

4646 GOVERNMENT STREET, BATON ROUGE, LA 70806

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# Square 46



Office Space for Lease



# Executive Summary

Square 46 is the foremost live / work / play development in Baton Rouge's booming Mid City corridor. Towering over the walkable Government Street, this three-story development houses a complimentary mix of popular restaurants, professional services firms, retail shops, and luxury residential apartments.

Intimately situated among the continued economic, commercial, and residential growth of Mid City, Square 46 is now offering upscale office space for lease.

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## Available Spaces

<b>Suite 201 (Building 1, Second Floor)</b>	±1,546 SF
<b>Suite 202 (Building 1, Second Floor)</b>	±3,262 SF
<b>Suite 301 (Building 1, Third Floor)</b>	±1,868 SF

## Co-Tenants at Square 46

Bistro Byronz

Tap 65

Mid-City Artisans

Frameworks Gallery

Edward Jones Investments

Novus Reb Engineering

Alberstadt Lambert Design





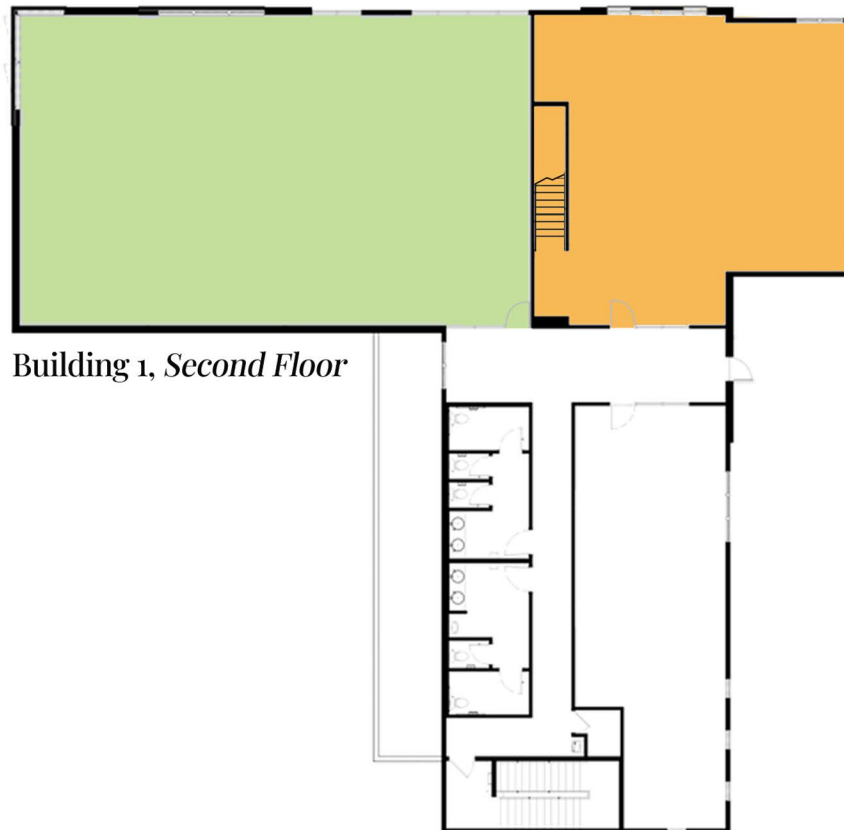
# Current Availability

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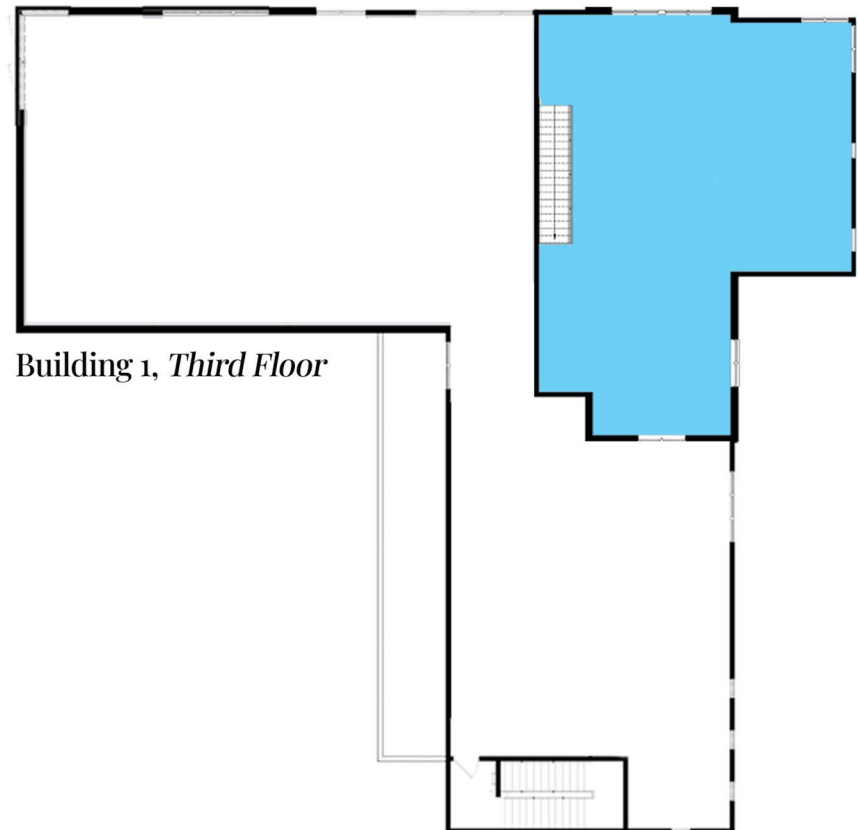
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Suite	Rentable SF	Lease Type	Lease Rate
201	±1,546	Full Service	Contact Broker
202	±3,262	Full Service	Contact Broker
301	±1,868	Full Service	Contact Broker



