



THE PREMIER DOWNTOWN RESTAURANT SPACE

555 LAFAYETTE ST BATON ROUGE, LA 70802



FOR LEASE

LEASE RATE: \$24.00 SF/YR NNN (\$7,300/MONTH)

3,650 SF

- 1st-Floor corner suite in IBM Building
- 1,278 SF Kitchen/Service Area - Existing vent hood and walk-in cooler/freezer included
- Strong daytime population
- Space for approximately 130 patrons

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Location and functionality combine in this Class A, 1st-floor, corner suite to make it the best available downtown restaurant space on the market.
- This outstanding lease opportunity is located on the northeast corner of the prestigious IBM Building at the intersection of Lafayette Street and North Street, adjacent to the 525 Lafayette Luxury Apartments.
- Featuring a spacious dining room, a 1,278 SF kitchen/service area, a walk-in cooler, and a first-class bar with street-side views, this space is ideally positioned for a restaurant tenant eager to become one of downtown's top attractions.
- The tall windows and bright colors create an extravagant downtown dining experience, and the distinguished location in the IBM Building gives the property a first-rate appeal.
- This location is ideally situated to capitalize on the numerous surrounding State agencies and their day-time employee population.
- Space for approximately 130 patrons.
- NNN rates are \$4/SF.

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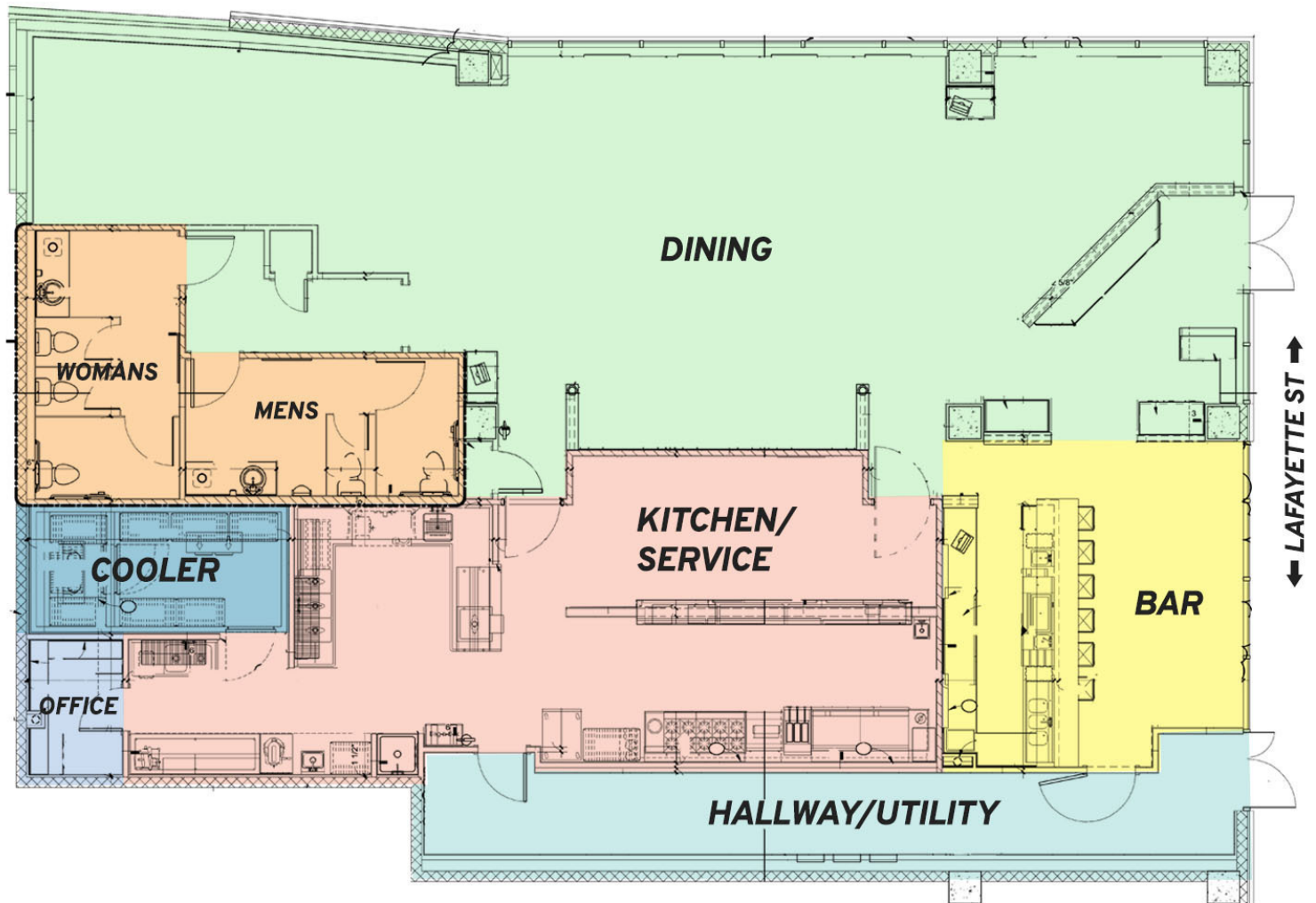
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FLOORPLAN

