



Working Together
for You.

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**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 is complete. Over 35,000 square feet of retail, restaurant, entertainment, & living 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 area for guests to gather, relax, and enjoy periodic outdoor events (music, markets, yoga...).

Phase II to include approximately 100 residential units, is currently in the planning process and anticipated to be completed in 2021.

Current tenant list includes:

Red Stick Social (Opened 4/2019):

A multi-level 25,000 square foot entertainment venue with bowling alleys, live music, private party spaces, restaurant & bar.

City Roots (Opened 12/2019):

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 (Opening 2/2020):

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

Achroma (opened 9/2019):

A photography studio and art gallery.

Blue Corn Tequila & Tacos (opening 8/2020):

2nd location for this popular traditional Mexican restaurant

Contact listing broker today for more information and to schedule a tour of Electric Depot...

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:	\$24-\$29 PSF, NNN

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

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PHOTOS

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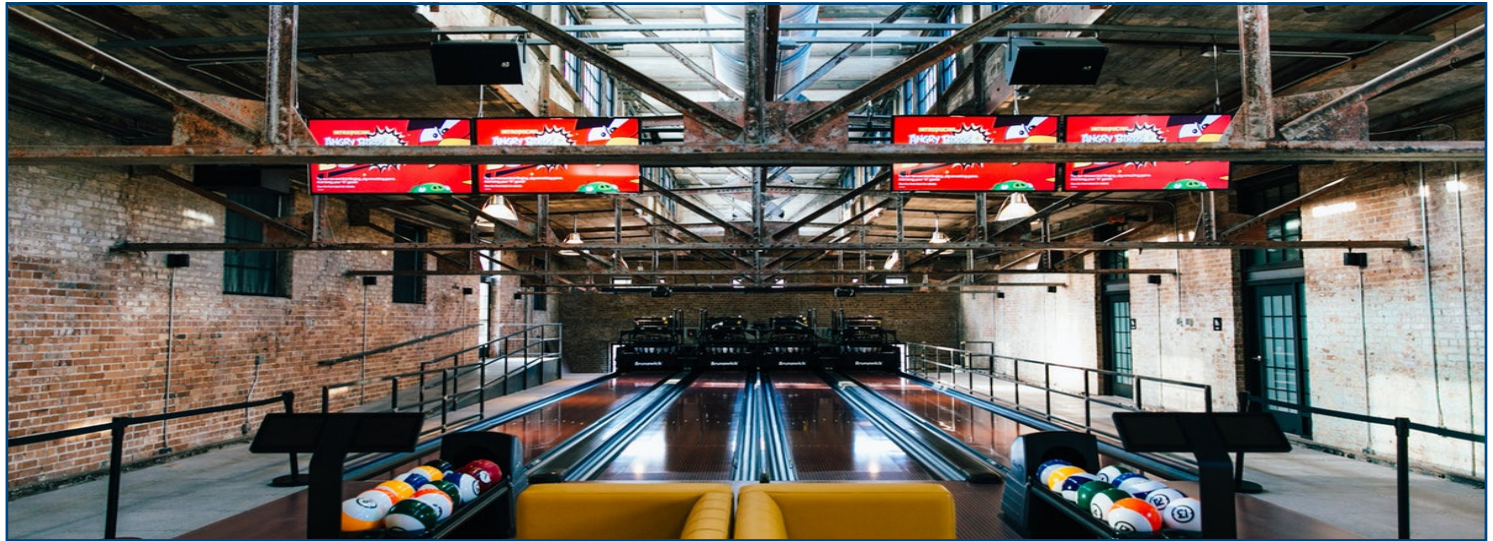
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BUILDING B

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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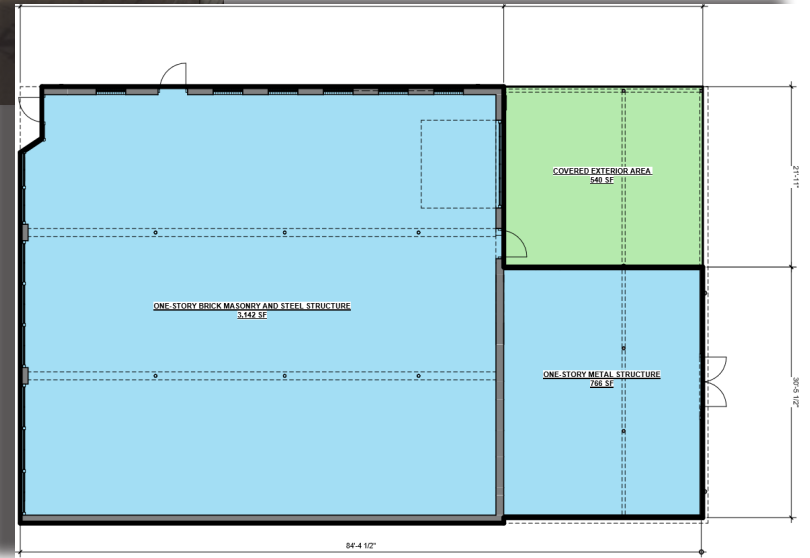
BUILDING C

ELECTRIC DEPOT



Office or Retail

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



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BUILDING D

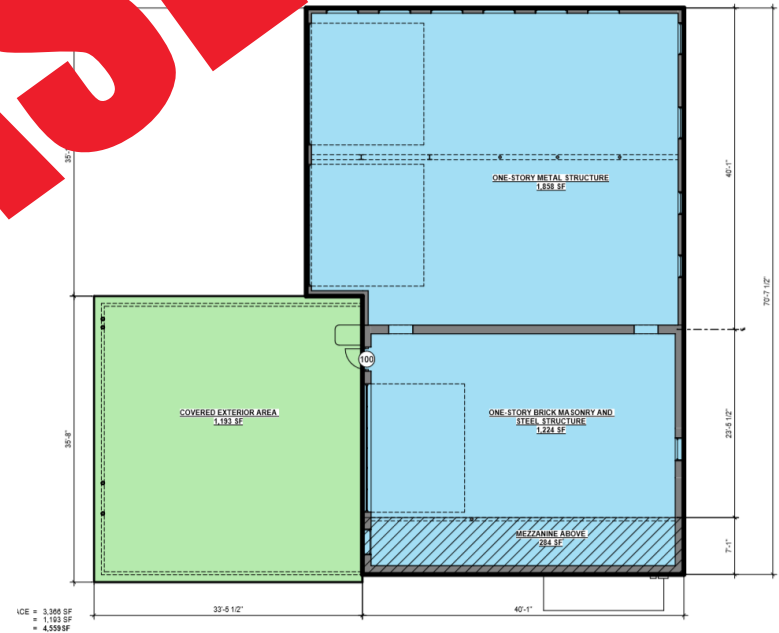
ELECTRIC DEPOT



LEASED

Restaurant or Retail

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



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SITE PLAN

ELECTRIC DEPOT



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LOCATION

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