



**Working Together  
for You.**

### Robert Pettit

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### Waters & Pettit Commercial Real Estate

8054 Summa Avenue, Suite E  
Baton Rouge, LA 70809

## Retail/Restaurant/Office Space For Lease

1509 GOVERNMENT STREET, BATON ROUGE, LA

OVERVIEW

ELECTRIC DEPOT



Phase I of the revitalization of the old Entergy power plant on Government Street in Baton Rouge's Mid-City has been completed. Over 30,000 square feet of retail, restaurant and entertainment space has been leased. Come be a part of this unique "social space" known as ELECTRIC DEPOT - the premier redevelopment project in the Capital Region.

In addition to a vibrant tenant mix, Electric Depot has a central green lawn for guests to gather, relax and enjoy periodic outdoor concert events.

Phase I to include approximately 250 onsite parking spaces.

#### Red Stick Social:

A multi-level 25,000 square foot entertainment venue with bowling alleys, live music, private party spaces, restaurant & bar, recently opened for business in April. Other tenants scheduled to be opening soon include:

#### City Roots:

A new coffee concept by Matt Saurage of Community Coffee - on site coffee bean roasting, handcrafted coffees, nitro-coffees, draft lattes, teas and weekly coffee tastings.

#### BÖRU:

An exciting new Japanese ramen and poke eatery operated by the owners of Ichiban Japanese Grill & Sushi Bar.

#### Achroma:

A photography studio and art gallery.

#### Blue Corn Tequila & Tacos:

2nd location for this popular traditional Mexican restaurant (opening in summer of 2020)

### PHASE I -

Building A:	25,000-SF (LEASED)
Building B:	*4,570 SF
Building C:	3,908 SF + Patio
Building D:	3,366-SF (LEASED)
Lease Rate:	SEE AGENT

*\*Minimum leaseable area is 700+/- Sq ft*



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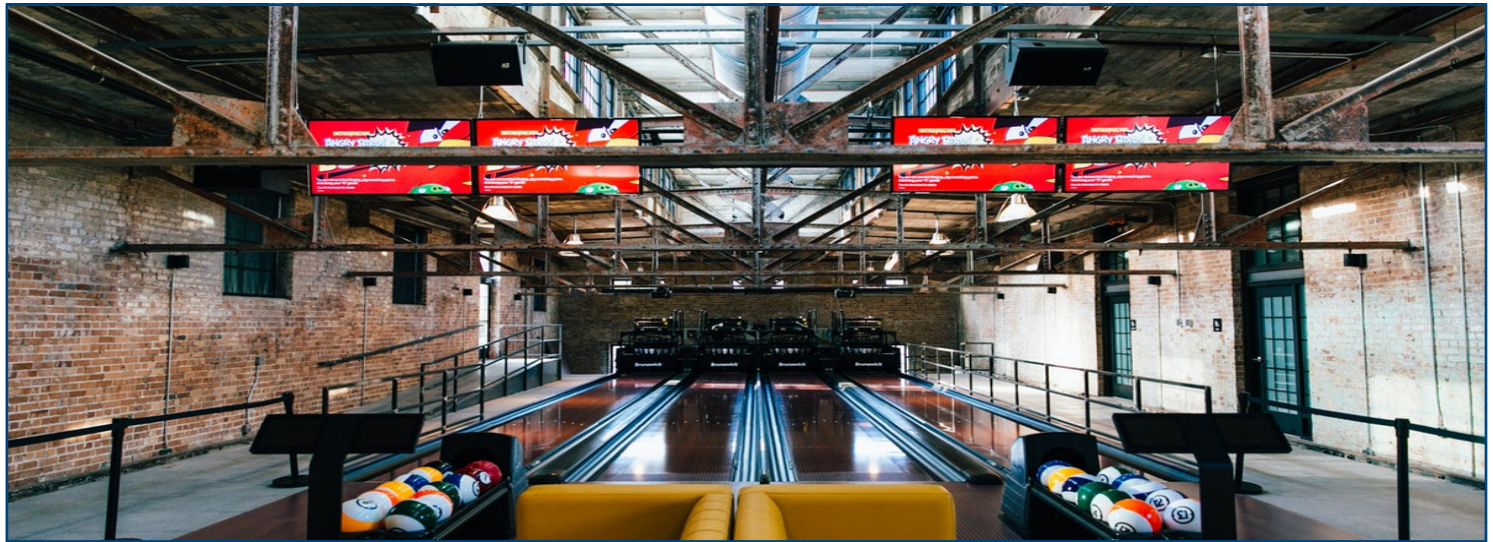
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PHOTOS

