



Working Together
for You.

Robert Pettit

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Waters & Pettit Commercial Real Estate

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Retail/Restaurant/Office Space For Lease

1509 GOVERNMENT STREET, BATON ROUGE, LA

OVERVIEW

ELECTRIC DEPOT



Over 35,000 square feet of retail, restaurant, entertainment, & living space has been leased. Come be a part of this unique "social space" known as ELECTRIC DEPOT - the premier redevelopment project in the Capital Region.

In addition to a vibrant tenant mix, Electric Depot has a central green area for guests to gather, relax, and enjoy periodic outdoor events (music, markets, yoga...).

Phase II to include approximately 100 residential units, with construction commencing soon.

Current tenant list includes:

City Roots:

A new coffee concept by Matt Saurage of Community Coffee - on site coffee bean roasting, handcrafted coffees, nitro-coffees, draft lattes, teas and weekly coffee tastings.

BÖRU:

An exciting new Japanese ramen and poke eatery operated by the owners of Ichiban Japanese Grill & Sushi Bar.

Achroma:

A photography studio and art gallery.

Sweet Society:

Japanese ice cream and desert bar

Sweet Baton Rouge:

A locally owned business with a love for t-shirts, comfort, and quality. They make unique to Louisiana lifestyle t-shirts and accessories that represents southern everyday living.

BRows Cosmetic Tattooing:

Permanant cosmetic clinic specializing in eyebrows and lashes

Massage Emporium:

an Urban Day Spa featuring Massage & Skin Therapy

KOK Wings & Things:

Unpretentious counter-serve restaurant specializing in fried chicken wings -traditional and boneless- and fully loaded fries.

| | |
|--------------------|----------------------------------|
| Building A: | 25,000-SF (LEASED) |
| Building B: | 2,800-SF (LEASED) |
| Building C: | 1,127 SF + Patio |
| Building D: | 3,366-SF + Patio (LEASED) |
| Lease Rate: | \$24-\$29 PSF, NNN |



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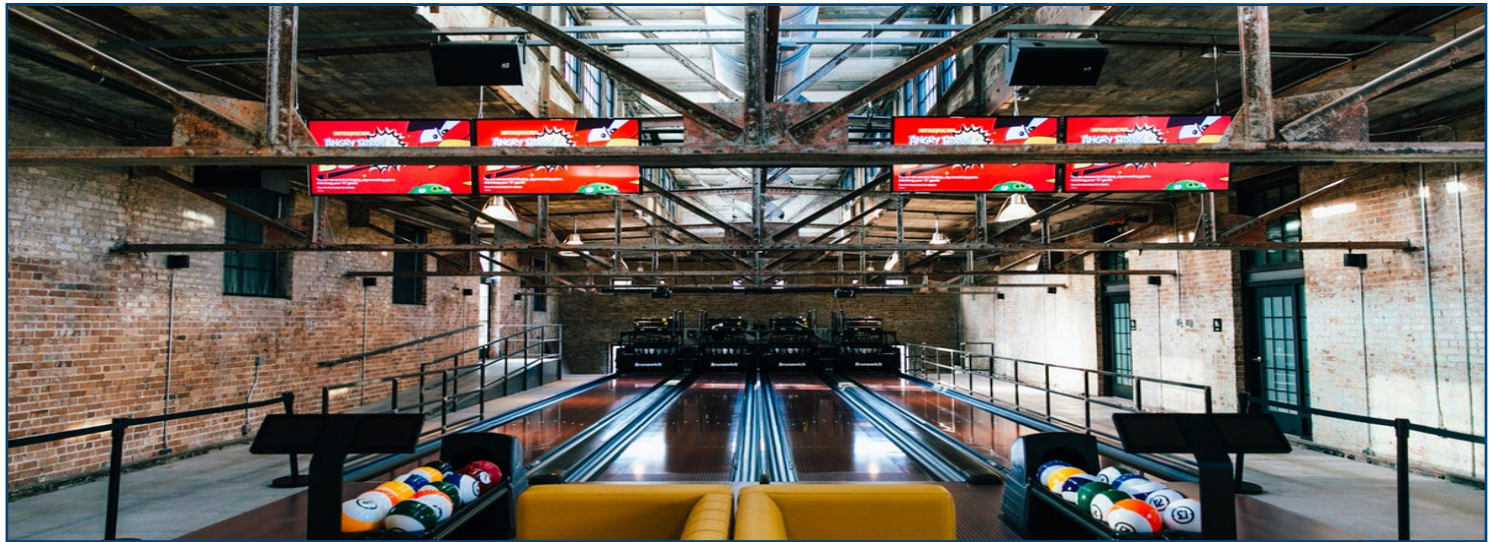
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PHOTOS

