



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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REDEVELOPMENT OPPORTUNITY | FOR SALE

Development Site in Downtown Baton Rouge

3rd Street/Florida Street/Lafayette Street

BATON ROUGE, LA 70801

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BUILDINGS AND LOTS AVAILABLE FOR PURCHASE

3rd Street/Florida Street/Lafayette Street, Baton Rouge, LA 70801

DESCRIPTION

Prime redevelopment opportunity located in the heart of downtown Baton Rouge. This parcel is comprised of three interconnected buildings totaling 91,149 sf, and two adjacent surface parking lots, one of which is a corner frontage lot on Florida Street and Lafayette Street, totaling 19,561 sf. Flexible purchasing options are available for the property, which is offered for sale in its entirety at \$7,673,500.00 or as separate, individual parcels.

This parcel is well suited for a variety of uses. The exteriors of all three buildings are in good condition,

while the interiors are partially gutted and construction ready for a new vision. The parking lots are income producing but are also prime for development.

The location is two blocks from the Mississippi River and only five blocks from the State Capitol building. Surrounded by offices, restaurants, and historic sites, this is a vibrant downtown location.

ZONING: C-5

PRICE

SALE PRICE (entire parcel)
\$7,673,500.00

SALE PRICE (individual)
See marketing packet



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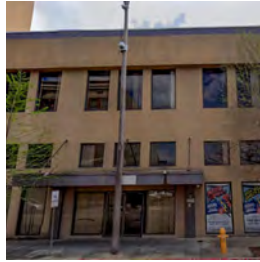
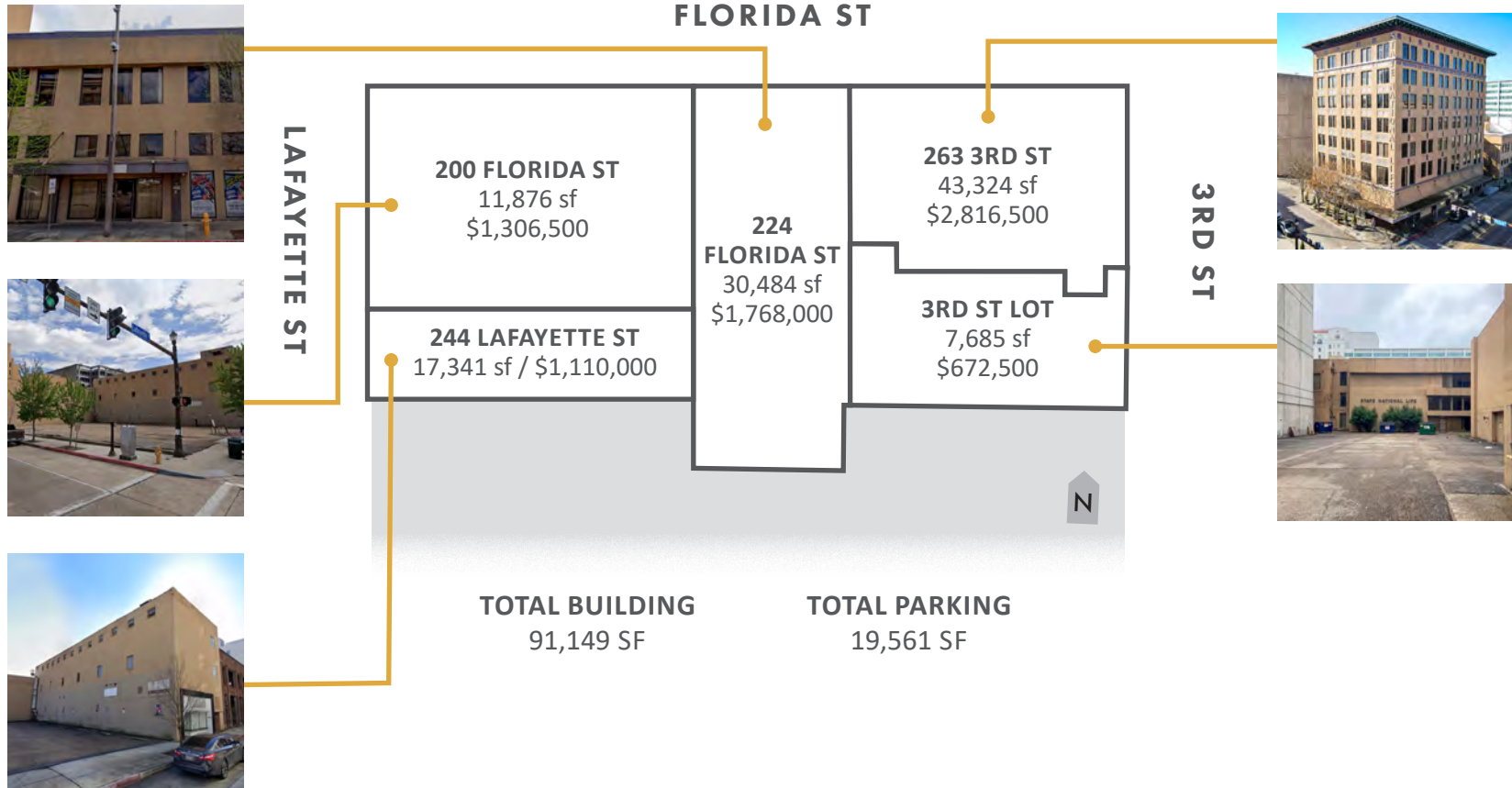
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3RD ST/FLORIDA ST/LAFAYETTE ST