555 LAFAYETTE ST
3,650 SF



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INTERIOR PHOTOS



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KITCHEN PHOTOS

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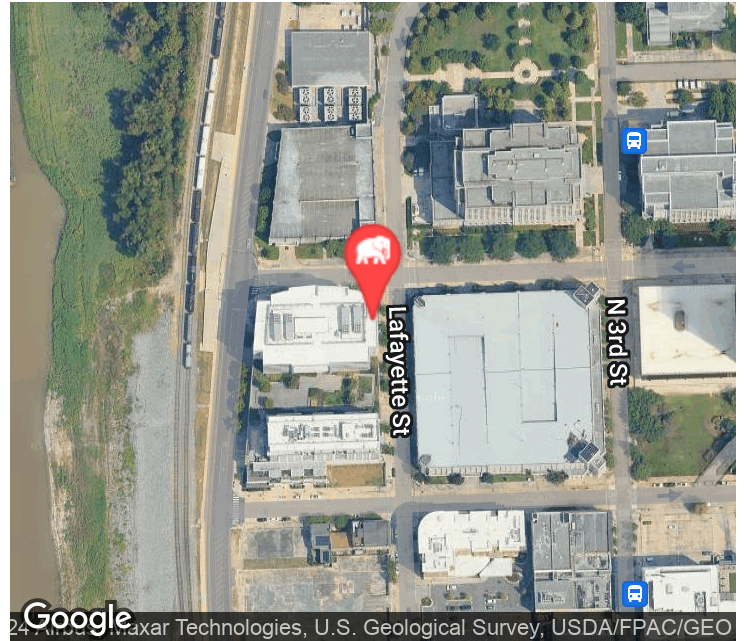
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	555 Lafayette St
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Location Description	Located at the corner of North St. and Lafayette St. on the first floor of the IBM Building, downtown Baton Rouge.
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Airport	Baton Rouge Metropolitan
Township	7S
Range	1W
Section	46

