

 The Water Campus
Baton Rouge, LA 70802

Property Contact
Will Chadwick
225-368-7667

Property Contact
Fabian Edwards
985-974-8301



1200 Brickyard Lane



Office & Retail Space For Lease

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Welcome to The Water Campus

The country's first major center dedicated to the study of coastal restoration and sustainability, The Water Campus is rising on 35 acres along the Mississippi next to downtown Baton Rouge. Thousands of research scientists, water management professionals, contractors and support staff will fill more than 1.6 million square feet of labs, research facilities and commercial space. Working together they strive to carry out their vital work in a collaborative environment – studying coastal threats, formulating theories, exchanging ideas, and cooperating further to arrive at innovative solutions that might never be possible working alone.

The Water Campus is for more than just science and engineering. Other types of firms are calling The Water Campus home, taking advantage of its riverfront location next to existing employment centers, alternative transportation and an unburdened road network.

More than \$100 million has been spent on the first phase of the campus. As it continues to grow, the campus will strengthen efforts to restore and enhance coastal environments in Louisiana, around the country and internationally.

THE
WATER
CAMPUS

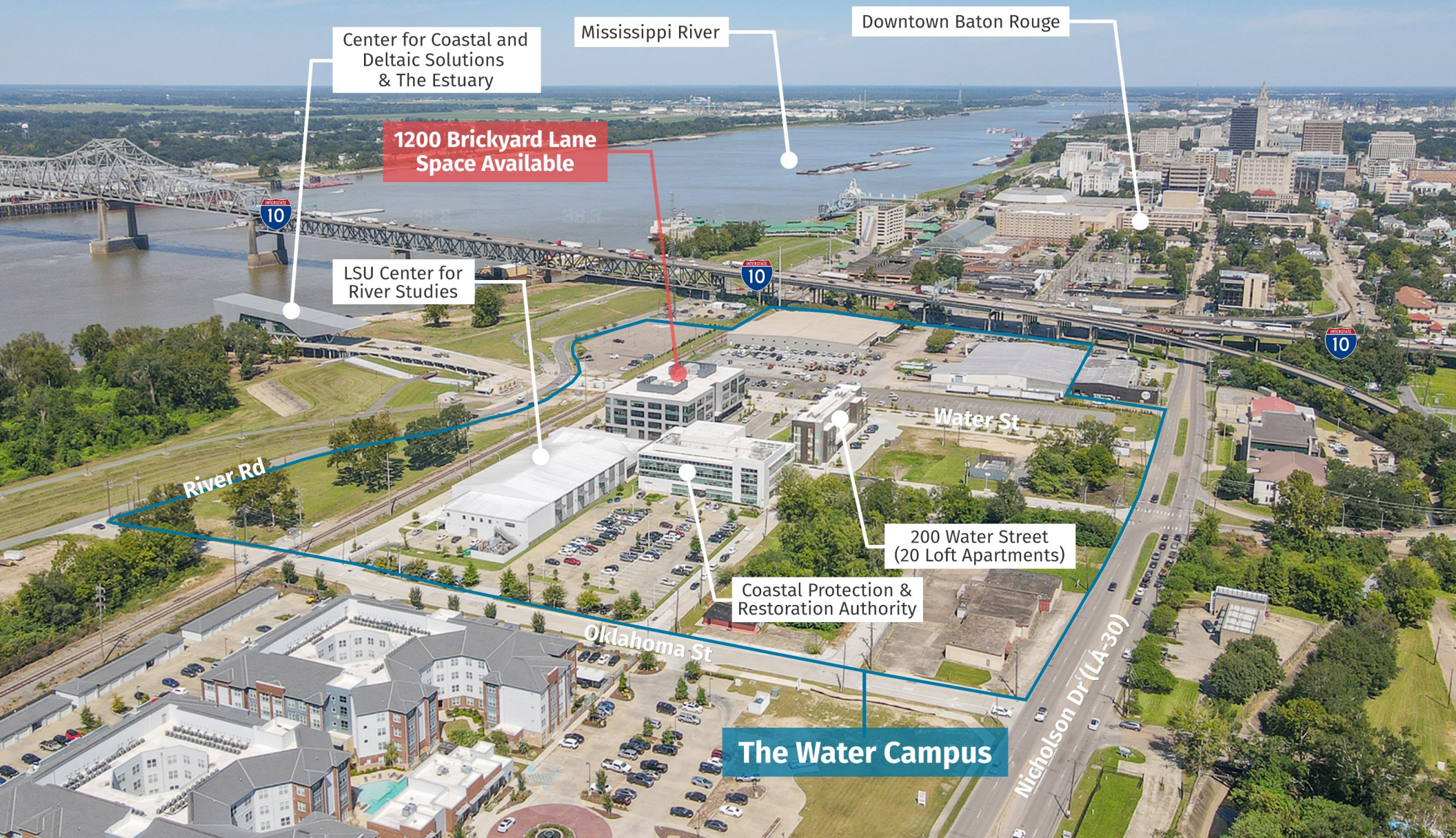


Pictured: The Center for Coastal and Deltaic Solutions (left) & The Mississippi River Bridge

The Water Campus Overview

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Center for Coastal and
Deltaic Solutions
& The Estuary

Mississippi River

Downtown Baton Rouge

**1200 Brickyard Lane
Space Available**

LSU Center for
River Studies

River Rd

Water St

200 Water Street
(20 Loft Apartments)

Coastal Protection &
Restoration Authority

Oklahoma St

The Water Campus

Nicholson Dr (LA-30)

Offering Summary

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Property Summary