Building 1, Second Floor

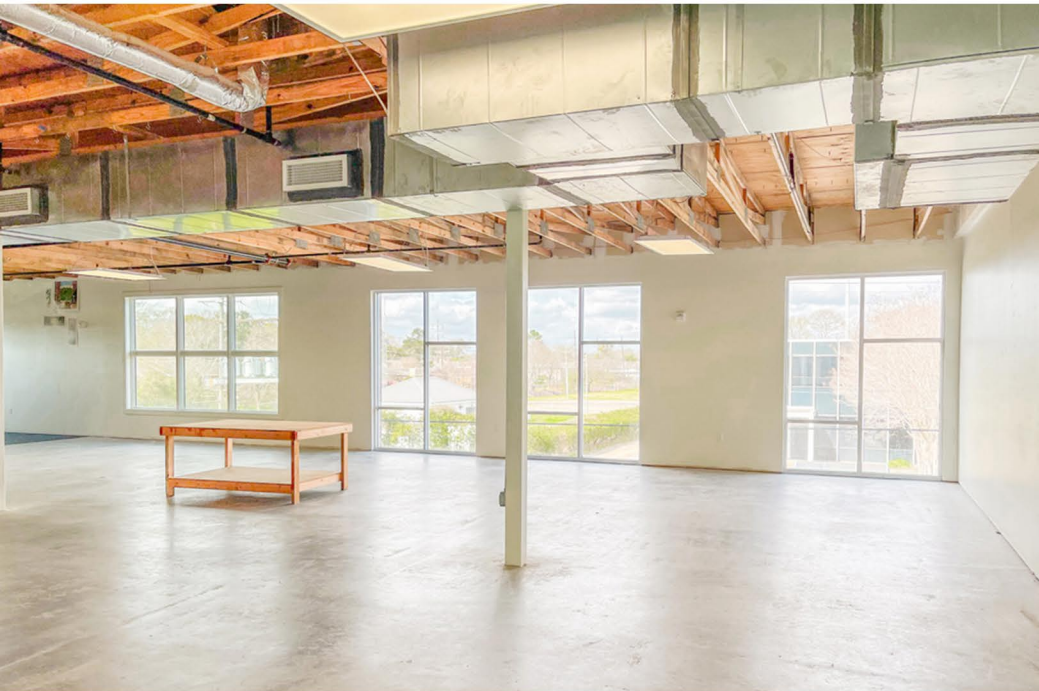


Building 1, Third Floor

