

PROPERTY DESCRIPTION



Property Highlights:

- 6,854 SF available for lease in this historic Mid-City warehouse building
- Located at 212 S. 14th Street just off of Government Street
- Can accommodate a wide range of uses
- Climate controlled
- Sprinkler system
- Available September 1, 2020
- Lease price: \$9 - \$14 PSF



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212 S. 14th St.
Baton Rouge, LA 70802

LOCATION MAPS

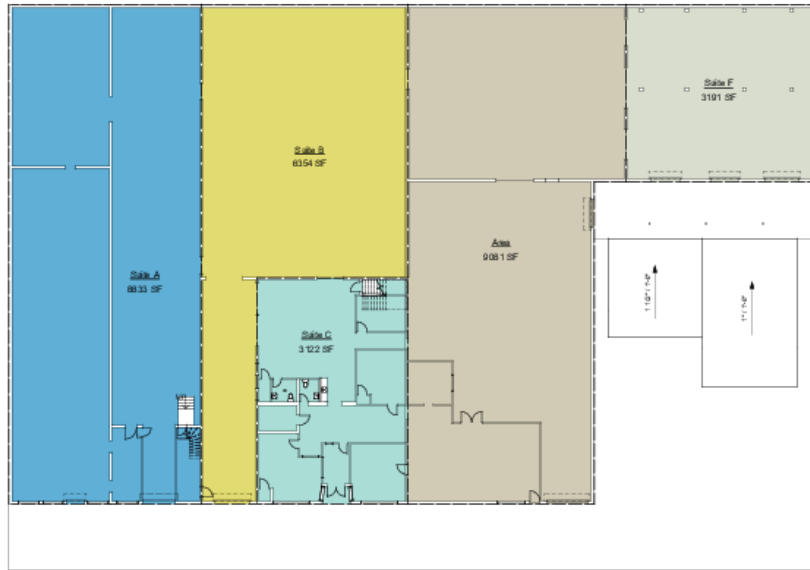


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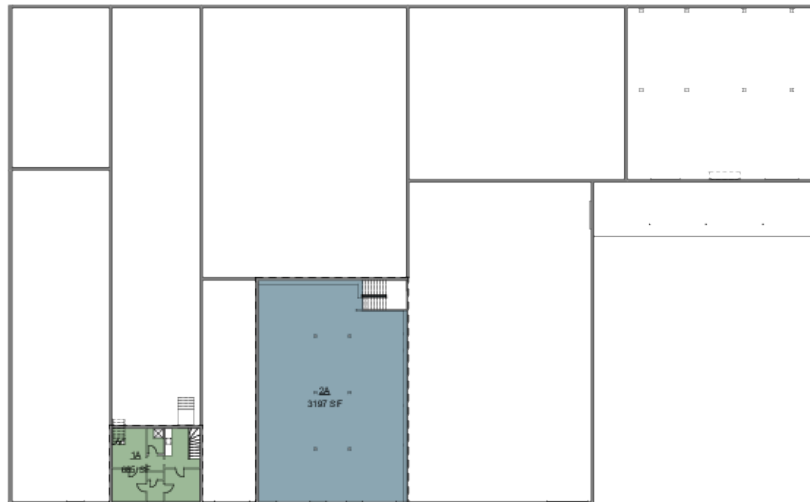


FLOOR PLAN



Building Area Legend

- 3122 SF
- 3191 SF
- 6354 SF
- 8833 SF
- 9081 SF



Building Area Legend

- 685 SF
- 3197 SF



14TH STREET WAREHOUSE
212 S 14TH ST, BATON ROUGE, LA 70802
DWA NELSOM ARCHITECTURE 235 SOUTH 14TH ST, BATON ROUGE, LA 70802
P. 225.224.1317

REVISIONS

JOB NUMBER: 14-018

DATE: 08/21/20

PRELIMINARY

NOT FOR CONSTRUCTION

We warrant that the information contained herein was prepared by a duly licensed professional architect in the State of Louisiana. We warrant that the information contained herein was prepared in accordance with the standards of practice for the profession of architecture in Louisiana. We warrant that the information contained herein was prepared in accordance with the standards of practice for the profession of architecture in Louisiana. We warrant that the information contained herein was prepared in accordance with the standards of practice for the profession of architecture in Louisiana.