- 1200 Brickyard Lane is a four-story mixed-use building located at The Water Campus in Downtown Baton Rouge with options for office, retail, and restaurant space.
- Situated at the Main Square of the Water Campus, this 90,000+ SF building offers tenants a modern workspace with the comfortable amenities of upscale living.
- The ground floor houses a 2,000 SF fitness center exclusively for 1200 Brickyard tenants.
- A spacious lobby featuring local art, natural light with floor to ceiling windows throughout the building, and views of the Bridge and surrounding area enhance the experiences of tenants and visitors alike.
- State of the art, secure wi-fi is provided to all Water Campus buildings by Red Bison.
- Key tenants already located in 1200 Brickyard Lane include: Stantec, The Lemoine Company, Louisiana Cyber Coordination Center (LC3), Radiance Technologies, Stephenson Technologies Corp., and APTIM.

Development Summary

- The Water Campus is a 35-acre, master-planned research and business campus rising on the Mississippi River.
- More than \$125 million has been committed by partners and utilized for the initial phase of the development.
- Five of the planned sixteen buildings have been constructed, operating as world class research facilities, business & institutional offices, and residential apartments.

Available Space Summary

- There are multiple options for office, retail, & restaurant space at 1200 Brickyard.
- Position your retail or restaurant concept on the ground floor with direct access to day-time workers, citizens enjoying downtown and the riverfront in the evenings, and tourists visiting for conferences or recreation.
- The available office space offers businesses and organizations a unique opportunity to join a thriving and growing live / work development unburdened by heavy-traveled roads and loaded with amenities.
- Suites are ready for tenant buildout and can be customized to match your requirements.
- **Tenant buildout allowances available for qualified tenants.**

