

LEASE BROCHURE

Electric Depot

1509 Government Street, Baton Rouge, LA 70802

Presented By:

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PROPERTY DESCRIPTION

Restaurant suite is now ready for immediate occupancy at The Electric Depot, Mid City's premier mixed-use development. The available suite, formerly occupied by Boru and Sweet Society, offers direct access via the center's interior courtyard. Notably, the property boasts ample on-site parking, catering to guests, employees, and residents. The Electric Depot is a bustling hub for work and leisure, featuring a diverse tenant lineup that includes renowned establishments such as City Roots Coffee, Red Stick Social, KOK Wings, and The Emporium Spa. Positioned on the popular and pedestrian-friendly Government Street, this sought-after location presents an enticing opportunity to capitalize on high foot traffic and a central Mid City location.

PROPERTY HIGHLIGHTS

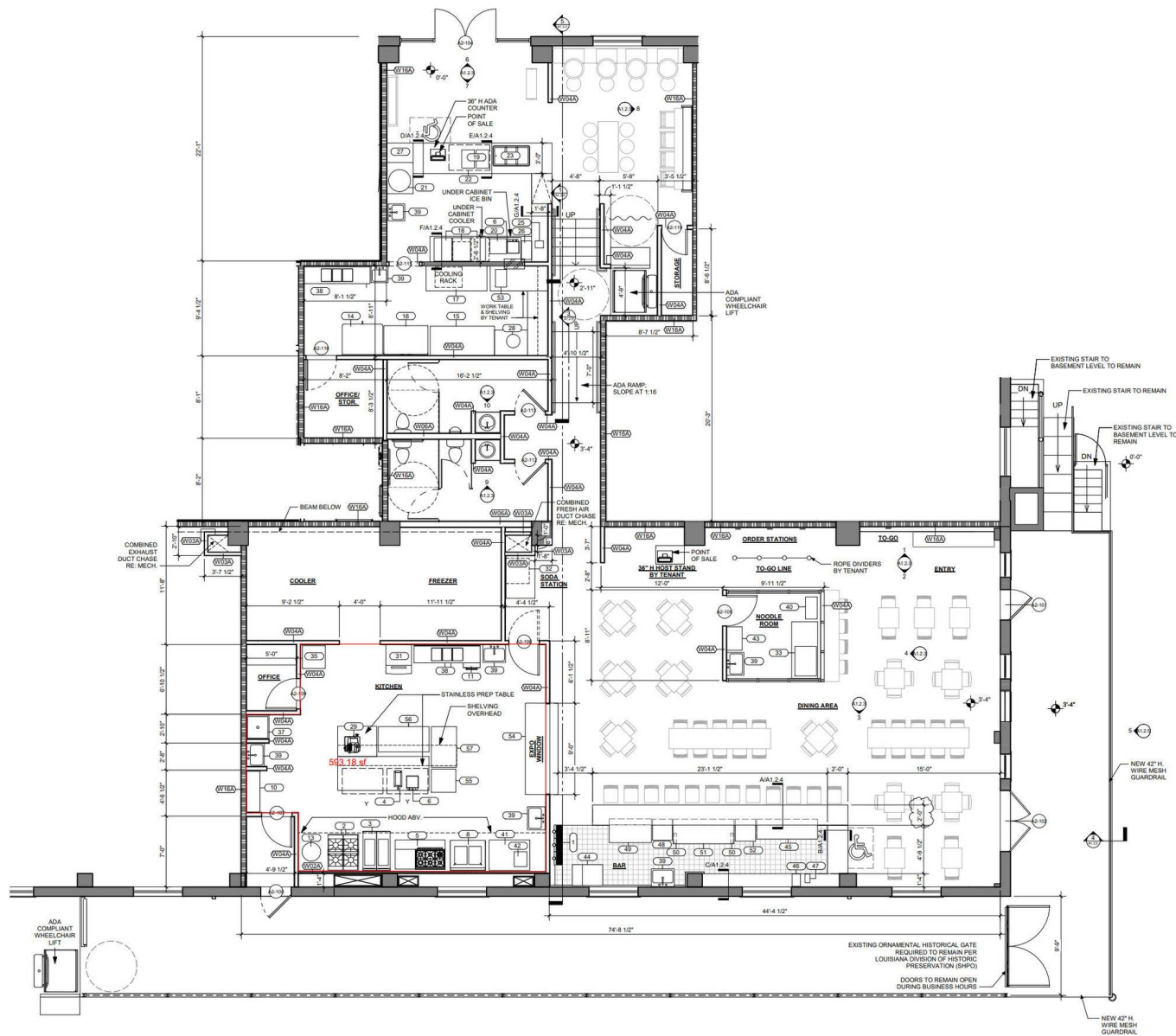
- Restaurant suite in The Electric Depot is now available for lease
- Formerly occupied by Boru & Sweet Society
- Ample onsite parking for guests, employees, and residents
- Mid City's signature mixed-use development