OFFERING OVERVIEW

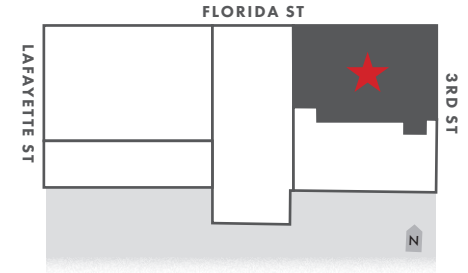


263 3RD STREET

PROPERTY DETAIL

ABOUT THE PROPERTY

- » 263 3rd Street is a 43,324-sf, 7-story, multi-tenant office building.
- » Known also as the State National Life Building, it was built in phases in 1916 and 1923 and is one of the first three office buildings in downtown Baton Rouge



- » The exterior of the building is in average condition while the interior is in poor condition due to being partially gutted and in overall disrepair throughout most of the building. The first floor is currently partially used as a convenience store in average to good condition.
- » The building is attached to the adjacent buildings at 224 Florida Street and 244 Lafayette Street which can all be accessed from each other. There is an elevated two-story connector to get to 224 Florida Street from the subject.
- » The site contains 9,187 sf or 0.21 acres with 74.28' of frontage on 3rd Street and 125' on Florida Street.
- » This building is eligible for a variety of tax credits and incentives, and Part 1 of the Federal Historic Rehabilitation Tax credit process is already complete. Other tax credits and incentives that are available to the building include: 5-year PILOT program, New Market Tax Credit, State Commercial Historic Tax Credit, and Tax Increment Financing.
- » Sale Price: \$2,816,500.00



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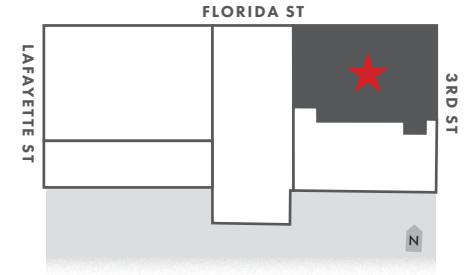
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263 3RD STREET

PROPERTY IMAGES



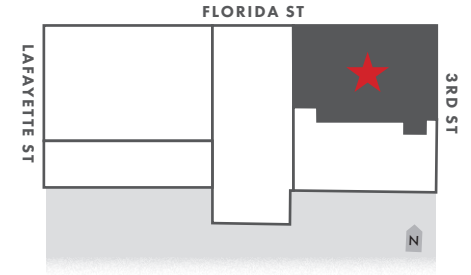
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263 3RD STREET HISTORIC IMAGES



These images from the East Baton Rouge Parish Library Digital Archive show the 263 3rd Street building at two points in history. The image at left shows the building, then known as the Reymond Building, 13 years after its 1916 renovation. The image above includes a prominent sign for Dalton's, a popular Baton Rouge department store at that time.



