



# HISTORIC DOWNTOWN ASSET FOR SALE

200 3RD ST BATON ROUGE, LA 70801



OFFERED: FOR SALE

**SALE PRICE: \$2,500,000 (\$100/SF)**

**±25,000 SF | 3 FLOORS**

## 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 SUMMARY

- ELIFIN® is proud to present this remarkable asset at the hard corner of 3rd St and Convention St. for sale. Utilized for 114 years as a Masonic Temple, this property is poised for revitalization as a Downtown mainstay.
- This landmark property, located in the Downtown Baton Rouge Historic District, features 3 floors totaling ±25,000 SF. The first floor is in shell condition and features several private offices, conference rooms, and a great potential retail storefront. The second floor includes a mixture of private offices, storage areas, and a commercial kitchen with a cafeteria-style seating area. The third floor consists of a mixture of open areas, private offices, and two unique areas with stadium-style seating.
- Directly across Convention St from a 5-level parking garage that provides convenient parking for visitors and customers.
- Roof replaced in 2014 along with several upgrades to plumbing, HVAC, and electrical systems.
- Located in close proximity to the Watermark Hotel, Shaw Centre for the Arts, Hotel Indigo, Hilton Baton Rouge, LSU Museum of Art, Manship Theatre, Old State Capitol Building, the Mississippi River, and many restaurants and retailers along 3rd Street.

## DOWNTOWN BATON ROUGE

- There are over 1,500 annual events in Downtown including parades, races, and large events, and new businesses and residents continue to flock to the vibrant community in Downtown.
- On top of the weekend & nightlife attractions it offers, Downtown boasts a significant level of public sector employees as well as private businesses that drive daytime traffic to retailers and restaurants.

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# PROPERTY INFORMATION

## LOCATION INFORMATION

Street Address	200 3rd St
City, State, Zip	Baton Rouge, LA 70801
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Sub-Market	Downtown
Cross-Streets	3rd St. & Convention St.
Township	7S
Range	1W
Side Of The Street	North
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	US-190 (Florida St)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Office / Retail
Property Subtype	Office Building
Zoning	C5
Lot Size	0.21 Acres
APN #	162019
Lot Frontage	128 ft
Lot Depth	64 ft
Corner Property	Yes

## BUILDING INFORMATION

Building Size	25,000 SF
Building Class	B
Tenancy	Single / Multiple
Number Of Floors	3
Parking Type	Street / Garage
Free Standing	Yes
Number Of Buildings	1

