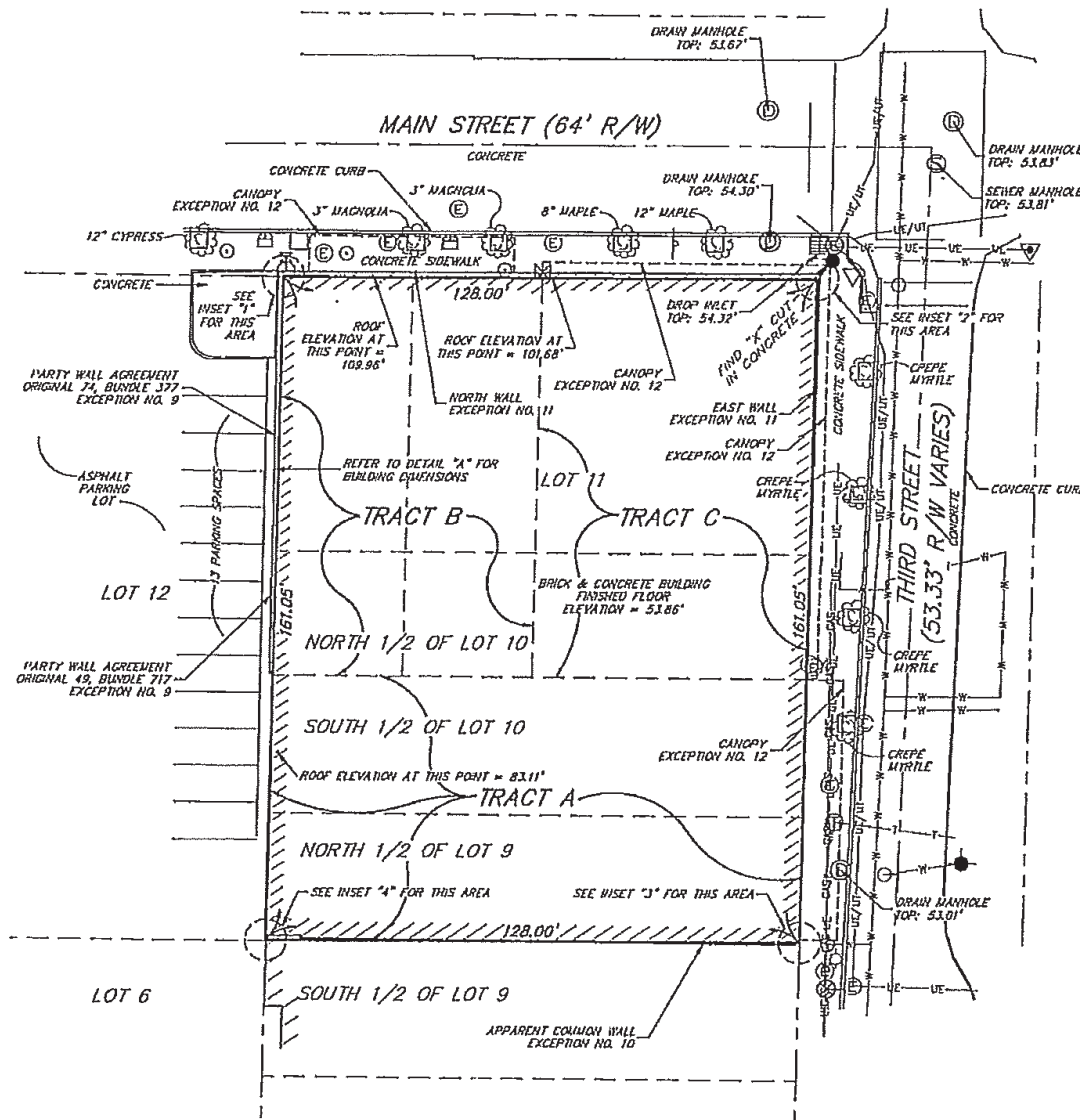




# FLOOR PLAN

Fourth Floor





**SURVEY**



# INTERIOR PHOTOS



## SWEEPING VIEWS OF DOWNTOWN BATON ROUGE & THE MISSISSIPPI RIVER







## CONTACT



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