OFFERING SUMMARY

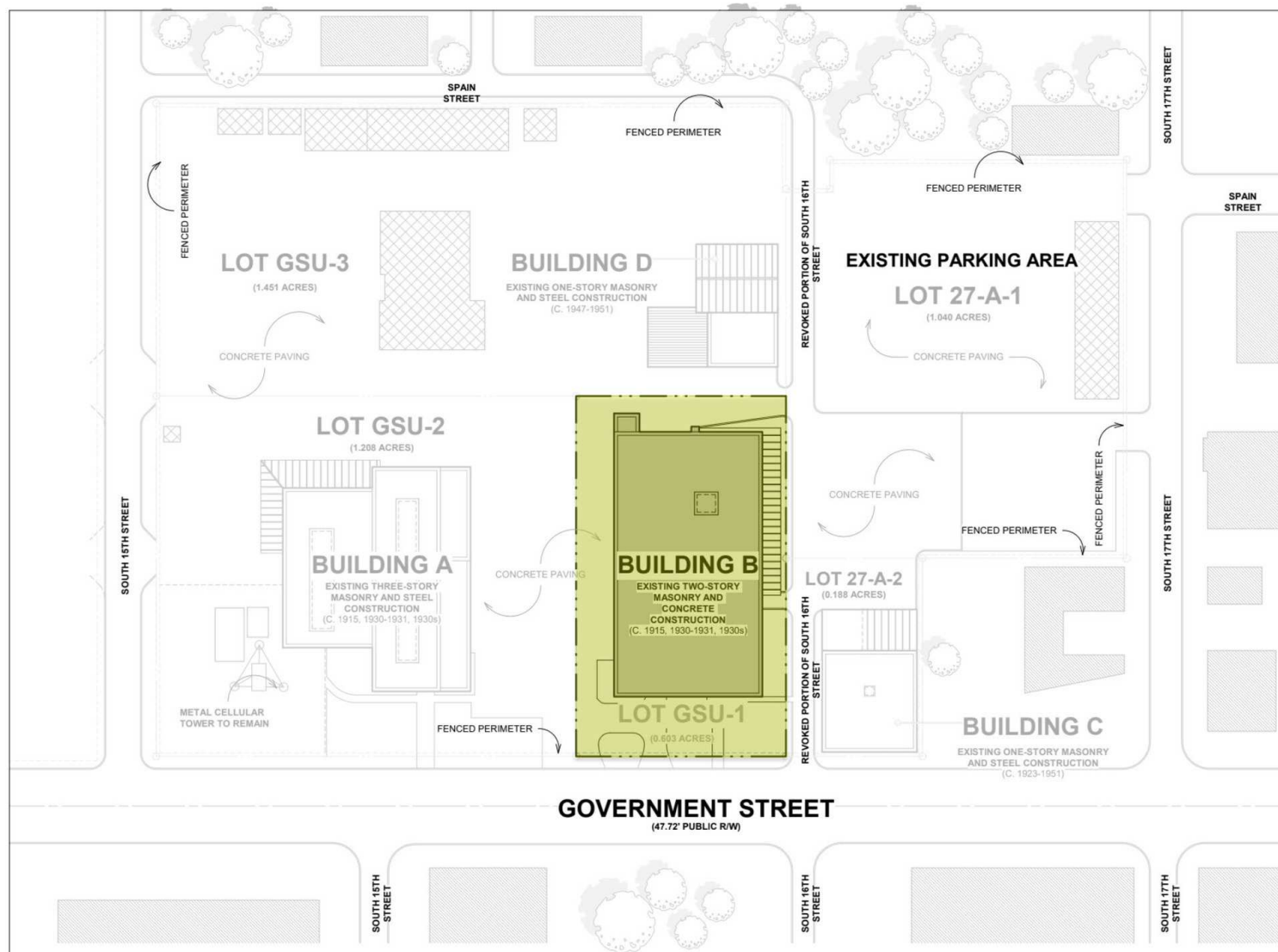
Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	4,042 SF
Building Size:	35,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,314	5,107	9,913
Total Population	2,897	10,666	20,894
Average HH Income	\$67,065	\$72,442	\$68,030

