



MIDCITY

OFFICE SPACE

BATON ROUGE, LA

STIRLING
PROPERTIES

FOR LEASE

PROPERTY DESCRIPTION

Square 46 is a high end, mixed-use development on Government Street in the revitalized Mid City area, a hub for creative restaurants, residences, and nightlife. With a gross area of 25,000 SF and 18,800 SF of leasable retail and office space, the highly visible building serves as a focal point of the Government Street scene.

Built in 2018, the building offers Class A office space with elevator access. Because of the building's central location it offers easy access to Downtown, South Baton Rouge, The Baton Rouge General Medical Center, and the campuses of both LSU and Baton Rouge Community College.

AVAILABILITY

- 1,164 - 8,376 SF

BUILDING SIZE

- 25,000 SF

TENANTS

- Edward Jones

AREA BUSINESS

- Curbside Burgers
- Mid City Beer Garden
- Rocca Pizzeria
- Superior Bar & Grill MidCity
- Doe's Eat Place
- French Truck Coffee



COVER

SUMMARY

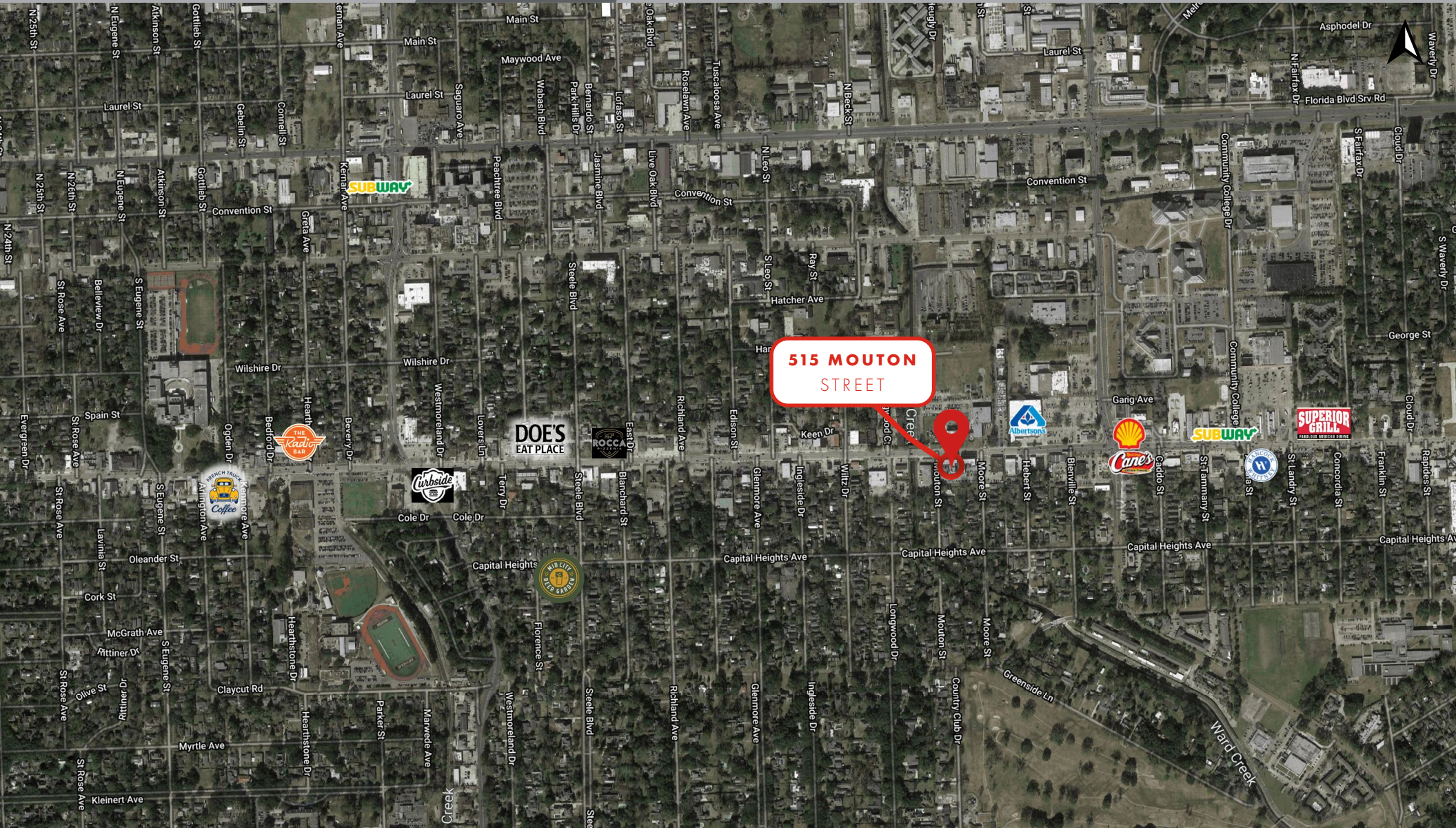
RETAIL MAP

SITE PLAN

PHOTOS

AREA INFO

DEMOGRAPHICS



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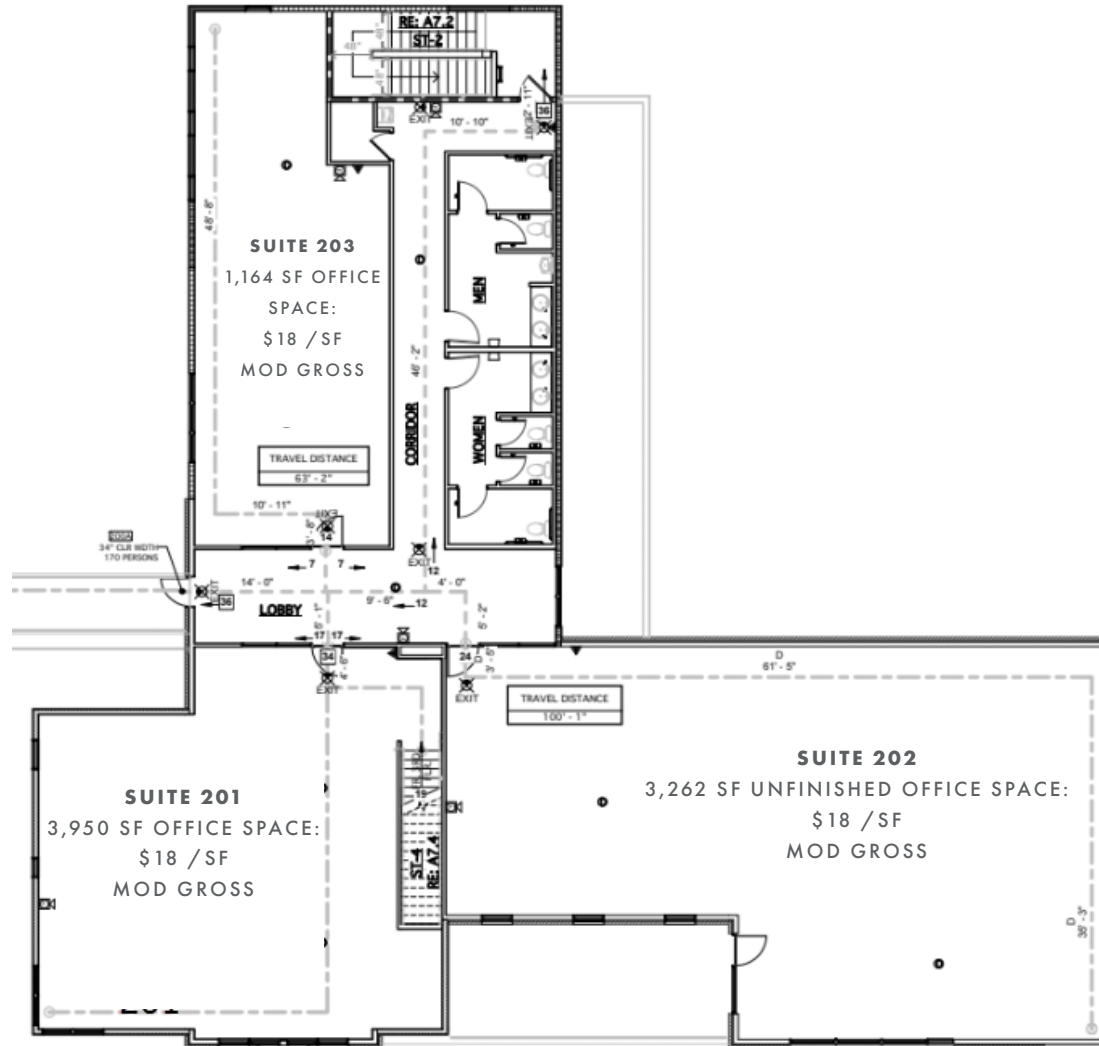
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Click image for
larger view



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BATON ROUGE ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

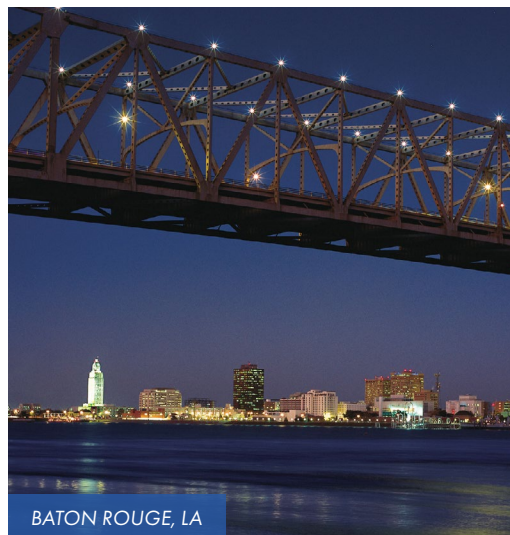
The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation. The Port of Greater Baton Rouge is the 10th-largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



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STATE CAPITOL BUILDING

