



MID CITY MERCANTILE

3622 GOVERNMENT ST BATON ROUGE, LA 70806



OFFERED: FOR LEASE

LEASE RATE: \$3,500/MONTH (\$17.55/SF)

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY DESCRIPTION

- This office building, located in the trendy Capital Heights neighborhood, was designed by renowned architect A. Hays Town and boasts countless architectural features emblematic of his signature style.
- It is only a two block walk from Mid City Beer Garden, Doe's Eat Place, Rocca Pizzeria, Cannatella Grocery, Elsie's Plate & Pie, Radio Bar, and other exciting businesses in the revitalized Government Street corridor.
- There are 5 offices, a lobby, reception area, break room, and three total restrooms. One of the large offices has a private restroom. This property has ±80 ft of frontage along Government St.
- This mid-century modern style property also has a private courtyard and ample parking with approximately 12 parking spaces.
- This property is also listed separately for sale.

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INTERIOR PHOTOS

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EXTERIOR PHOTOS



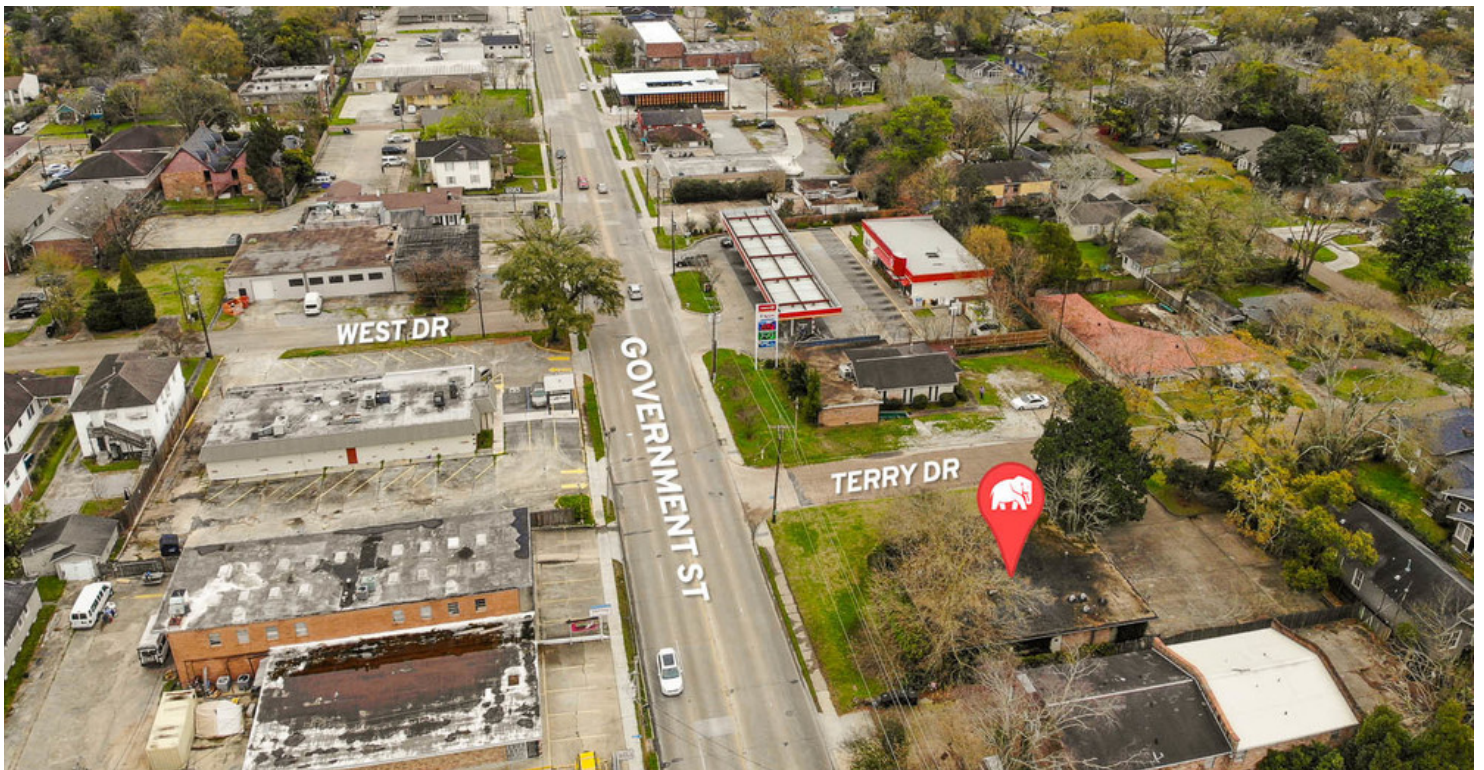
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AERIAL PHOTOS