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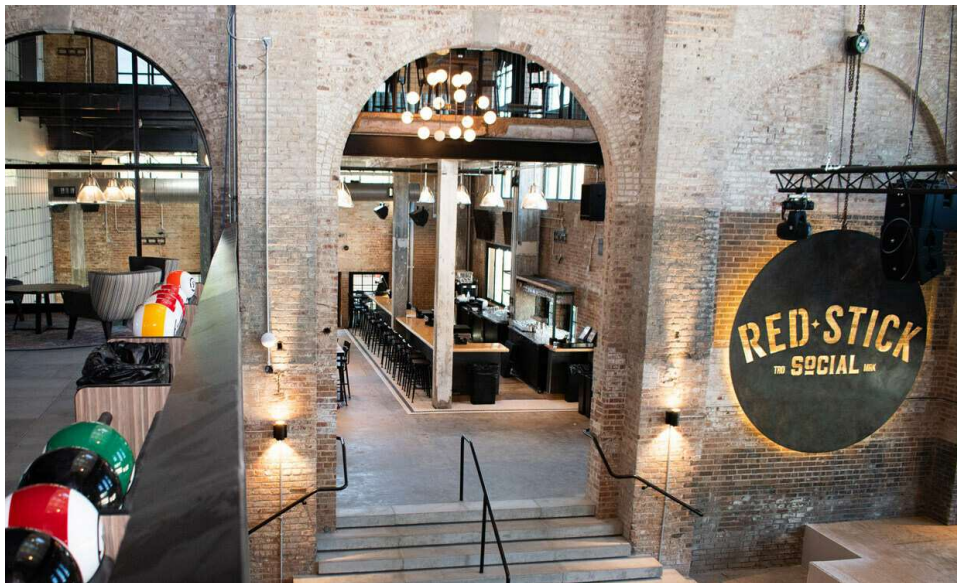