PROPERTY INFORMATION

Property Type	Retail
Zoning	C5
APN #	29262
Corner Property	Yes

BUILDING INFORMATION

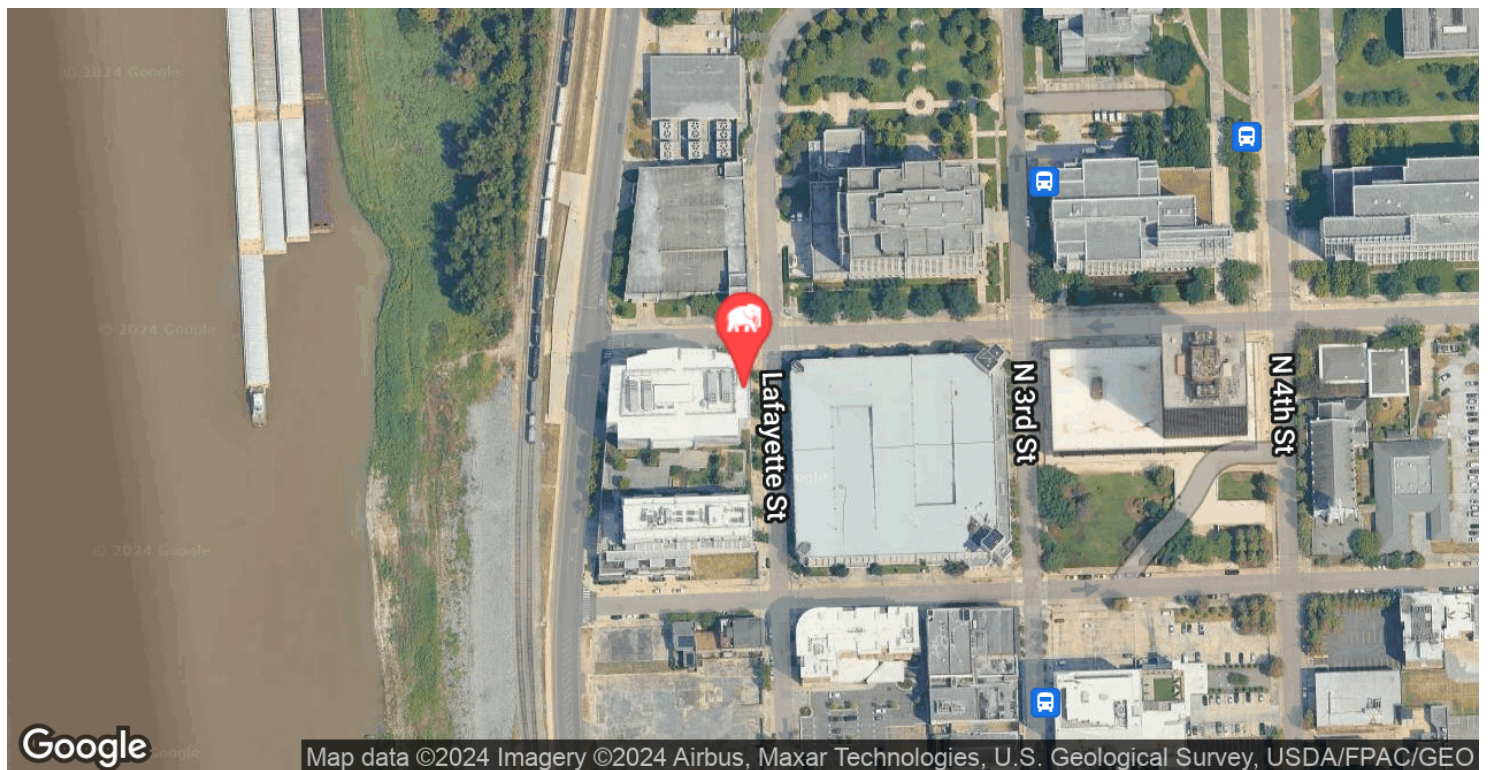
Available Suite Size	3,650 SF
Parking Type	Street
Restrooms	2