# Suite 202 Interior Pics

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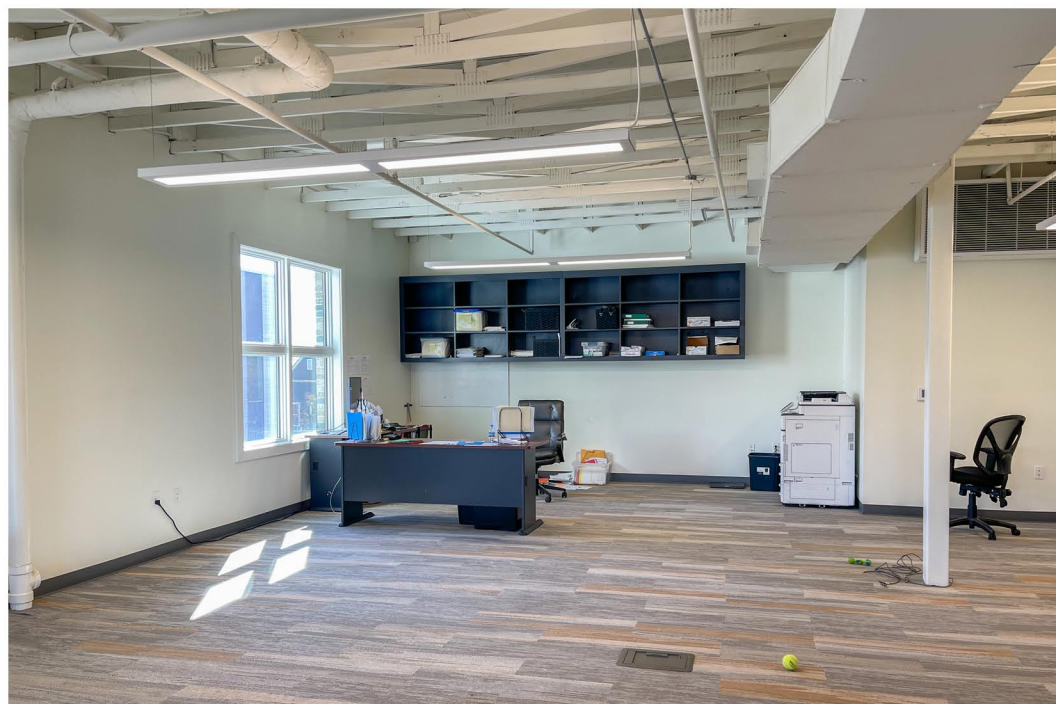