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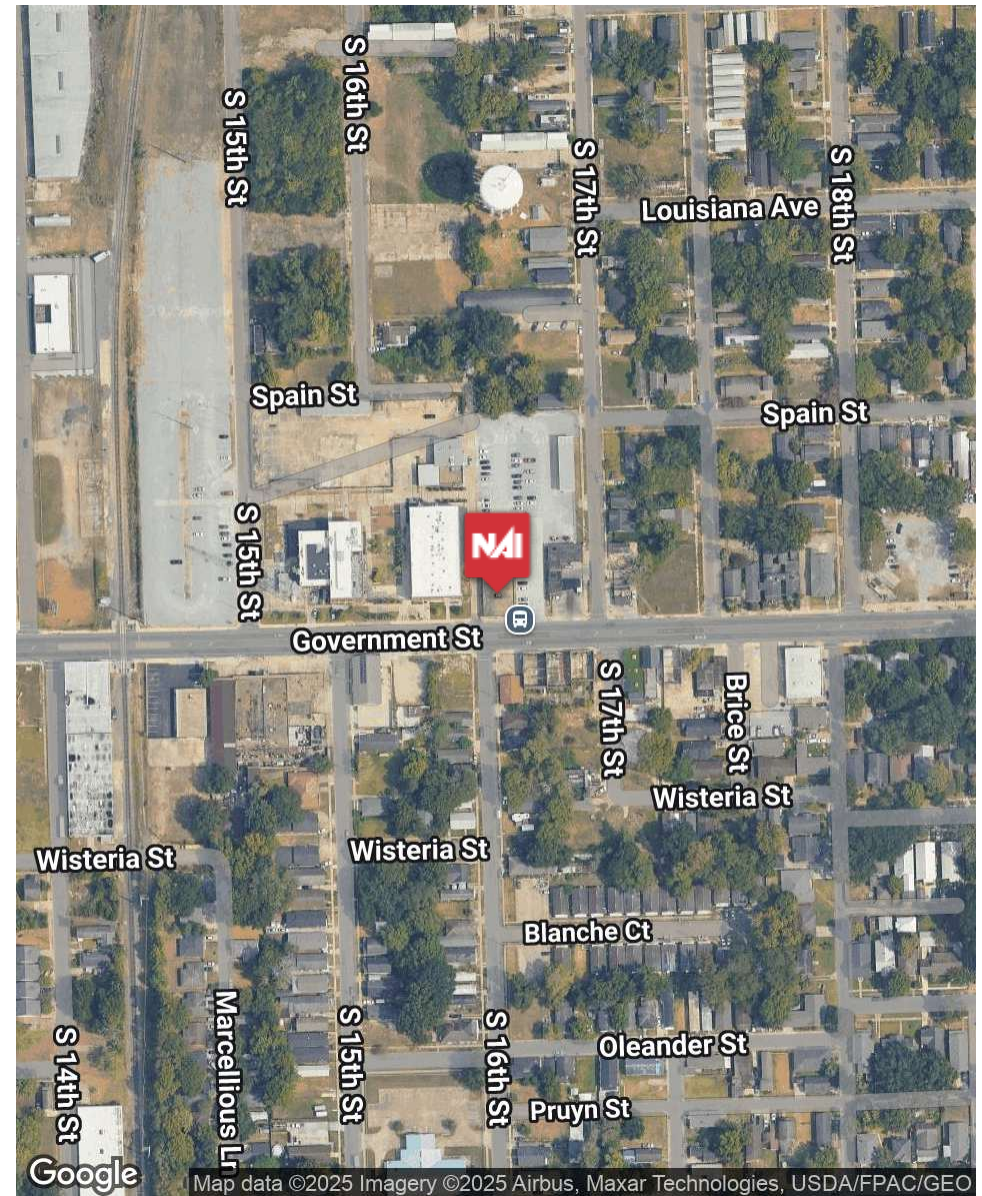
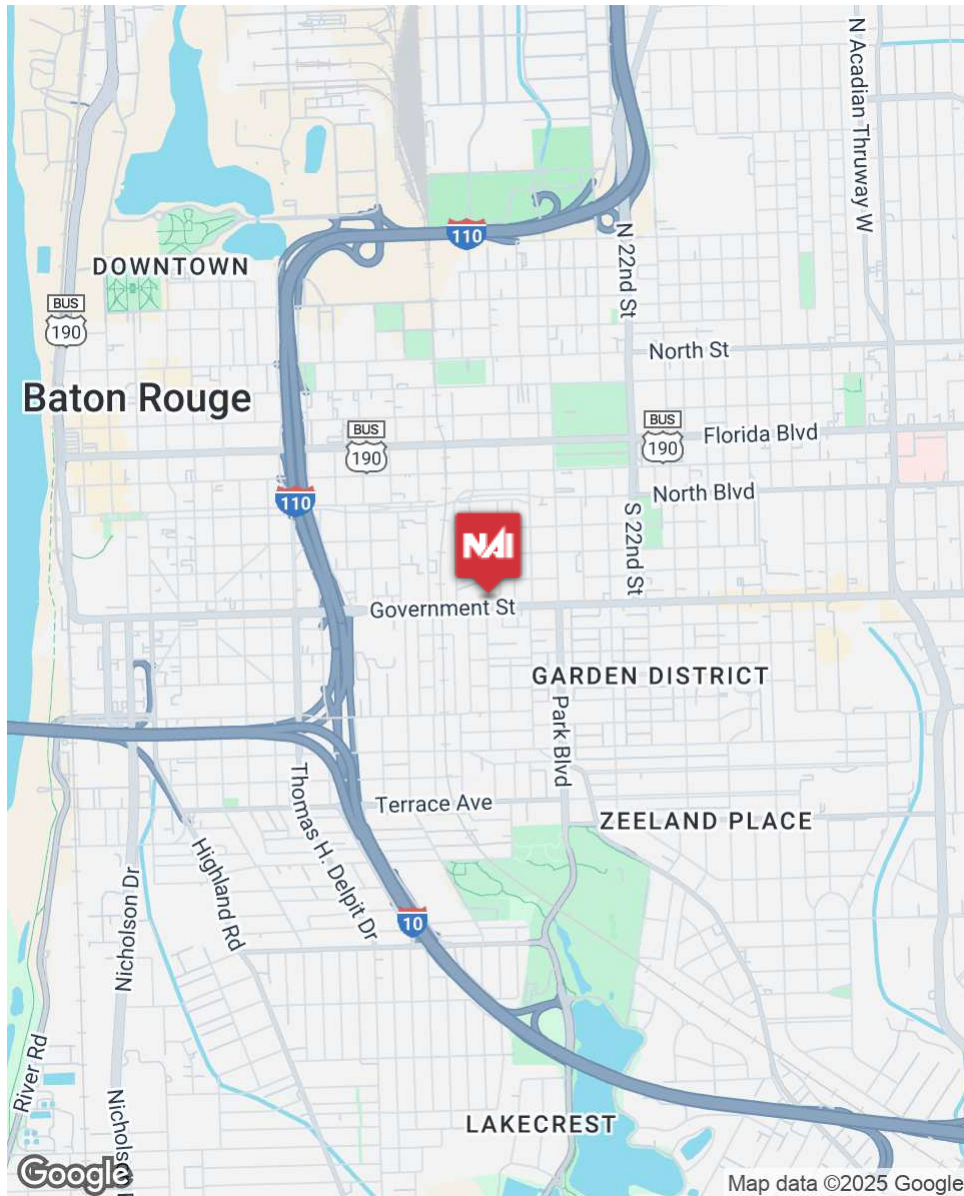