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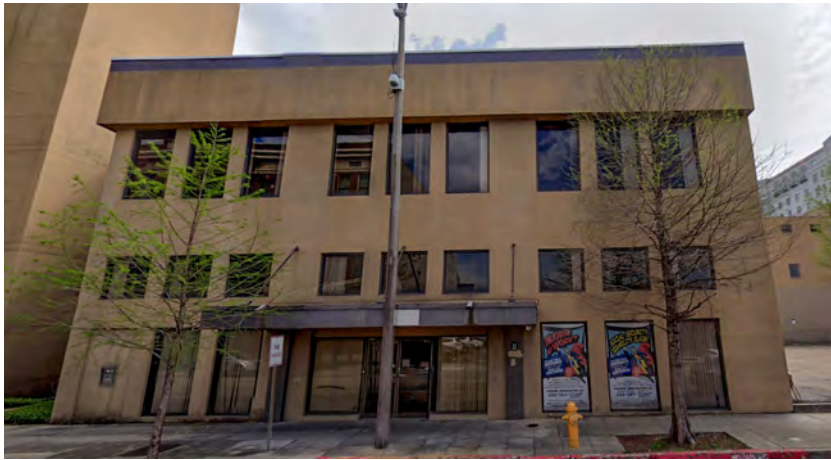
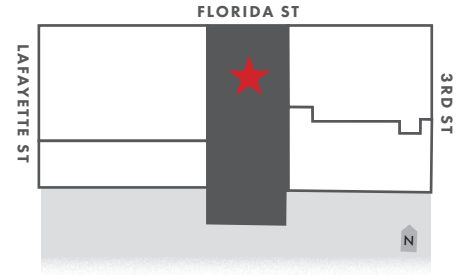
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224 FLORIDA STREET

PROPERTY DETAIL



ABOUT THE PROPERTY

- » 224 Florida Street is a 30,484-sf, 3-story, multi-tenant office building.
- » The exterior of the building is in average condition while the interior is in poor condition due to being partially gutted and in overall disrepair. Overall, the improvements are considered to be in fair condition.
- » The building is attached to the adjacent buildings at 263 3rd Street and 244 Lafayette Street which can all be accessed from each other. There is an elevated two-story connector to get to 263 3rd Street from the subject.
- » The site contains 10,645 sf or 0.24 acres with 67' of frontage on Florida Street.
- » Sale Price: \$1,768,000.00



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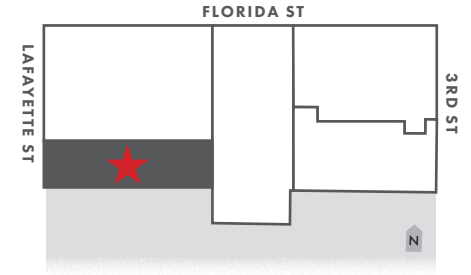
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244 LAFAYETTE STREET

PROPERTY DETAIL



ABOUT THE PROPERTY

- » 244 Lafayette Street is a 17,341-sf, 4-story, mixed-use building.
- » The exterior of the building is in fair condition while the interior is in mostly poor condition. This is due to being partially gutted or not built out and in overall disrepair on the second, third, and fourth floors. The first floor is currently setup for restaurant use and is in average to good condition.
- » The building is attached to the adjacent buildings at 263 3rd Street

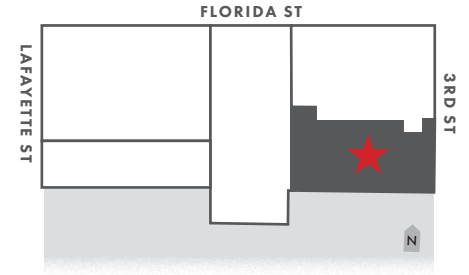
and 224 Florida Street which can all be accessed from each other. There is an elevated two-story connector to get to 224 Florida Street from the subject.

- » The site contains 4,480 sf or 0.1 acres with 35' of frontage on Lafayette Street.
- » Sale Price: \$1,110,000.00



3RD STREET LOT

PROPERTY DETAIL



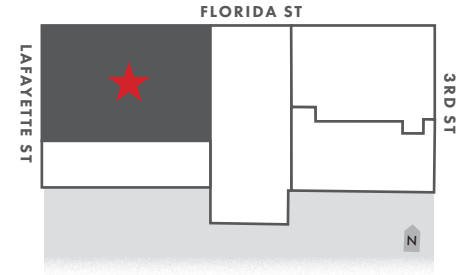
ABOUT THE PROPERTY

- » Located on 3rd St between Florida Street and Convention Street. (parcel is described as Lot 10-A-1, Block 2 by the East Baton Rouge Assessor)
- » 7,685 sf or 0.18 acres
- » 71' of frontage on the west side of 3rd Street
- » The site is currently used as a surface parking lot with 23 spaces.
- » Sale Price: \$672,500.00