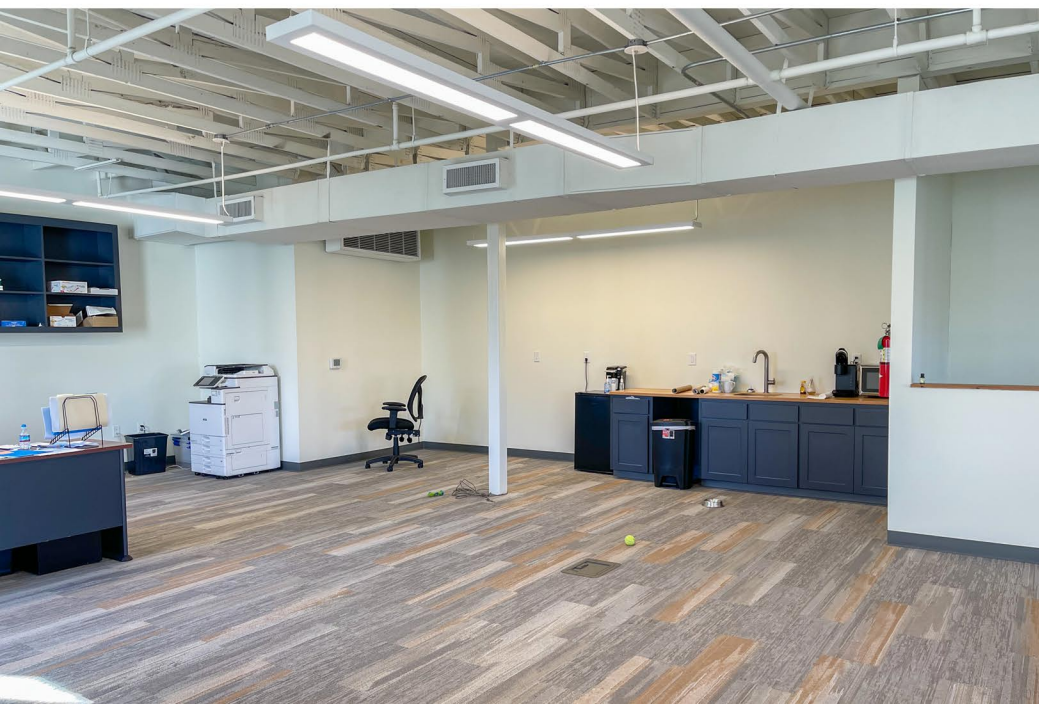
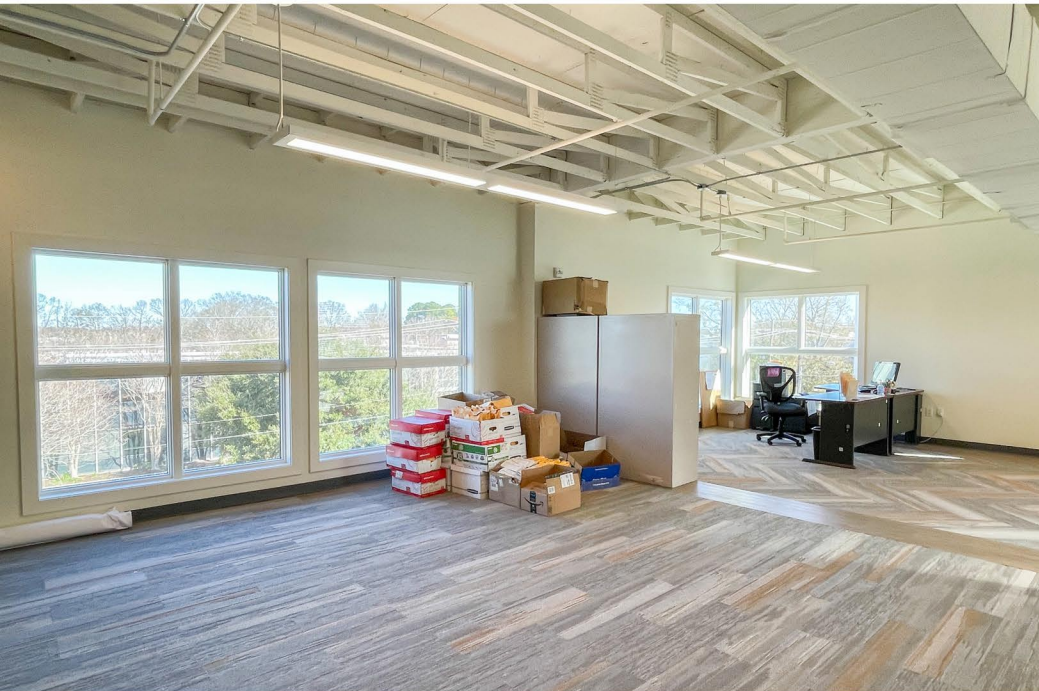




