



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 is almost complete. 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 will have a central green lawn for guests to gather, relax and enjoy periodic outdoor concert events.

Phase I to include approximately 250 onsite parking spaces.

Major tenants began opening in April of 2019. Current tenant list includes:

**Red Stick Social:** (Opened in April 2019)  
A multi-level 25,000 square foot entertainment venue to include bowling alleys, live music, private party spaces, restaurant & bar.

**City Roots (Opening September/October 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 September/October 2019):**  
An exciting new Japanese ramen and poke eatery operated by the owners of Ichiban Japanese Grill & Sushi Bar.

**Achroma (Opened in July 2019):**  
A photography studio and art gallery.

**PHASE I**

<b>Building A:</b>	<b>25,000 SF (LEASED)</b>
<b>Building B:</b>	<b>4,500 SF Remaining</b>
<b>Building C:</b>	<b>3,500 SF</b>
<b>Building D:</b>	<b>3,366 SF</b>
<b>Lease Rate:</b>	<b>SEE AGENT</b>

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

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PHOTOS

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ELECTRIC DEPOT



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# Retail/Restaurant/Office Space For Lease

BUILDING B

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ELECTRIC DEPOT

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Email Geordy@waterspettit.com

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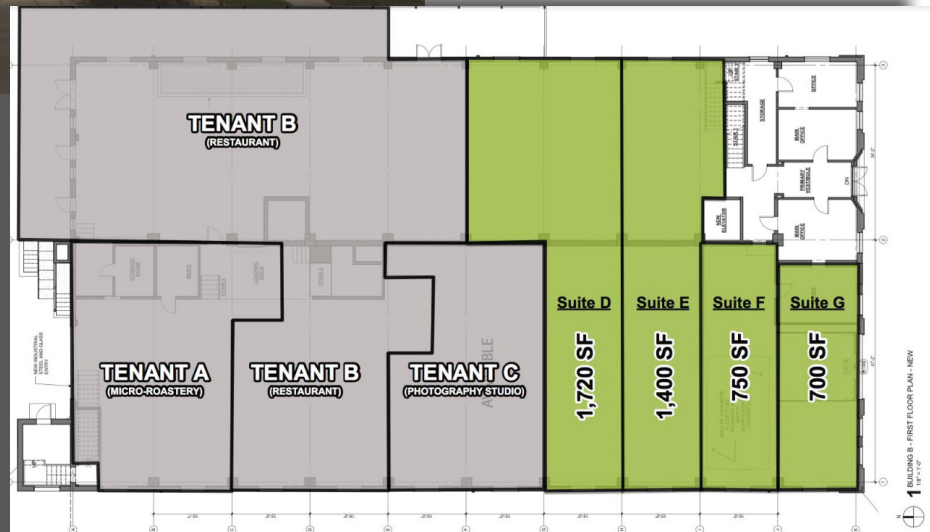
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Retail or Office

Only 4,500 SF remains!

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



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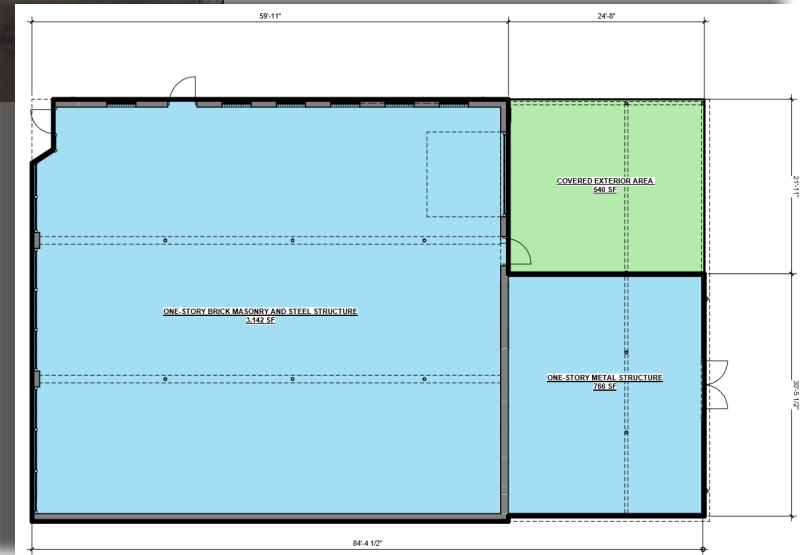
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# Retail/Restaurant/Office Space For Lease

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



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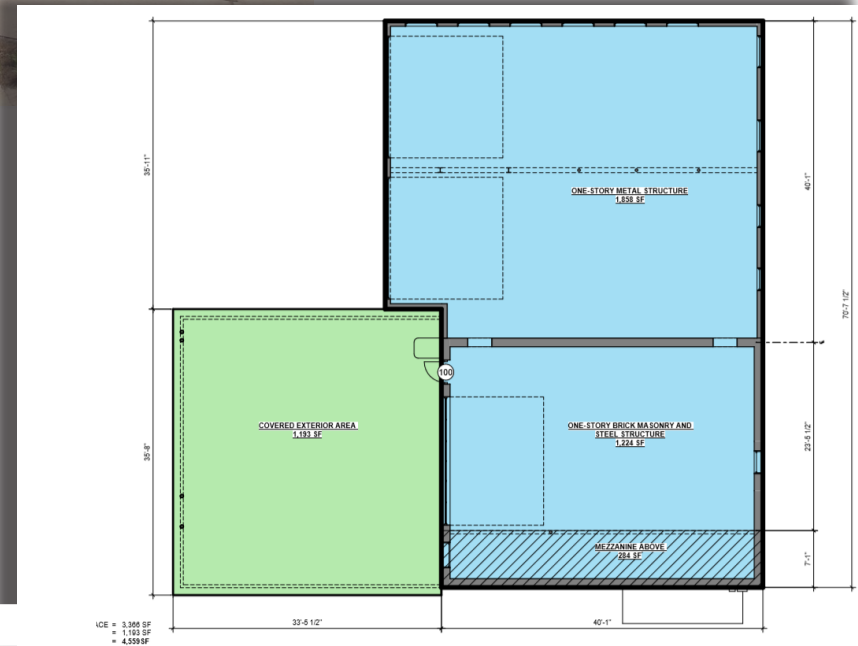
**BUILDING D**

**ELECTRIC DEPOT**



Restaurant or Retail

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



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# Retail/Restaurant/Office Space For Lease

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SITE PLAN

ELECTRIC DEPOT



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LOCATION

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