



GOVERNMENT STREET OFFICE BY LEGENDARY FROSTOP DINER

436 GOVERNMENT ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$13.60 SF/YR (\$1,700/MO)

1,500 SF | MODIFIED GROSS

- Suite B available
- 4 private offices, reception area, kitchenette, 2 restrooms
- Extensive renovation complete
- Located directly next to Frostop

CONTACT:

JACOB LOVELAND
225.460.0877

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

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- One suite is available in this Government Street office building adjacent to the legendary Frostop Diner in Downtown Baton Rouge.
- Suite B at 436 Government St is ±1,500 SF and consists of 4 private offices, reception area, kitchenette, and 2 restrooms. The suite has been almost completely renovated.
- Suite A in the building is currently occupied by Pedal Pub.
- Locate your business in the Beauregard Town neighborhood and enjoy all of the amenities and proximity that Downtown Baton Rouge offers.

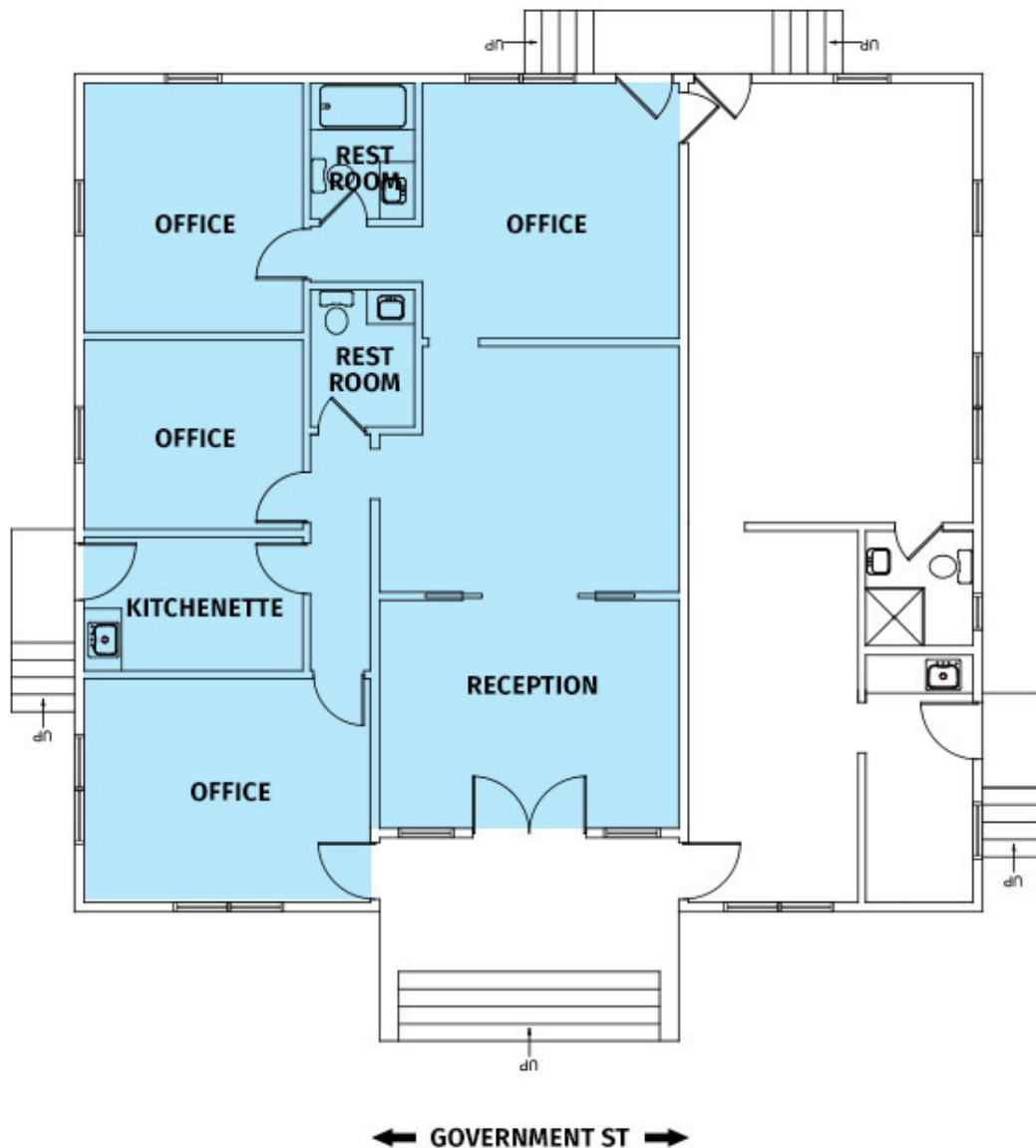
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FLOORPLAN