# Suite 301 Interior Pics

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# Aerial Facing East

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# Aerial Facing West

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MOORE ST

GOVERNMENT ST

UNITED STATES POSTAL SERVICE  
OUR LADY OF THE LAKE  
PHYSICIAN GROUP

giraphic Print Shop

Zotti FINANCIAL SERVICES

FRONT YARD BIKES  
JACK'S

SARKO ORIENTAL RUGS

4615 Government St  
Redevelopment in Progress

LETTERMANS





# Square 46 Exterior Photos

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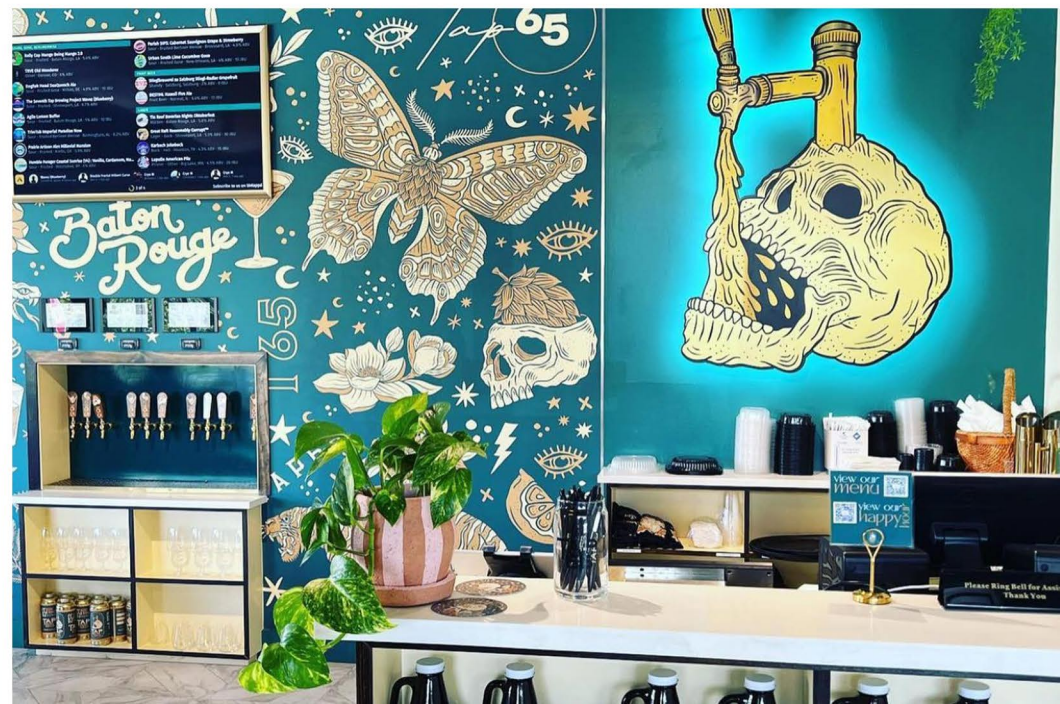