ELECTRIC DEPOT



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## Retail/Restaurant/Office Space For Lease

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**BUILDING B**

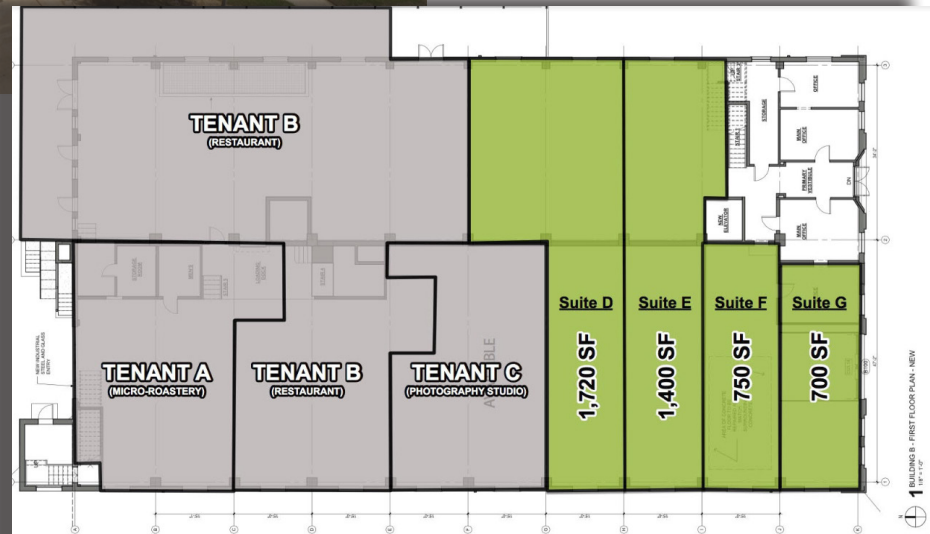
**ELECTRIC DEPOT**



Retail or Office

Only 4,570 SF remains!

Demising walls not in place.  
Suite sizes and layout can be  
modified to suit needs.



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## Retail/Restaurant/Office Space For Lease

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**BUILDING C**

**ELECTRIC DEPOT**

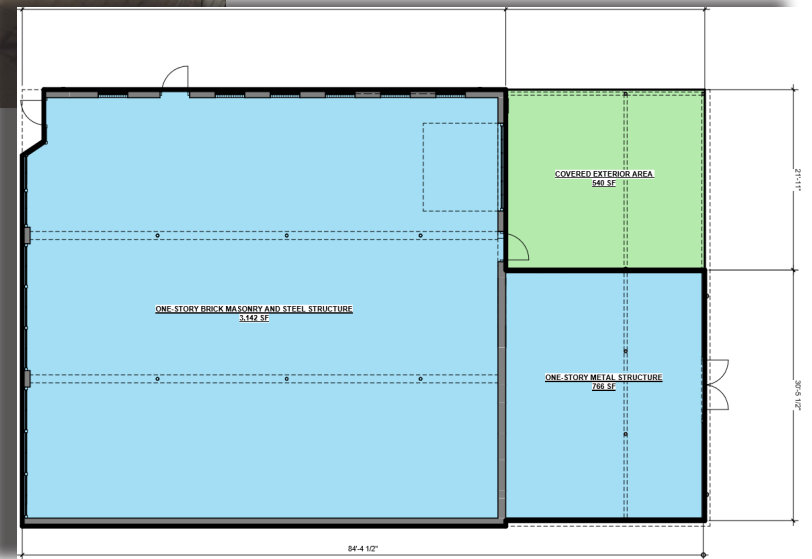


Office or Retail

Interior (Climate Controlled): 3,908 SF

Patio/Deck: 540 SF

Total: 4,448 SF



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**1509 GOVERNMENT STREET, BATON ROUGE, LA**

**ELECTRIC DEPOT**



Interior (Climate Controlled)	1,93 SF
Patio/Deck:	1,93 SF
Total:	4,559 SF



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SITE PLAN

ELECTRIC DEPOT



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LOCATION

ELECTRIC DEPOT



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