SUITE B - AVAILABLE

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INTERIOR PHOTOS

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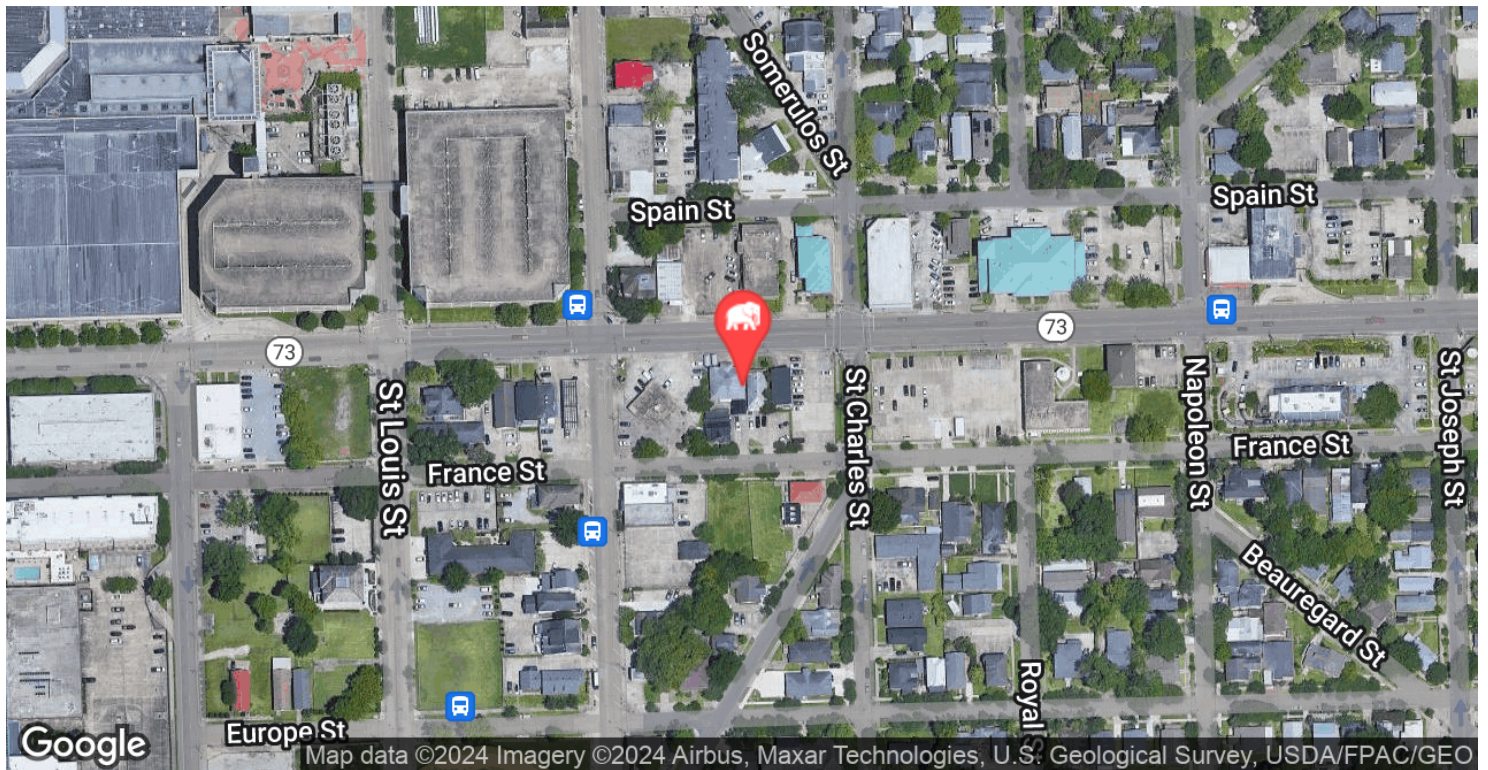
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LOCATION MAP