# Square 46 Interior Photos

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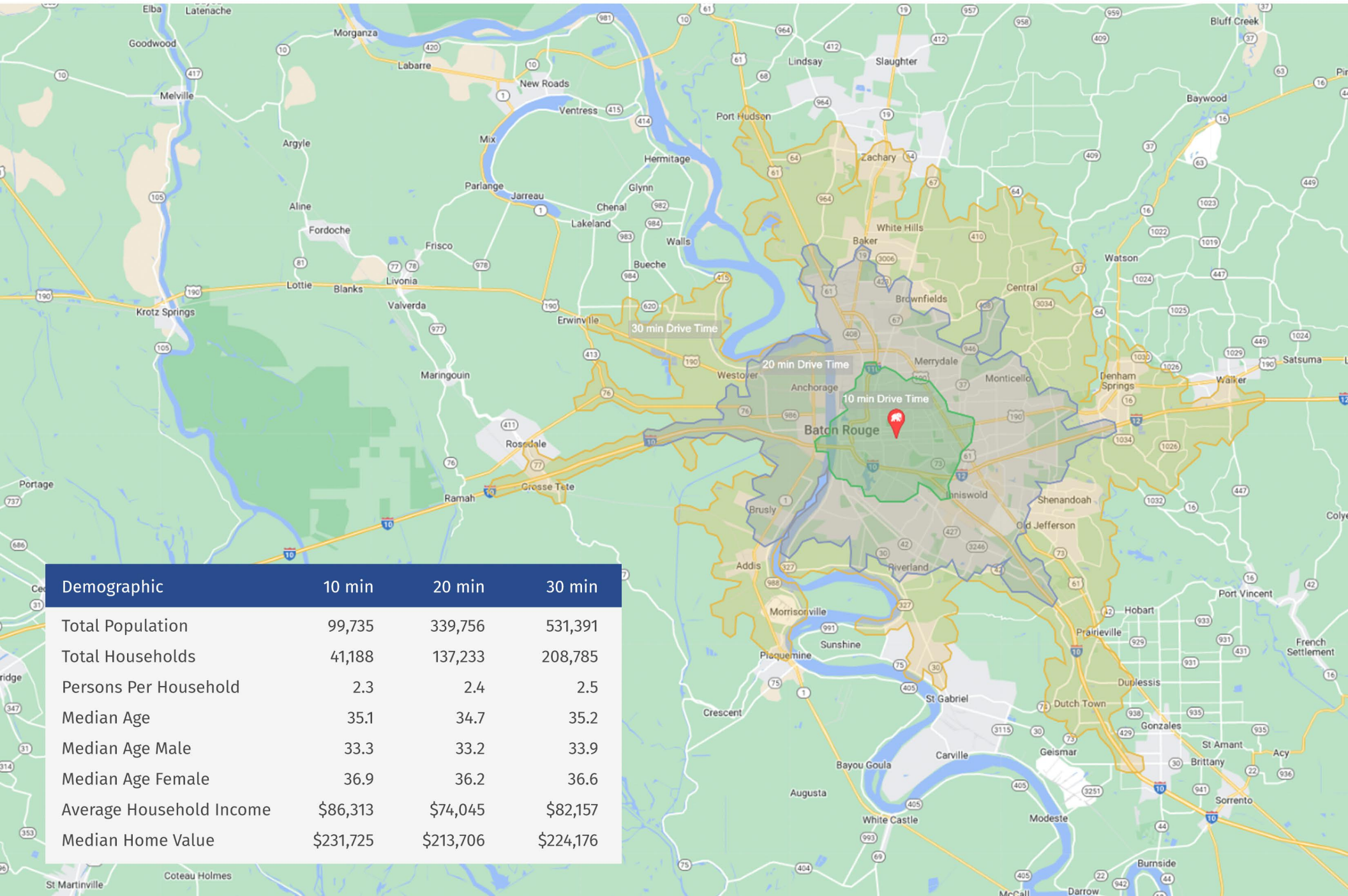




# Drive Time Demographics

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Demographic	10 min	20 min	30 min
Total Population	99,735	339,756	531,391
Total Households	41,188	137,233	208,785
Persons Per Household	2.3	2.4	2.5
Median Age	35.1	34.7	35.2
Median Age Male	33.3	33.2	33.9
Median Age Female	36.9	36.2	36.6
Average Household Income	\$86,313	\$74,045	\$82,157
Median Home Value	\$231,725	\$213,706	\$224,176



# Government Street in Mid-City

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## Live, Work, and Play in Baton Rouge's "Fastest Growing Neighborhood"

Welcome to Baton Rouge's trendiest melting pot. Described as a "city within a city," there is something for everyone on Government Street, and the citizens of Mid-City are showing up for it – they live here, work here, and play here. With businesses ranging from grocery stores, antique shops, retail centers, art galleries, lawyers, doctors, pharmacists, tattoo parlors, and a new restaurant-concept seemingly every month, this street offers businesses a strong sense of community and a path for growth.

