



Working Together
for You.

Robert Pettit

Direct (225) 769-0405
Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405
Email Geordy@waterspettit.com

**Waters & Pettit
Commercial Real Estate**

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Retail/Restaurant/Office Space For Lease

OVERVIEW

1509 GOVERNMENT STREET, BATON ROUGE, LA

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*



Ph (225) 769-0405 waterspettit.com facebook.com/WatersPettit

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



**Working Together
for You.**

Robert Pettit

Direct (225) 769-0405

Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405

Email Geordy@waterspettit.com

Waters & Pettit Commercial Real Estate

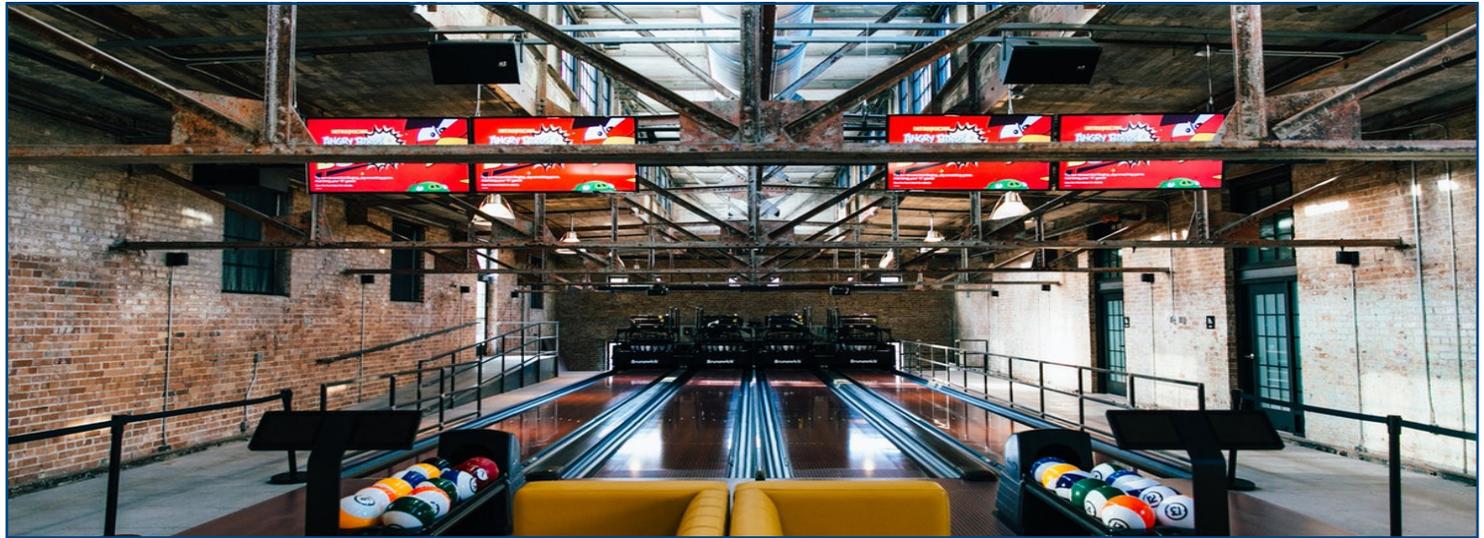
8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Retail/Restaurant/Office Space For Lease

PHOTOS

1509 GOVERNMENT STREET, BATON ROUGE, LA

ELECTRIC DEPOT



Ph (225) 769-0405

waterspettit.com



[facebook.com/WatersPettit](https://www.facebook.com/WatersPettit)

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Retail/Restaurant/Office Space For Lease

BUILDING B

1509 GOVERNMENT STREET, BATON ROUGE, LA

ELECTRIC DEPOT

Working Together
for You.