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LOCATION MAP

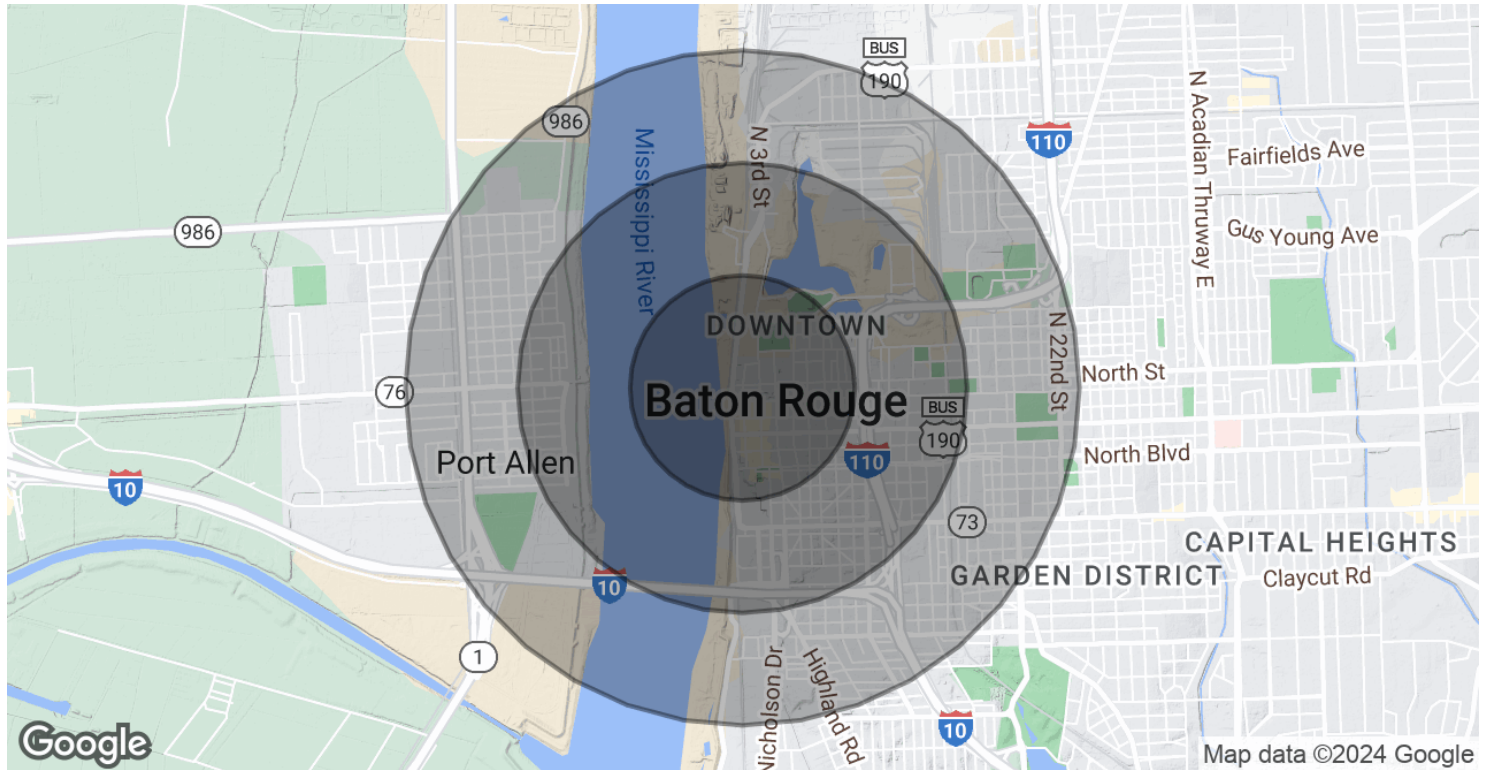
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,363	4,640	10,491
Average Age	33.9	34.9	35.5
Average Age (Male)	33.5	33.7	34.4
Average Age (Female)	37.3	35.5	36.2

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	1,056	2,810	5,816
# of Persons per HH	1.3	1.7	1.8
Average HH Income	\$60,130	\$58,005	\$46,632
Average House Value	\$219,872	\$206,594	\$334,494

* Demographic data derived from 2020 ACS - US Census

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