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# AERIAL PHOTOS

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS

**CONTACT:**

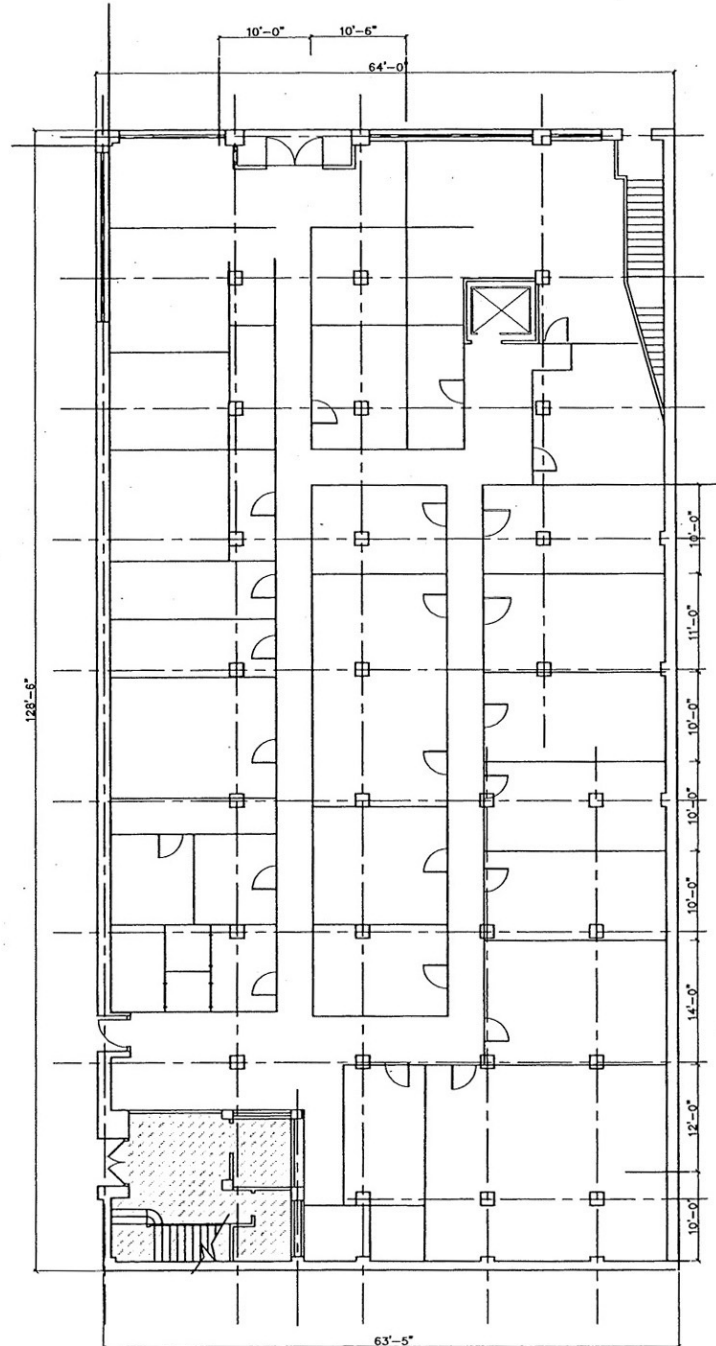
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# FLOORPLANS -1ST FLOOR

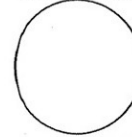


**1st. FLOOR**  
scale: 1/8"=1'-0"

RENTAL 7672 SQ.FT.  
ST. JAMES 552 SQ.FT.  
LODGE SPACE

JAMES D. DODDS  
ARCHITECT AIA  
C. DALE HOTARD  
ARCHITECT AIA  
409 North Seventh Street  
BATON ROUGE, LA 70802  
(225) 383-7777  
elgstudio@earthlink.net

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Studio**  
A PROFESSIONAL ARCHITECTURAL CORPORATION



REVISIONS  
ALL DRAWINGS ARE  
1/2" SCALE INDICATED

**St. James Masonic Lodge**  
Convention & Third St.  
Baton Rouge, LA  
PROJECT NUMBER: 01-1986 COMPUTER FILE:

SHEET TITLE  
DRAWN BY:

