



**Working Together
for You.**

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Waters & Pettit Commercial Real Estate

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Office Space for Lease

4646 GOVERNMENT STREET, BATON ROUGE, LA

OVERVIEW

Highly anticipated Square 46 Mixed-Use development coming in the Summer of 2017. Located on Government Street in the heart of Baton Rouge's Mid-City, Square 46 offers the opportunity for retailers and/or office users to be part of a self contained, traffic generating development in one of the hottest areas in Baton Rouge. Anchored by White Star Market, a unique urban gourmet food hall (whitestar-market.com), this 25,000 square foot mixed-use urban development will be home to a blend of South Louisiana's most unique restaurants, cafes, boutique businesses, and upscale residential units.

Be a part of this exciting development!! Now pre-Leasing retail and office suites starting at 1,000 square feet.



White Star Market's announced vendors to date include:

Gov't Taco (Chef Jay Ducote from Food Network Stars)
Jolie @ The Market (from the team that brought us Jolie Pearl)
Robear Lane (Chef Jesse Romero from Gordon Ramsey's "Master Chef")
Another Silver Spoon (Chef Michael Mangham's return to Baton Rouge)
Fete au Fete (Chef Michah Martello and his New Orleans Creole concept)
Reve Coffee Roasters (Check them out in Lafayette)
Chow Yum Phat (Unique Pho and Ramen dishes, sushi and sashimi)
Dat'z Italian (authentic wood-fired pizzas and other Italian favorites)

Office Spaces

**\$21.50/
SF Modified Gross**
Suite 201 3,706 SF
(2nd & 3rd floors)
Suite 202 2,956 SF
Suite 203 1,130 SF

***Retail space also available**

Please contact agents for more information



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waterspettit.com



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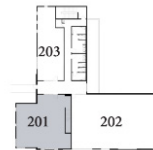
FLOOR PLAN



Conceptual Space Plan Option

Office Suite 201 (2nd Floor)

1. OPEN OFFICE
2. RECEPTION
3. CONFERENCE ROOM
4. BREAK / COPY AREA
5. SUPPLY



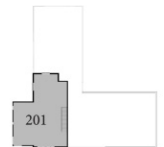
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Conceptual Space Plan Option

Office Suite 201 (3rd Floor)

1. OPEN OFFICE
2. OFFICE
3. BREAK / COPY AREA



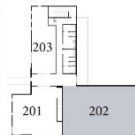
NEED NOT BE BUILT



Conceptual Space Plan Option

Office Suite 202 (2nd Floor)

1. OPEN OFFICE
2. RECEPTION
3. CONFERENCE ROOM
4. BREAK / COPY AREA
5. SUPPLY
6. OFFICE



NEED NOT BE BUILT



Conceptual Space Plan Option

Office Suite 203 (2nd Floor)

1. OPEN OFFICE
2. RECEPTION
3. CONFERENCE ROOM / OFFICE
4. BREAK / COPY AREA



NEED NOT BE BUILT



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SITE PLAN



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AERIAL



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