Current Availability

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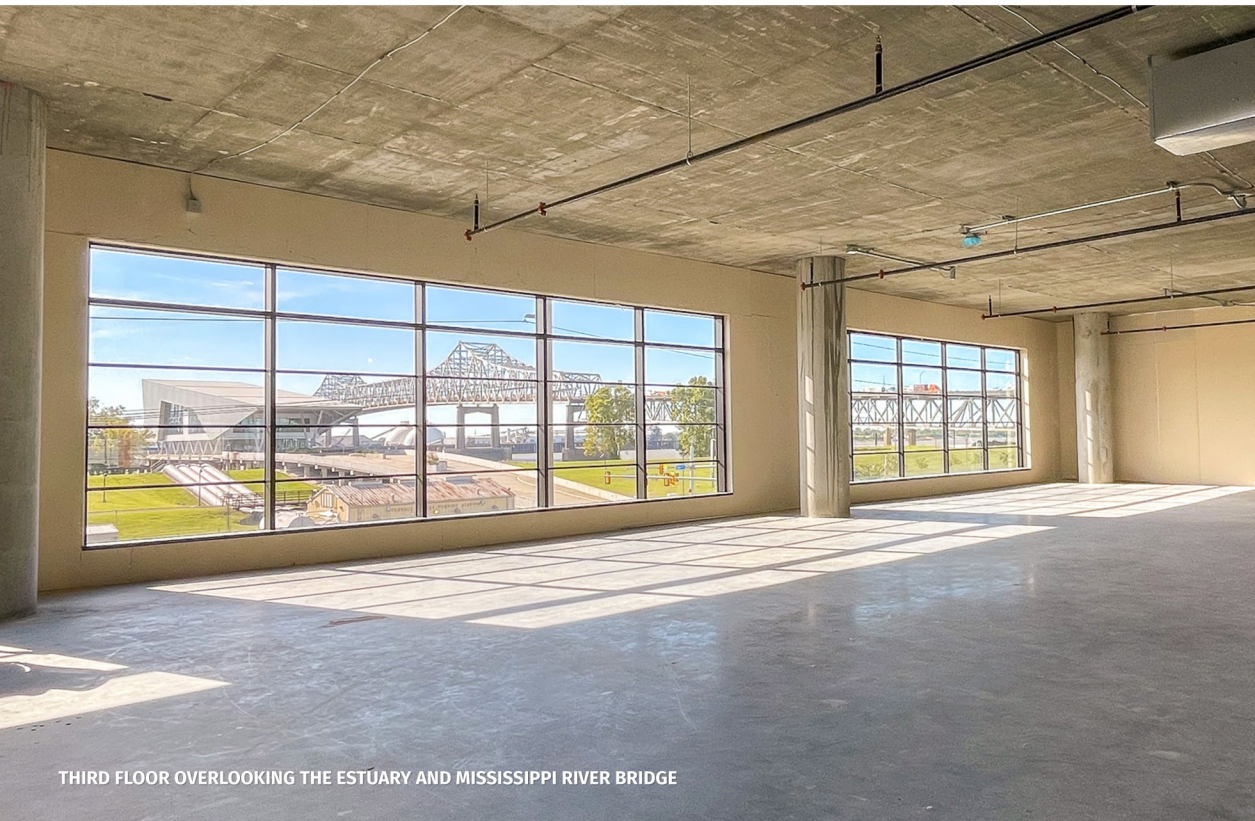
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1200 Brickyard Lane

Available spaces are in shell condition and ready for tenant buildout. Tenant improvement packages available for qualified tenants. Multiple buildout options are possible and most suites can be subdivided.

| Suite | Floor | Rentable SF | Usable SF | Use Type | Lease Type | Lease Rate |
|-------|--------|-------------|-----------|---------------|------------------|---------------|
| 102 | Ground | 3,770 | 3,322 | Retail/Office | NNN/Full Service | \$32.00/SF/YR |
| 103 | Ground | 10,072 | 8,874 | Retail/Office | NNN/Full Service | \$32.00/SF/YR |
| 401 | Fourth | 6,934 | 5,795 | Office | Full Service | \$32.00/SF/YR |



Floorplan - Ground Level

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 **Available Suites**
Most suites can be configured to meet tenant requirements.



Floorplan - Second Level

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Available Suites

Most suites can be configured to meet tenant requirements.



Leased

Brickyard Lane

Floorplan - Third Level

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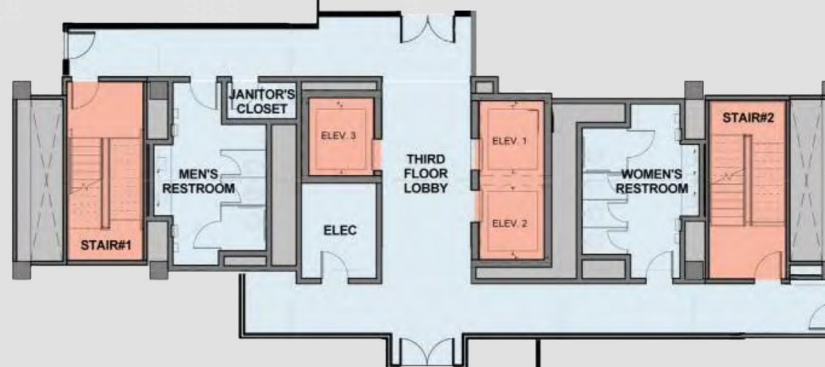
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Available Suites

Most suites can be configured to meet tenant requirements.