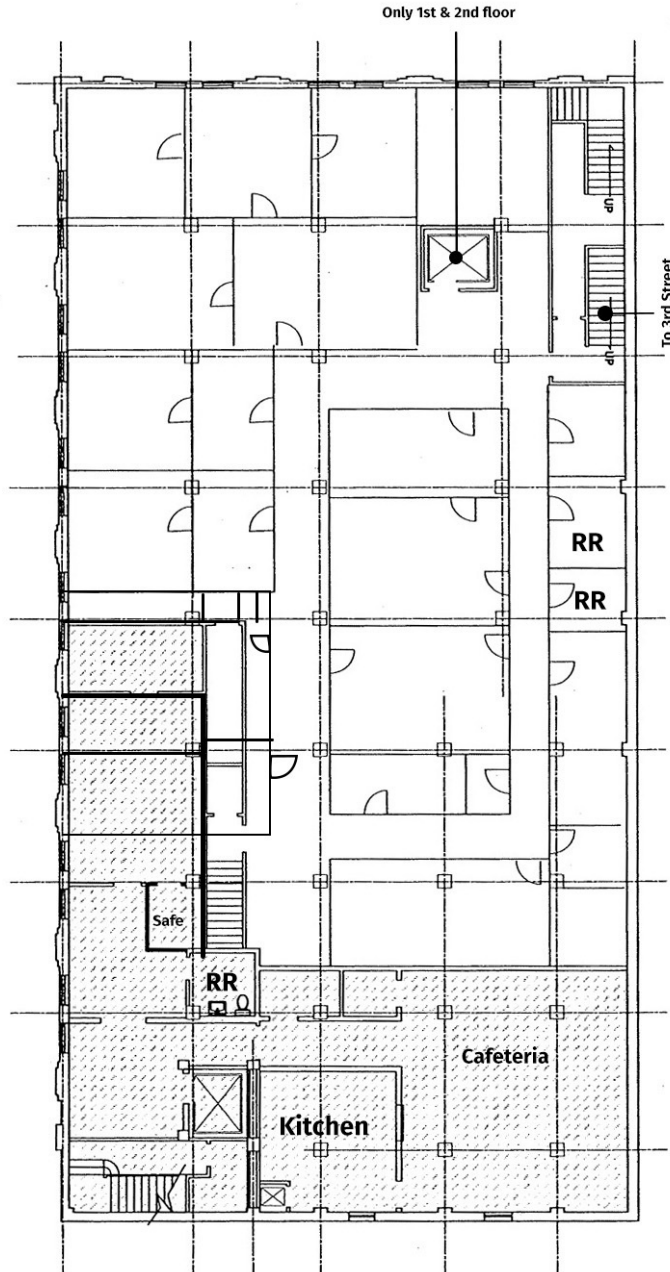
SHEET  
**1**  
DATE:

## CONTACT:

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504.270.1354



# FLOORPLANS - 2ND FLOOR



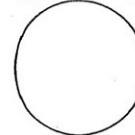
**1 2nd. FLOOR**  
scale: 1/8"=1'-0"

RENTAL 5138 SQ.FT.  
ST JAMES 3086 SQ.FT.

LODGE SPACE

JAMES D. DODDS  
ARCHITECT  
C. DALE HOTARD  
ARCHITECT AIA  
409 North Seventh Street  
BATON ROUGE, LA 70802  
(225) 215-1777  
etgstudio@earthlink.net

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**St. James Masonic Lodge**  
Convention & Third St.  
Baton Rouge, LA

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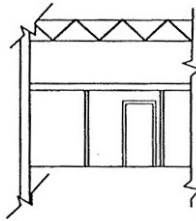
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SHEET  
**2**  
DATE:

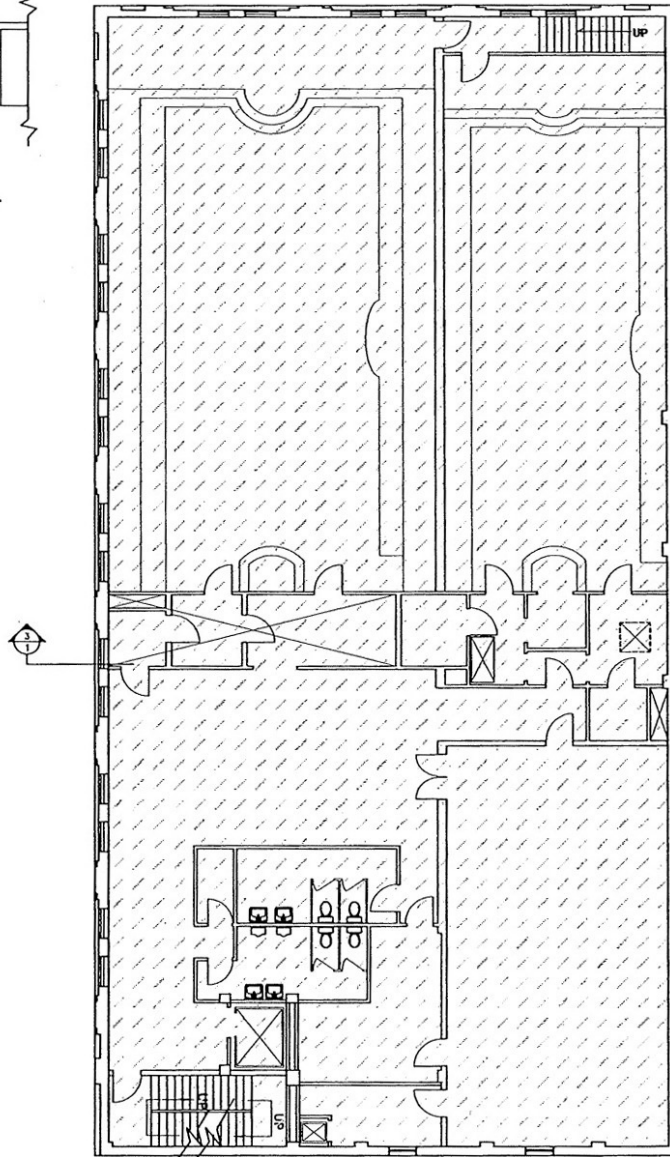
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# FLOORPLANS - 3RD FLOOR