*"The Mid City buzz isn't buzz anymore. It's real."*

- ★ **414 Businesses and 6,499 Employees** in the Government Street corridor
- ★ **40.4% Increase in Property Values** in adjacent Capital Heights neighborhood since 2015
- ★ **\$214,417 Average Household Income** in adjacent Garden District neighborhood
- ★ **\$301,990 Median Home Value** in adjacent Garden District neighborhood
- ★ **\$114,360,000 spent on retail annually** by adjacent Garden District and Capital Heights households
- ★ **\$11,700,000 "Road Diet" Improvement Project** completed in 2021, making Government Street pedestrian-friendly

Source: [midcitymerchantsbr.org](http://midcitymerchantsbr.org), [225batonrouge.com](http://225batonrouge.com), [businessreport.com](http://businessreport.com), [census.gov](http://census.gov), [regis.sitesusa.com](http://regis.sitesusa.com), [data.brla.gov](http://data.brla.gov), [datausa.io](http://datausa.io)





# Baton Rouge Market Map

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# Tourism & Events in Baton Rouge

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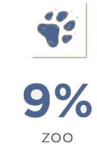


## Entertainment in Louisiana's Capital City

As Louisiana's Capital City, Baton Rouge is the heart and soul of the state's eclectic culture. With over 300 years of history, Baton Rouge has a colorful story to tell, which can be tasted through our culinary offerings, seen through the picturesque views of the Mississippi River and historical landmarks and experienced through the vibrant arts and culture scene. In the "Red Stick," every day is worth celebrating, even more so through our festivals and events held throughout the year. So, sit back, relax and let us make the planning easy – we'll be waiting to welcome you with Southern hospitality and an authentic Louisiana experience!

- ★ **11 million+** visitors per year
- ★ **\$958,000,000** spent by visitors
- ★ **340 Yearly** meetings, conventions, & events
- ★ **38,200 Jobs** supported by Tourism
- ★ **870,569** Population in MSA
- ★ **305,441** Households in MSA
- ★ **\$270,000** Median Home Sale Price