 **APTIM**
Leased



the Lemoine company
Leased

Brickyard Lane

Floorplan - Fourth Level

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 **Available Suites**
Most suites can be configured to meet tenant requirements.



401
6,934 RSF
5,795 USF

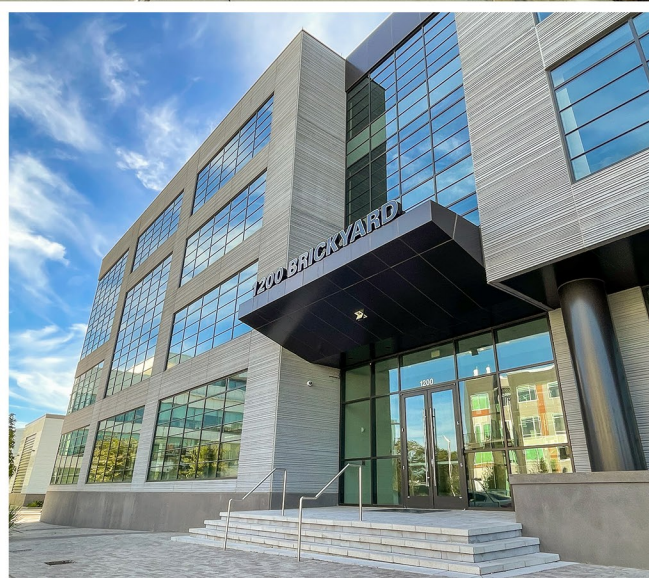
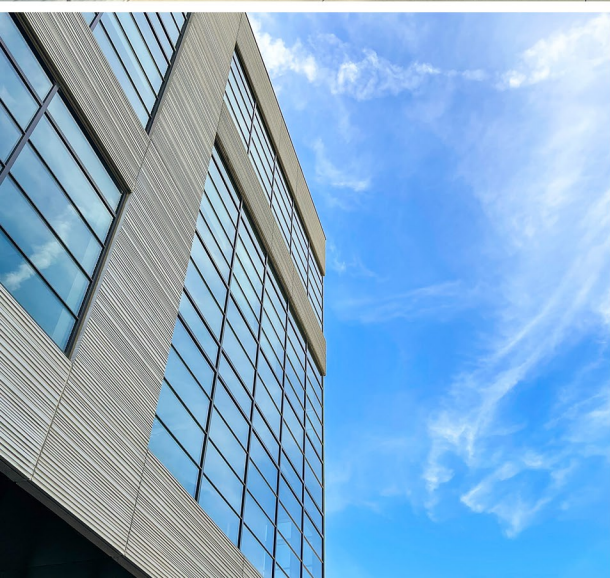
Brickyard Lane

2'-10" 22'-6" 5'-0" 25'-0" 5'-0" 25'-0" 6'-0" 23'-0" 6'-0" 25'-0" 5'-0" 25'-0" 5'-0" 22'-6" 2'-10"