1 SECTION  
scale: 1/8"=1'-0"



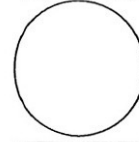
1 3rd. FLOOR  
scale: 1/8"=1'-0"

ST JAMES 8224 SQ.FT.

LODGE SPACE

JAMES D. DODDS  
ARCHITECT A.I.A.  
C. DALE HOTARD  
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DATE  
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Convention & Third St.  
Baton Rouge, LA  
PROJECT NUMBER: 01-1986 COMPUTER FILE: -

SHEET TITLE  
DRAWN BY:

SHEET  
3  
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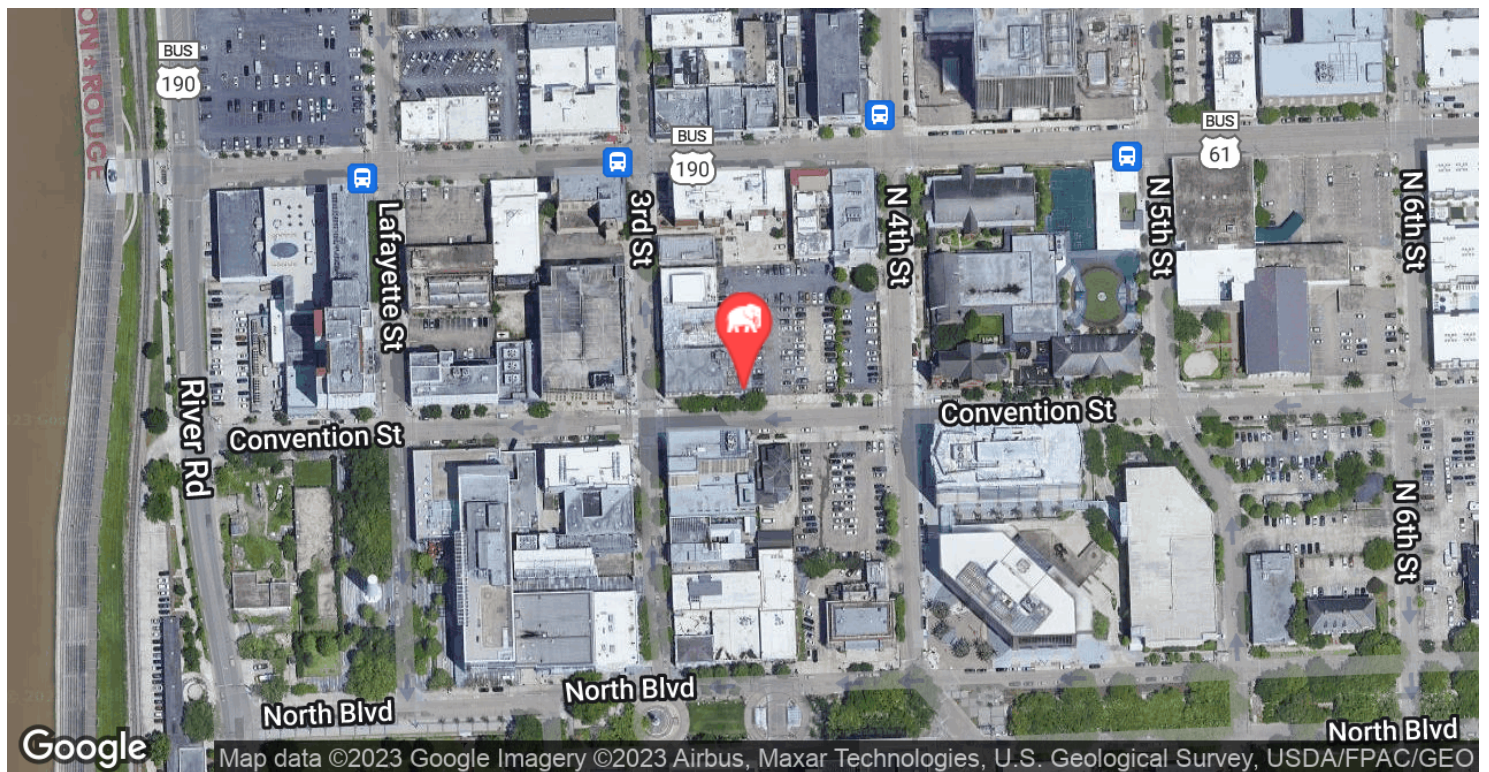
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# LOCATION MAP