### Activities & Experiences (Top 10)



Source: VisitBatonRouge.com, census.gov, datausa.io

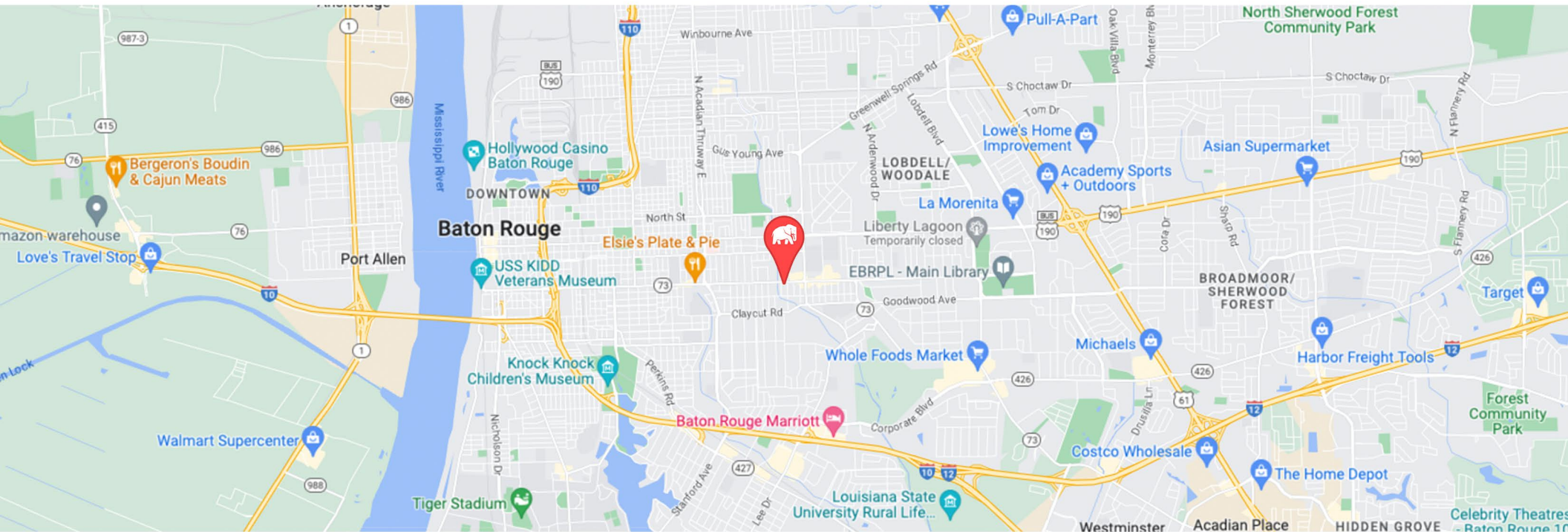




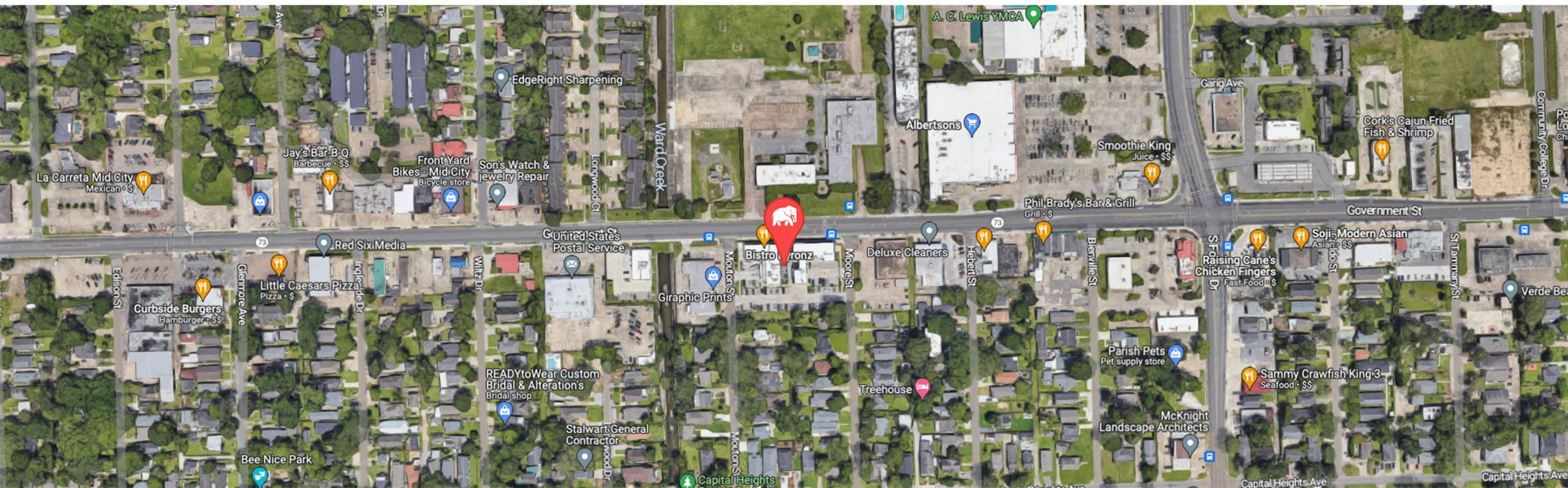
# Location Maps

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MAP DATA PROVIDED BY GOOGLE





# Leasing Agent Contacts

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