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Space Ready for Buildout

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Water Campus Photos

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Downtown Baton Rouge

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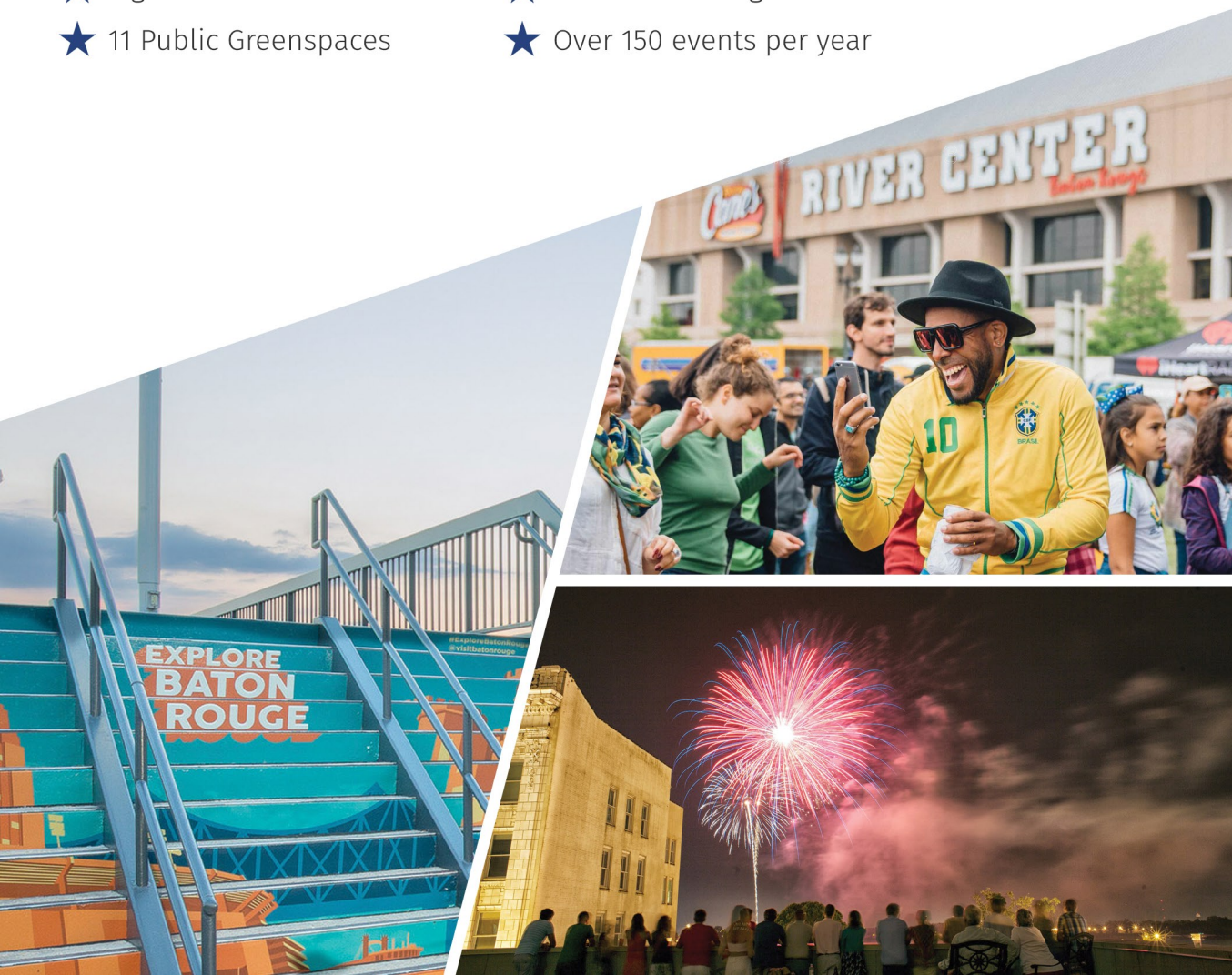
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Welcome to the beating heart of Louisiana's Capital City

Discover the dynamic regional destination that draws more than three million visitors every year. Downtown Baton Rouge offers diverse activities, venues and cultural experiences for all — whether you live here, work downtown or choose to spend leisure time with us.

- ★ Five Large Concert Venues
- ★ Eight Art Galleries
- ★ 11 Public Greenspaces
- ★ 60 Restaurants
- ★ 20 Bars & Lounges
- ★ Over 150 events per year



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Will Chadwick, MBA

Partner - Retail Sales & Leasing

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Office: 225-368-7667

Professional Background

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.



Fabian Edwards, JD/DCL

Associate - Office Sales & Leasing

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Professional Background

Fabian Edwards is a Louisiana native and graduate of Southeastern Louisiana University. After graduating from SELU, he earned his Juris Doctor and Diploma of Comparative Law from the LSU Paul M. Hebert Law Center. Prior to his brokerage career, Fabian worked as a litigation attorney at Keogh Cox, where he handled a wide array of disputes with particular emphasis on property lawsuits.

Fabian understands that open communication and responsiveness are imperative to ensuring client expectations are recognized and exceeded. As a member of the Elifin team, Fabian uses his prior litigation experience, strong attention to detail, and unrelenting work ethic to zealously represent his clients.