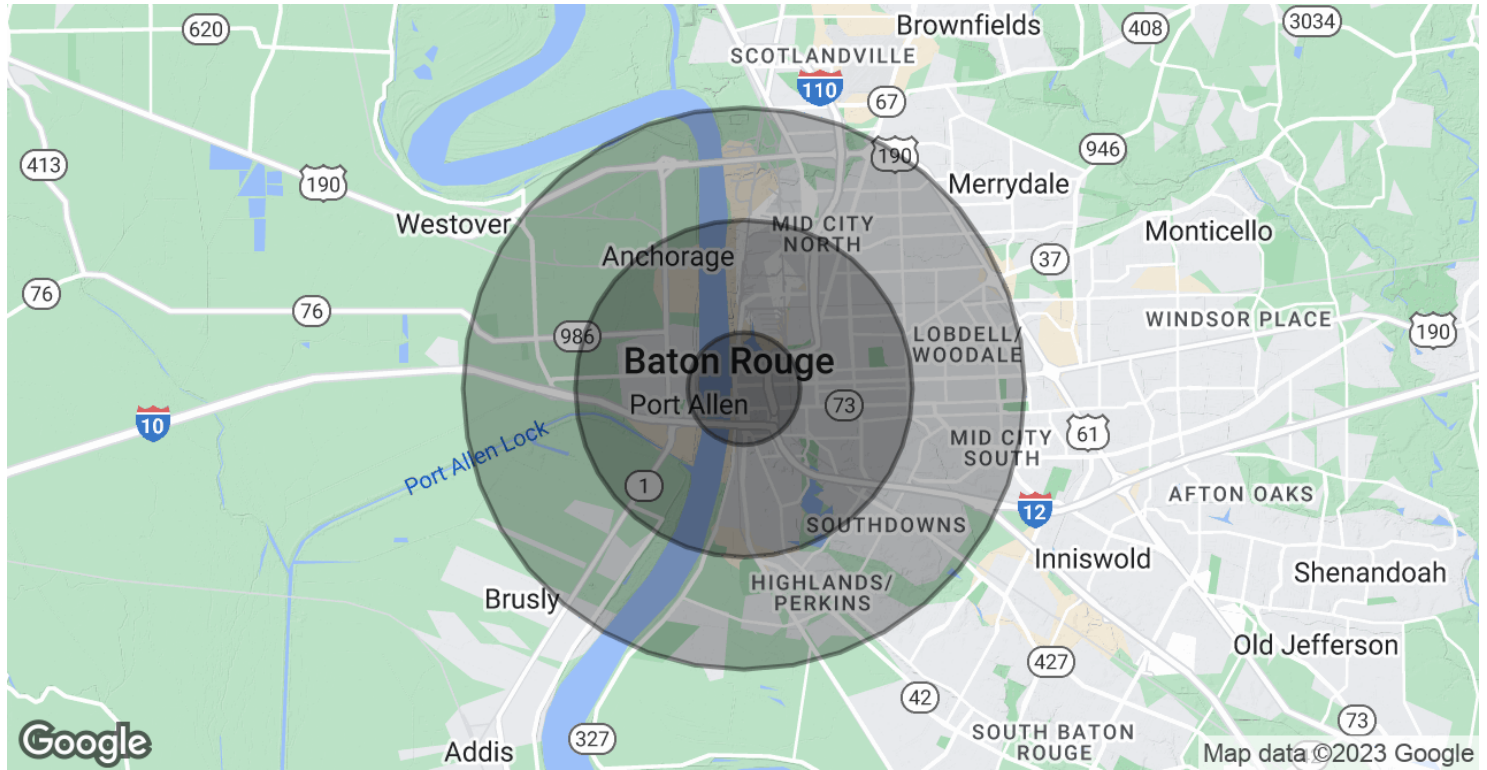
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,089	58,192	136,308
Average Age	30.2	31.0	30.5
Average Age (Male)	29.3	29.5	28.7
Average Age (Female)	31.1	32.4	32.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,439	22,054	52,056
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$40,708	\$46,414	\$51,416
Average House Value	\$102,972	\$166,434	\$223,099