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The floor plan shows a building with the following rooms and dimensions:

- Reception**: Located at the top left, with a width of 15.5'.
- Lobby**: Located at the top right, with a width of 8.3'.
- Office**: Located in the middle left, with a width of 22'.
- Office**: Located in the middle center, with a width of 29'.
- Office**: Located in the bottom left, with a width of 15.5'.
- Office**: Located in the bottom center, with a width of 30.3'.
- Break Rm**: Located in the middle right, with a width of 32'.
- Storage**: Located at the bottom right, with a width of 34.6'.
- R/R**: Located in the bottom left corner, with a width of 3'.
- R/R**: Located in the middle right, with a width of 3'.
- R/R**: Located in the bottom right, with a width of 3'.
- Courtyard**: Located on the left side, with a width of 37.6'.

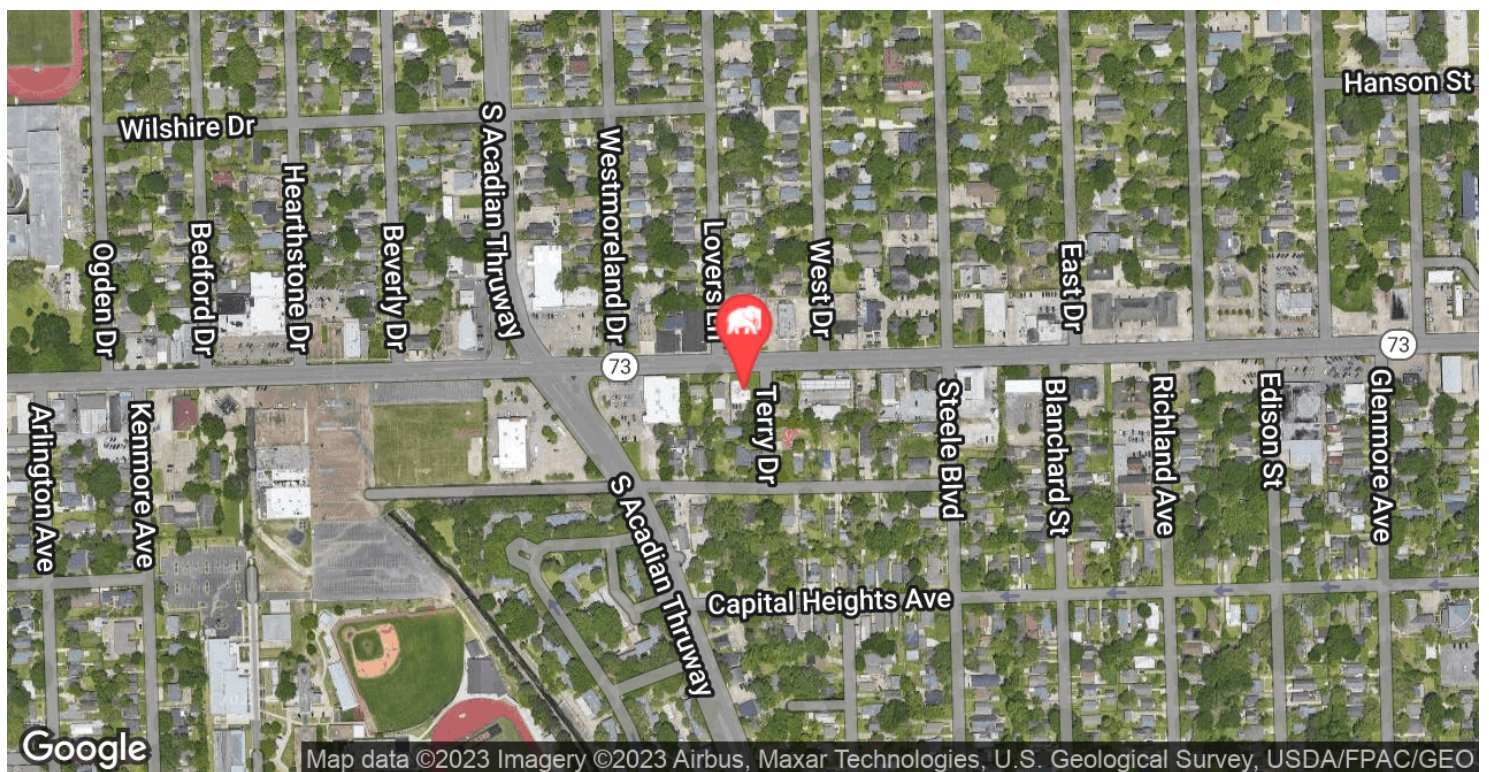
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LOCATION MAPS