200 FLORIDA STREET

PROPERTY DETAIL

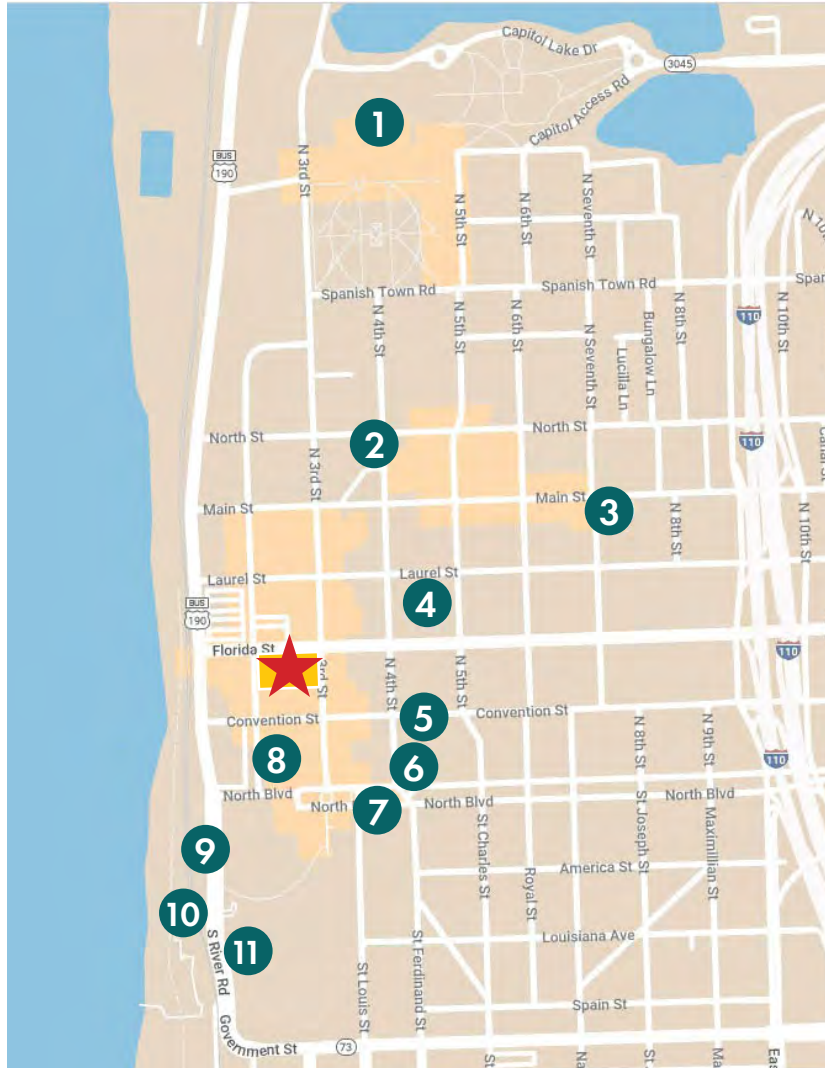


ABOUT THE PROPERTY

- » Site contains 11,876 sf or 0.27 acres with
- » 128' of frontage on Florida Street and 93' of frontage on Lafayette Street.
- » The site is also currently used as a surface parking lot with 37 spaces.
- » Sale Price: \$1,306,500.00



3RD ST/FLORIDA ST/LAFAYETTE ST NEIGHBORHOOD



AMENITIES WITHIN 4 BLOCKS OF SITE



BANKS

Chase Hancock Whitney
b1BANK La Capitol Federal Credit Union
BankPlus



HOTELS

Watermark Hilton Hotel
Hotel Indigo Hampton Inn & Suites
Origin Hotel



RESTAURANTS

Little Village Stroubes Seafood & Steaks
Cecelia Creole Bistro Passe
Jolie Pearl Oyster Bar Cocha
Capitol City Grill

MAP LEGEND

- | | |
|---------------------------------|--------------------------------------|
| 1. Louisiana State Capitol | 7. 19th Judicial District Courthouse |
| 2. One American Place | 8. LSU Museum of Art |
| 3. La Capitol Credit Union Bldg | 9. Louisiana Art & Science Museum |
| 4. Chase Tower North | 10. Riverfront Plaza & City Dock |
| 5. Il City Plaza | 11. Raising Cane's River Center |
| 6. City Plaza | |



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