\* Demographic data derived from 2020 ACS - US Census

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# BATON ROUGE OVERVIEW

## CULTURALLY RICH AND HIGHLY ACTIVE

Downtown showcases the **Old State Capital**, which has been turned into a museum, and the **New State Capital**, which is the tallest in the nation and features an observation deck. Tourists and residents alike flock to the city's renowned restaurants including **Blend**, **Jolie Pearl Oyster Bar**, **the Kingfish Grill**, and **Capital City Grill**.

**Arts and culture** abound in Baton Rouge. The Mid-City Cultural District and the Perkins Road Arts District provide **tax incentives**, mostly in the form of **exempting state tax on purchases**, to **promote cultural activity** in these areas.

The **Louisiana Art & Science Museum** sits in a historic railroad depot and features both a museum and planetarium. It hosts numerous annual exhibits including Egyptian artifacts and interactive solar system displays. It draws approximately 200,000 **tourists each year**.

**Spanish Town** is the city's oldest neighborhood and part of the National Register of Historic Places. It hosts the city's largest **Mardi Gras parade** each year, drawing more than 200,000 participants, and is known for its eclectic culture and many restaurants.

Baton Rouge is synonymous with Street Festivals that **draw nearly one million visitors each year**.

- **Festival of Lights** is held annually in December and draws about **10,000 visitors**. North Boulevard is lit with more than 1 million lights, and attendees enjoy an outdoor ice-skating rink and an artists' village.

- **Live After Five** is the city's premier outdoor music and entertainment event. Twelve concerts of various genres are held each year (six in the Fall and Spring) drawing **more than 100,000 attendees**.

- The **Baton Rouge Blues Festival** is held each April and honors the legend of home-grown blues artists like Slim Harpo, Silas Hogan, and Rudy Richard. Originating in 1981, the festival draws about **10,000 visitors annually**.