2 OVERALL SITE
1" = 40'-0"

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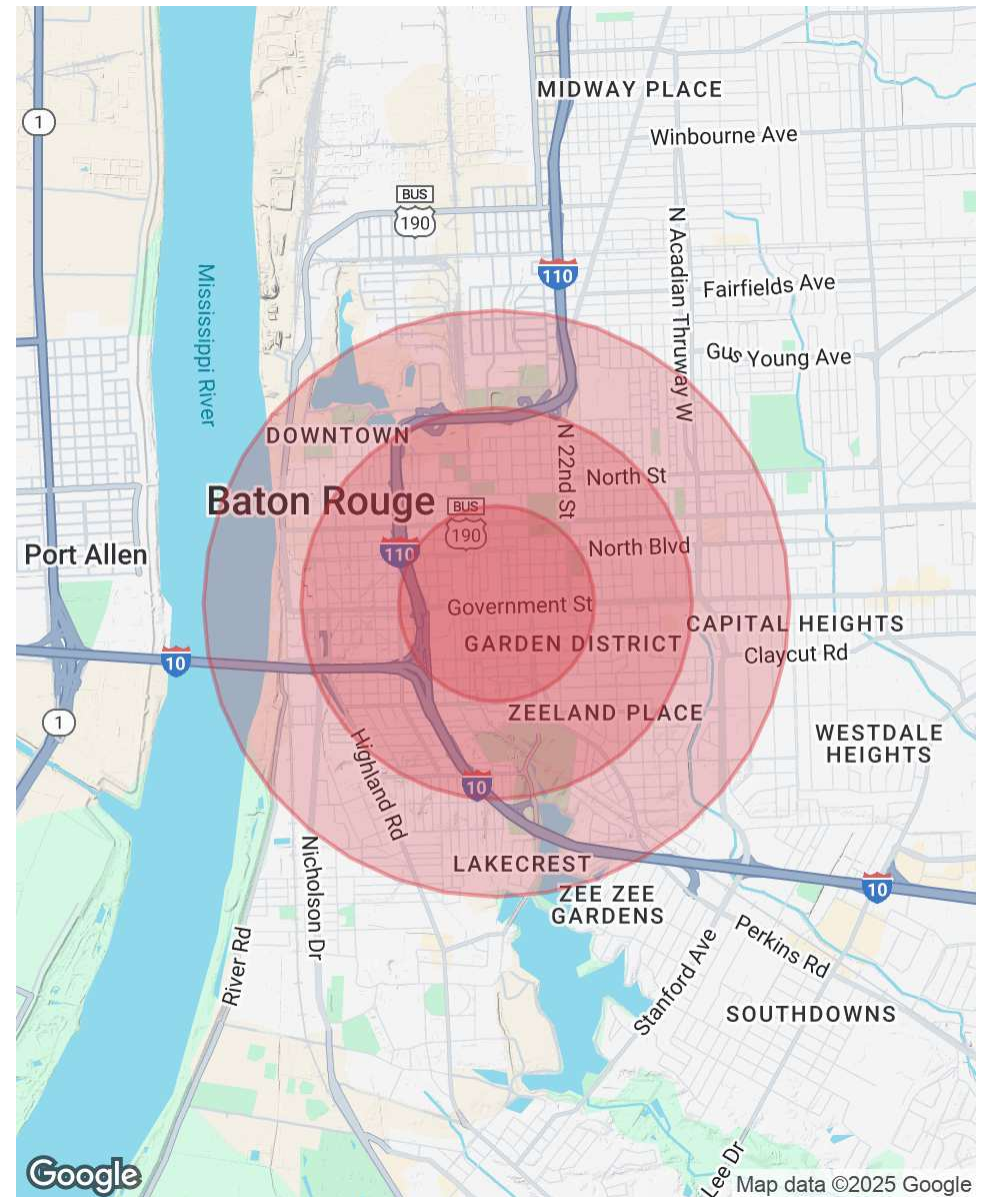
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,897	10,666	20,894
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,314	5,107	9,913
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$67,065	\$72,442	\$68,030
Average House Value	\$270,327	\$283,156	\$280,617

Demographics data derived from AlphaMap



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