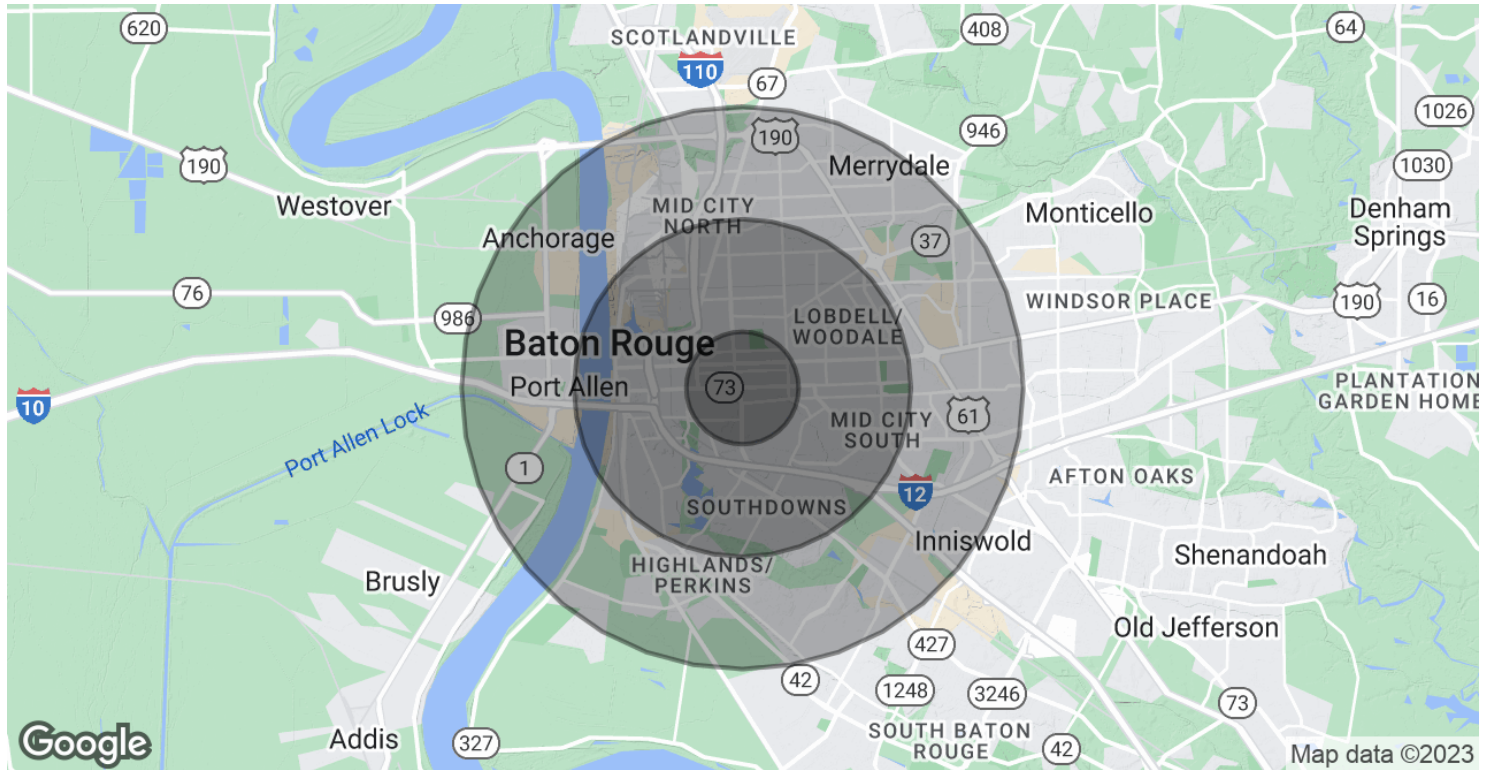
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,733	91,529	182,922
Average age	36.5	31.8	32.3
Average age (Male)	35.9	29.9	30.0
Average age (Female)	36.8	33.9	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,602	35,572	71,601
# of persons per HH	2.3	2.6	2.6
Average HH income	\$71,960	\$55,410	\$57,359
Average house value	\$216,146	\$246,416	\$249,181

* Demographic data derived from 2020 ACS - US Census

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