Source: Visit Baton Rouge



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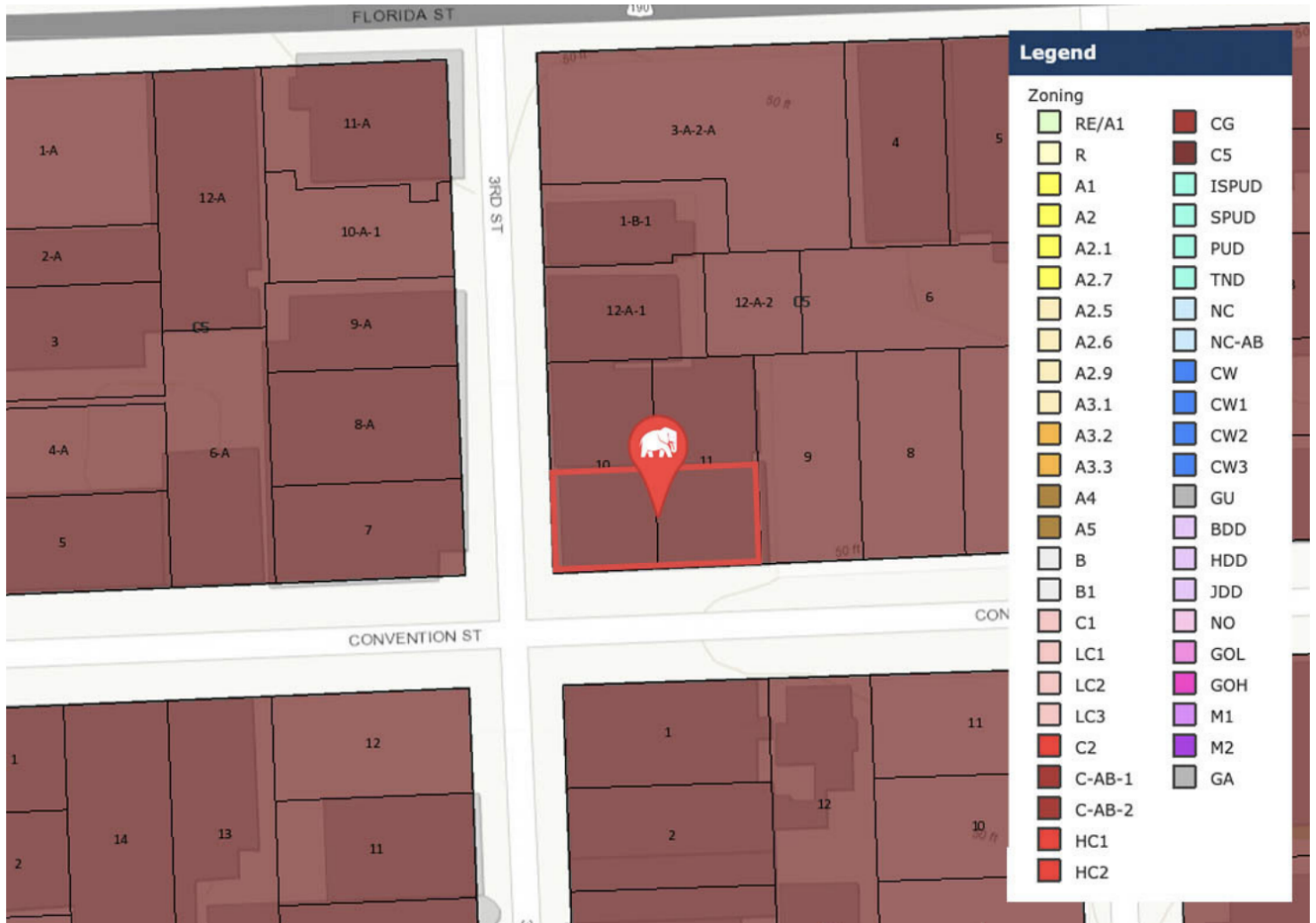
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# ZONING MAP



## C5 - BUSINESS

This district allows office and commercial uses within the Downtown Development District without setback and parking requirements. There may be any uses in the preceding sections including restaurants, which involve the sale or serving of alcoholic beverages for consumption on premises.