Robert Pettit

Direct (225) 769-0405

Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405

Email Geordy@waterspettit.com

Waters & Pettit Commercial Real Estate

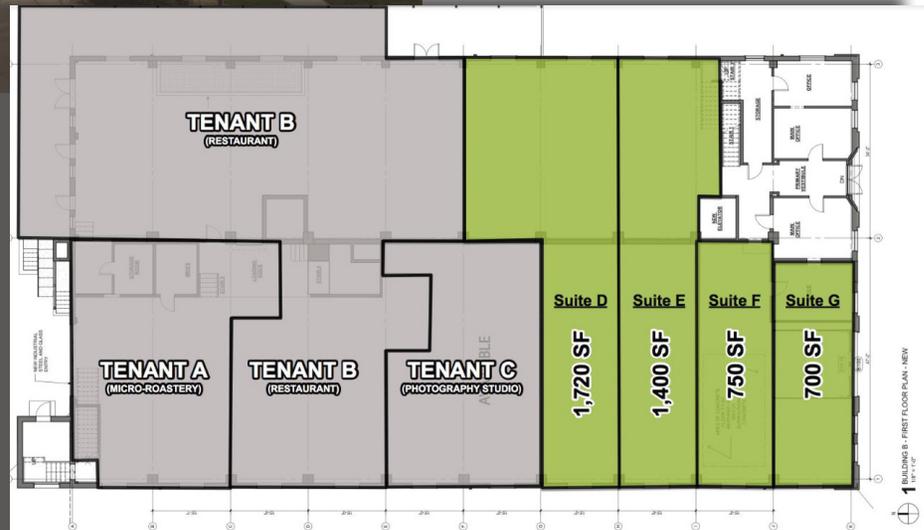
8054 Summa Avenue, Suite E
Baton Rouge, LA 70809



Retail or Office

Only 4,570 SF remains!

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



Ph (225) 769-0405

waterspettit.com

[facebook.com/WatersPettit](https://www.facebook.com/WatersPettit)

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Working Together
for You.

Robert Pettit

Direct (225) 769-0405
Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405
Email Geordy@waterspettit.com

**Waters & Pettit
Commercial Real Estate**

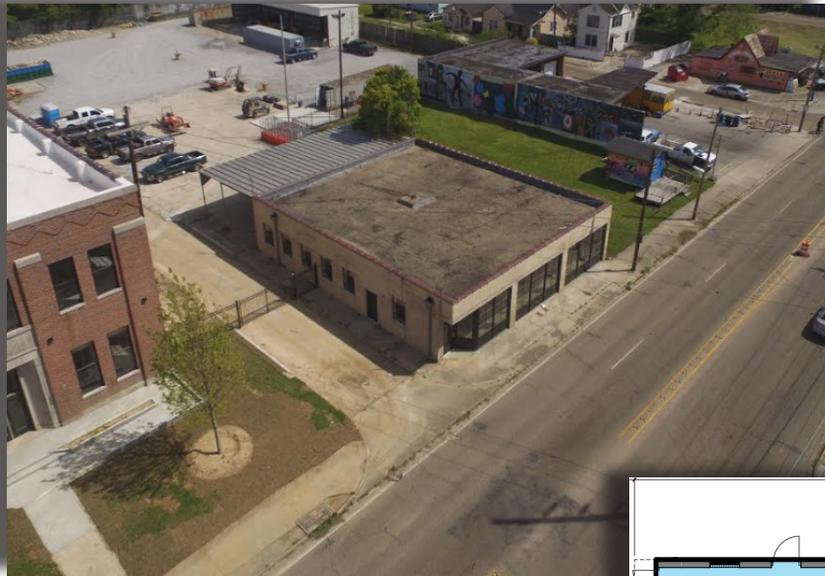
8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Retail/Restaurant/Office Space For Lease