ELECTRIC DEPOT



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Retail/Restaurant/Office Space For Lease

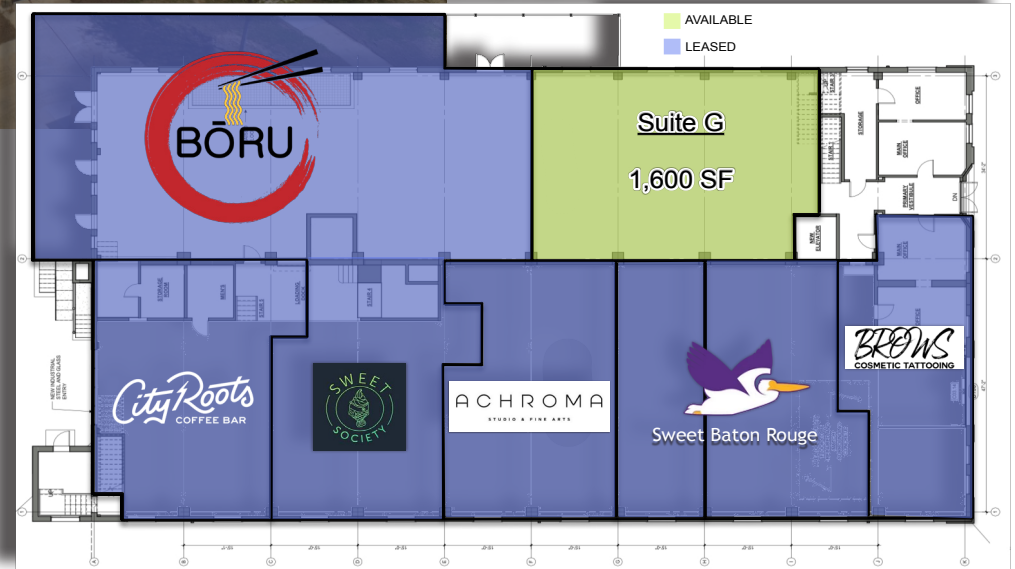
1509 GOVERNMENT STREET, BATON ROUGE, LA

BUILDING B

ELECTRIC DEPOT



**ONLY 1
SUITE
REMAINING**



* Square Footage is Approximate



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BUILDING C

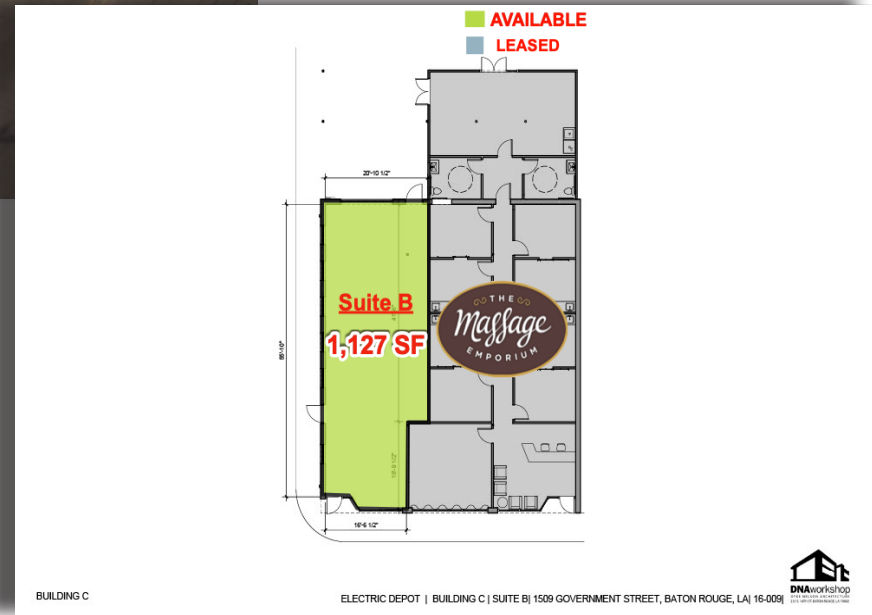
ELECTRIC DEPOT



**ONLY
REMAINING
SUITE**

Office or Retail

Interior (Climate Controlled): 1,127 SF
Patio/Deck: 540 SF
Total: 1,667 SF



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BUILDING D

ELECTRIC DEPOT



Restaurant or Retail

| | |
|--------------------------------|-----------------|
| Interior (Climate Controlled): | 3,366 SF |
| Patio/Deck: | 1,193 SF |
| Total: | 4,559 SF |



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SITE PLAN

ELECTRIC DEPOT



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LOCATION

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