Unrevised

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PHASE: 02

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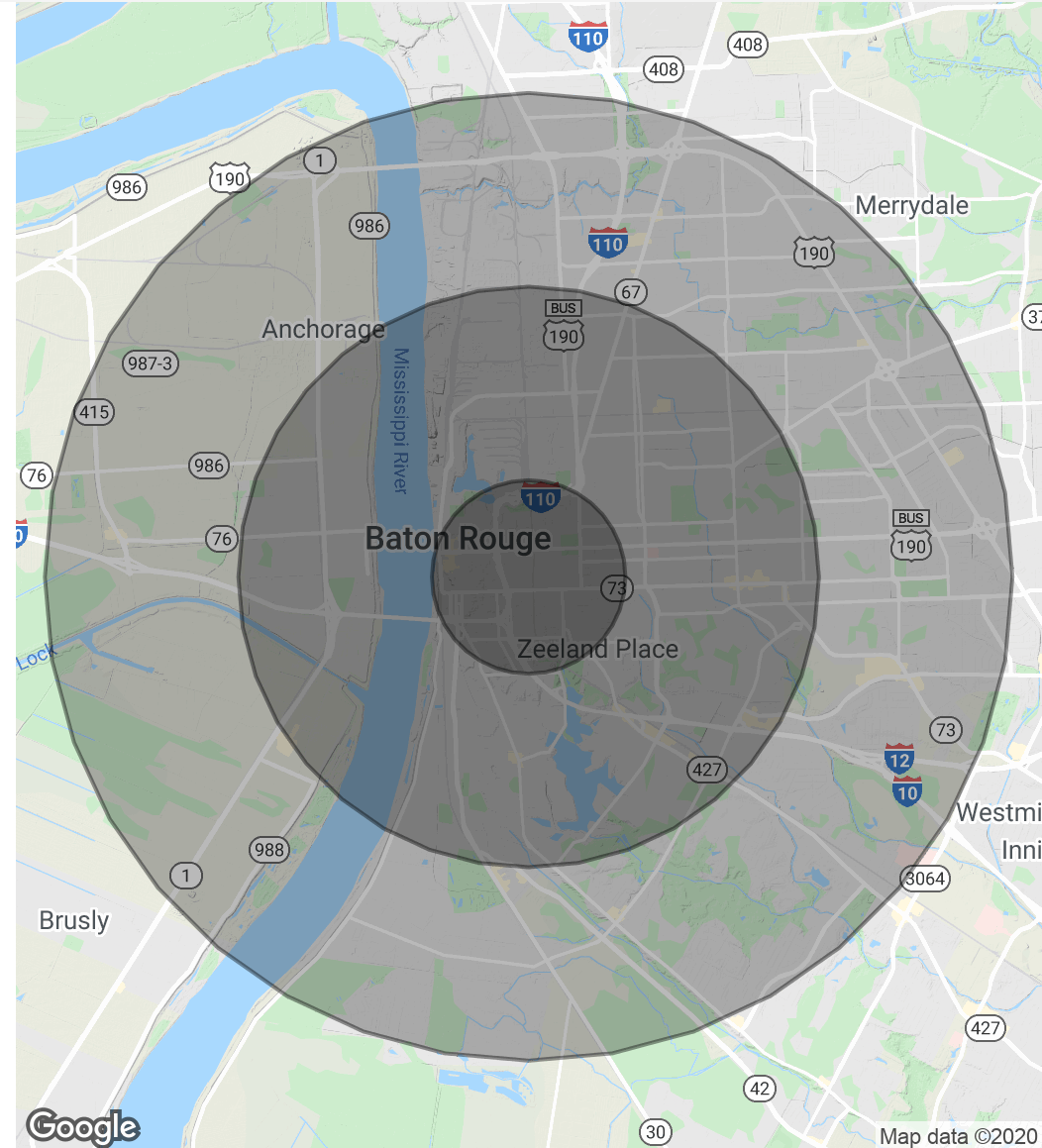


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,241	76,408	154,899
Average Age	30.7	31.4	30.9
Average Age (Male)	30.8	29.9	29.0
Average Age (Female)	30.8	33.2	33.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,709	28,862	59,807
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$44,966	\$50,207	\$53,764
Average House Value	\$144,396	\$183,950	\$243,894

** Demographic data derived from 2010 US Census*



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