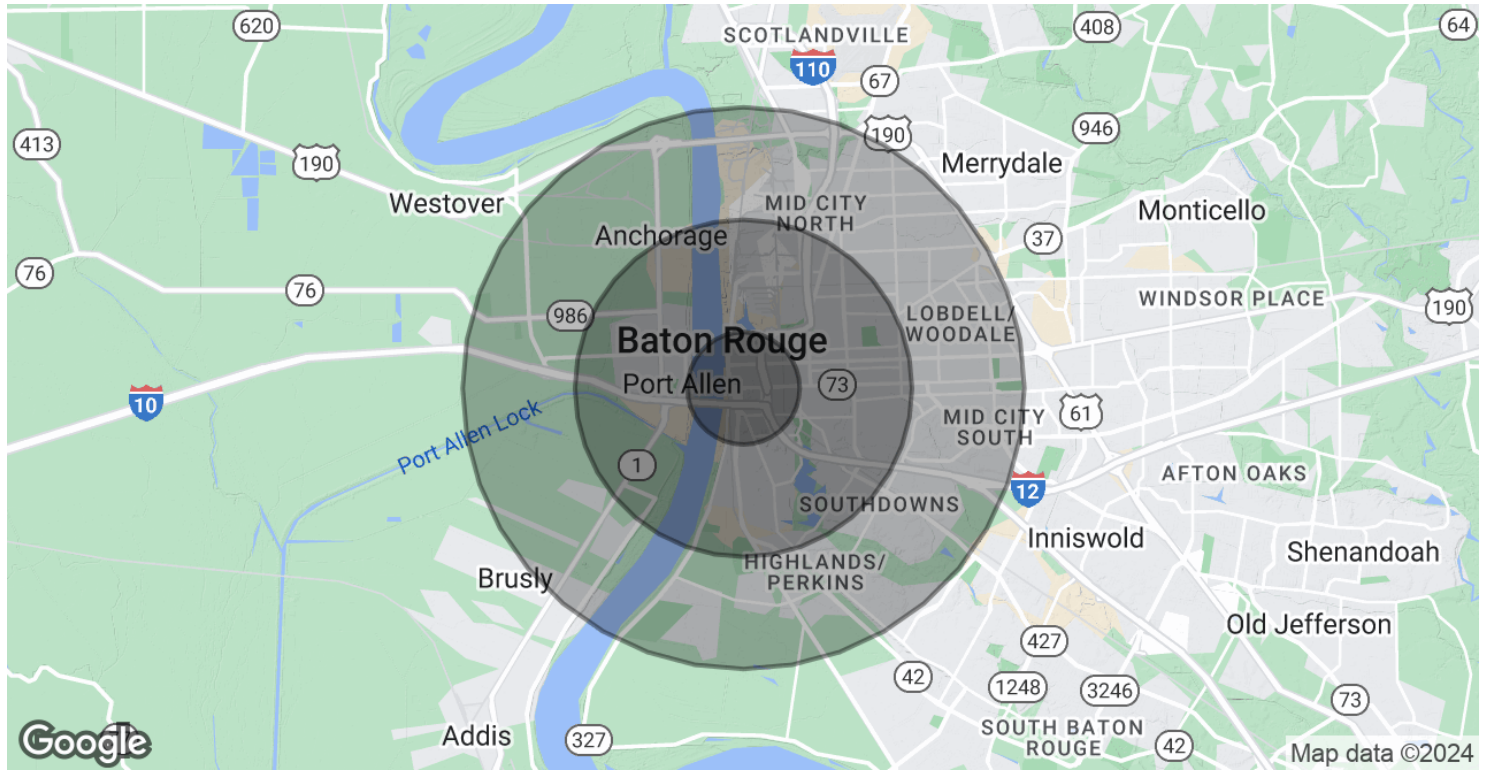
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,929	61,066	133,900
Average Age	33.6	36.6	34.3
Average Age (Male)	32.4	35.1	33.3
Average Age (Female)	35.4	36.8	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,862	31,681	66,189
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$48,857	\$67,319	\$61,728
Average House Value	\$108,494	\$176,401	\$174,561

* Demographic data derived from 2020 ACS - US Census

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