1509 GOVERNMENT STREET, BATON ROUGE, LA

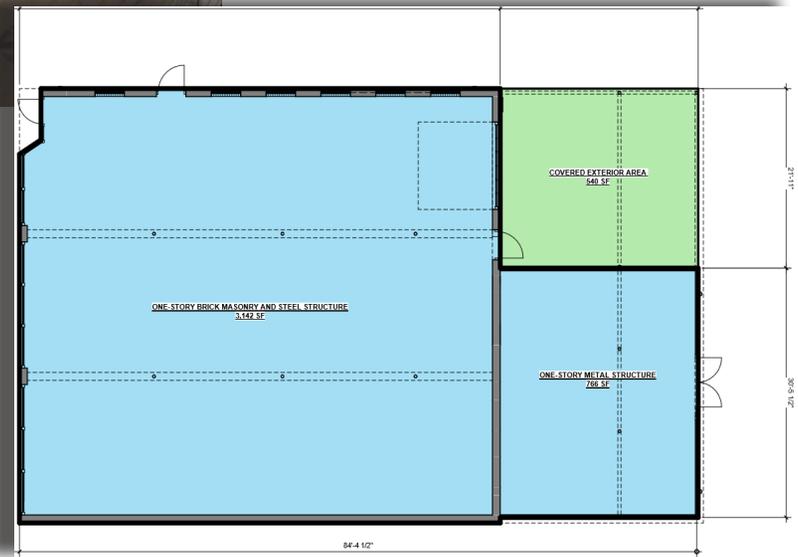
BUILDING C

ELECTRIC DEPOT



Office or Retail

Interior (Climate Controlled): 3,908 SF
Patio/Deck: 540 SF
Total: 4,448 SF



Ph (225) 769-0405 waterspettit.com facebook.com/WatersPettit

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Working Together
for You.

Robert Pettit

Direct (225) 769-0405
Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405
Email Geordy@waterspettit.com

**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

BUILDING D

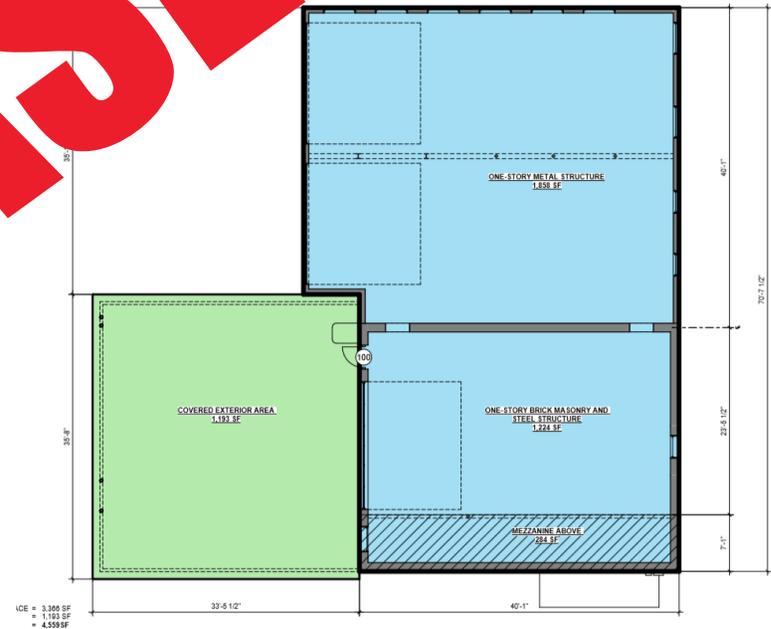
ELECTRIC DEPOT



LEASED

Restaurant or Retail

Interior (Climate Controlled) 3,366 SF
Patio/Deck: 1,193 SF
Total: 4,559 SF



Ph (225) 769-0405 waterspettit.com facebook.com/WatersPettit

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Working Together
for You.

Robert Pettit

Direct (225) 769-0405
Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405
Email Geordy@waterspettit.com

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

SITE PLAN

ELECTRIC DEPOT



Ph (225) 769-0405 waterspettit.com facebook.com/WatersPettit

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



Working Together
for You.

Robert Pettit

Direct (225) 769-0405
Email Robert@waterspettit.com

Geordy Waters CCIM

Direct (225) 769-0405
Email Geordy@waterspettit.com

Waters & Pettit Commercial Real Estate

8054 Summa Avenue, Suite E
Baton Rouge, LA 70809

Retail/Restaurant/Office Space For Lease

LOCATION

1509 GOVERNMENT STREET, BATON ROUGE, LA

ELECTRIC DEPOT



Ph (225) 769-0405 waterspettit.com [facebook.com/WatersPettit](https://www.facebook.com/WatersPettit)

Even though obtained from sources deemed reliable, no warranty or representation, expressed or implied is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.