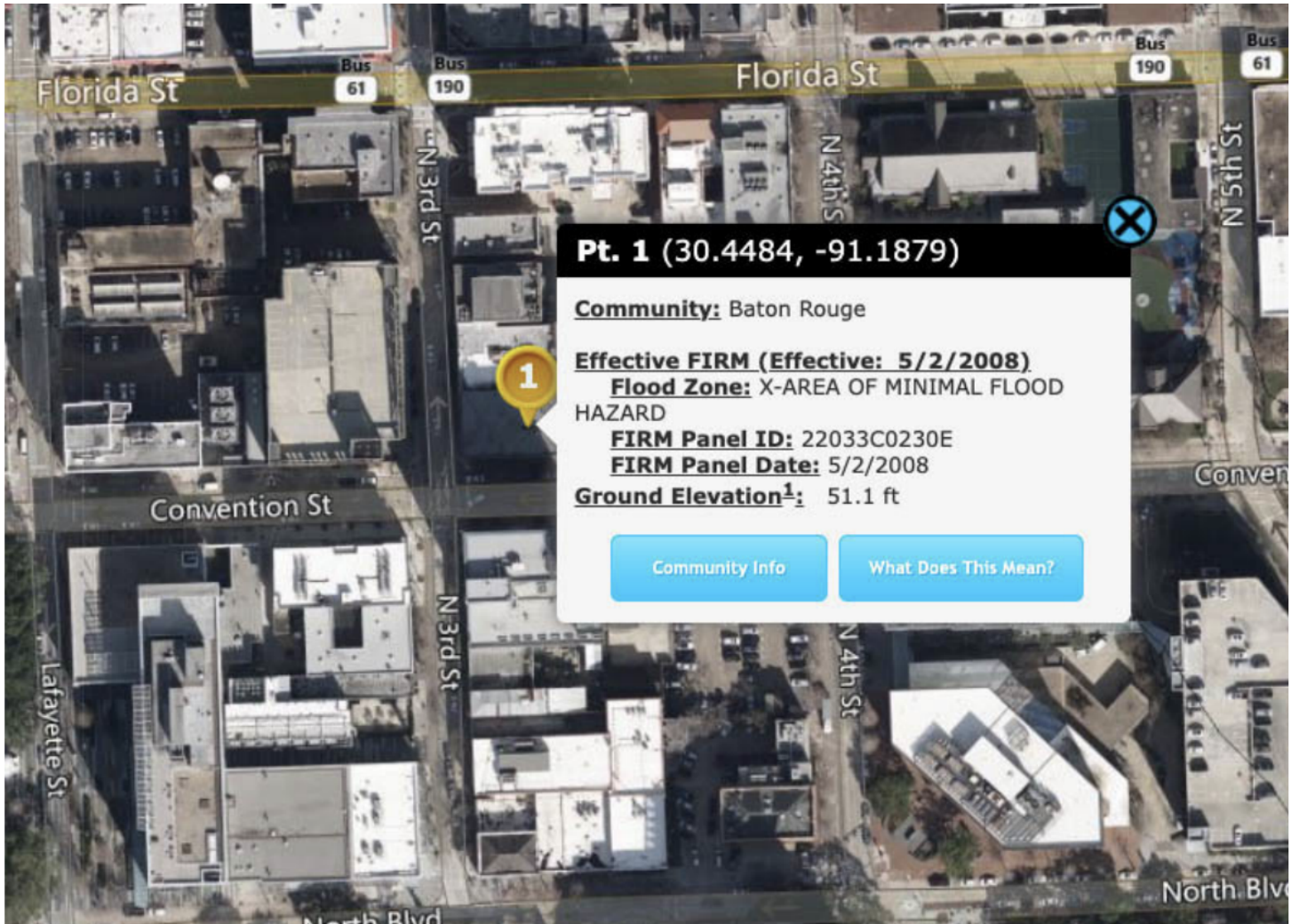
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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