

## Renaissance Park

415 N. 15th Street, Baton Rouge, Louisiana 70802

### Property Highlights

- ±125,000 SF available at Renaissance Park
- ±84,325 SF of warehouse space available (potential to convert to 100% storage)
- ±53,000 SF of office space available
- Suites from 2,900 SF - 41,000 SF
- Located within 2 miles of the State Capital, multiple government buildings & the CBD
- Lies within Enterprise Zone & Economic Development District
- Secured building badge access only
- Ejector Pallet Conveyor

### Lease Rate(s)

1st Floor - \$3.75 SF/yr, NNN  
2nd Floor - \$3.75 SF/yr, NNN  
3rd Floor - \$3.75 SF/yr, NNN  
4th Floor - \$12 SF/yr, Gross



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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Available For Lease

# Industrial Flex Space

2,952 - 125,000 SF | \$3.75 SF/yr



## Property Overview

The subject property, Renaissance Park, is a 4-story building totaling 157,100 SF (highly divisible). Renaissance Park is located within two miles of the State Capital, multiple government buildings and the CBD. It lies within the Enterprise Zone and Economic Development District. Former occupants include FEMA, Netflix and several movie productions filmed in Baton Rouge. The building provides a flexible floor plan and is built ideally for flex space, data center, large storage facility of distribution center. Currently, there is ±125,000 SF of vacant space in the building -- suites available from 2,900 SF - 41,000 SF.

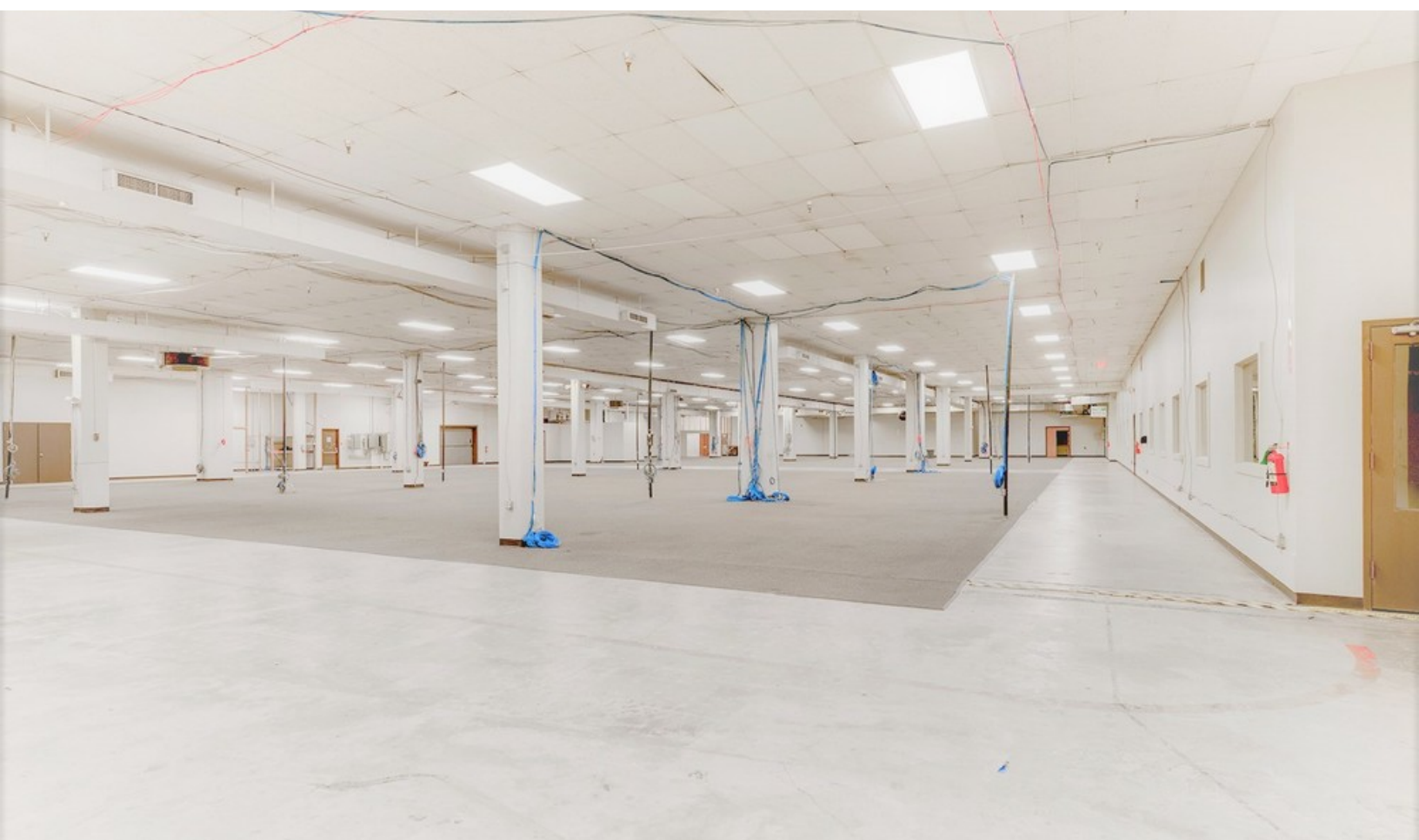


## Building Components

- ±84,325 SF of warehouse on 1st, 2nd and 3rd Floors (potential to convert to 100% storage)
- ±15,000 SF covered loading area
- 5 dock high doors on Laurel Street, can expand 2 more
- 5 dock high doors on Main Street, can expand 3 more
- Cross dock potential
- Ejector pallet conveyor
- Upper floor load capacities of 125lb/ SF
- 2 freight elevators with 10,000 lb. capacity
- Secure card-access to building and individual floors
- 100% climate controlled
- 1,000 lb. scale
- 2 vaults
- 2 cardboard compressors
- ±53,000 SF of office on 3rd & 4th Floors
- 1 passenger elevator w/ 3,000 lb. capacity
- 1 passenger elevator w/ 4,000 lb. capacity
- Secured card access to building and individual floors
- Secured building base access only



## Additional Photos



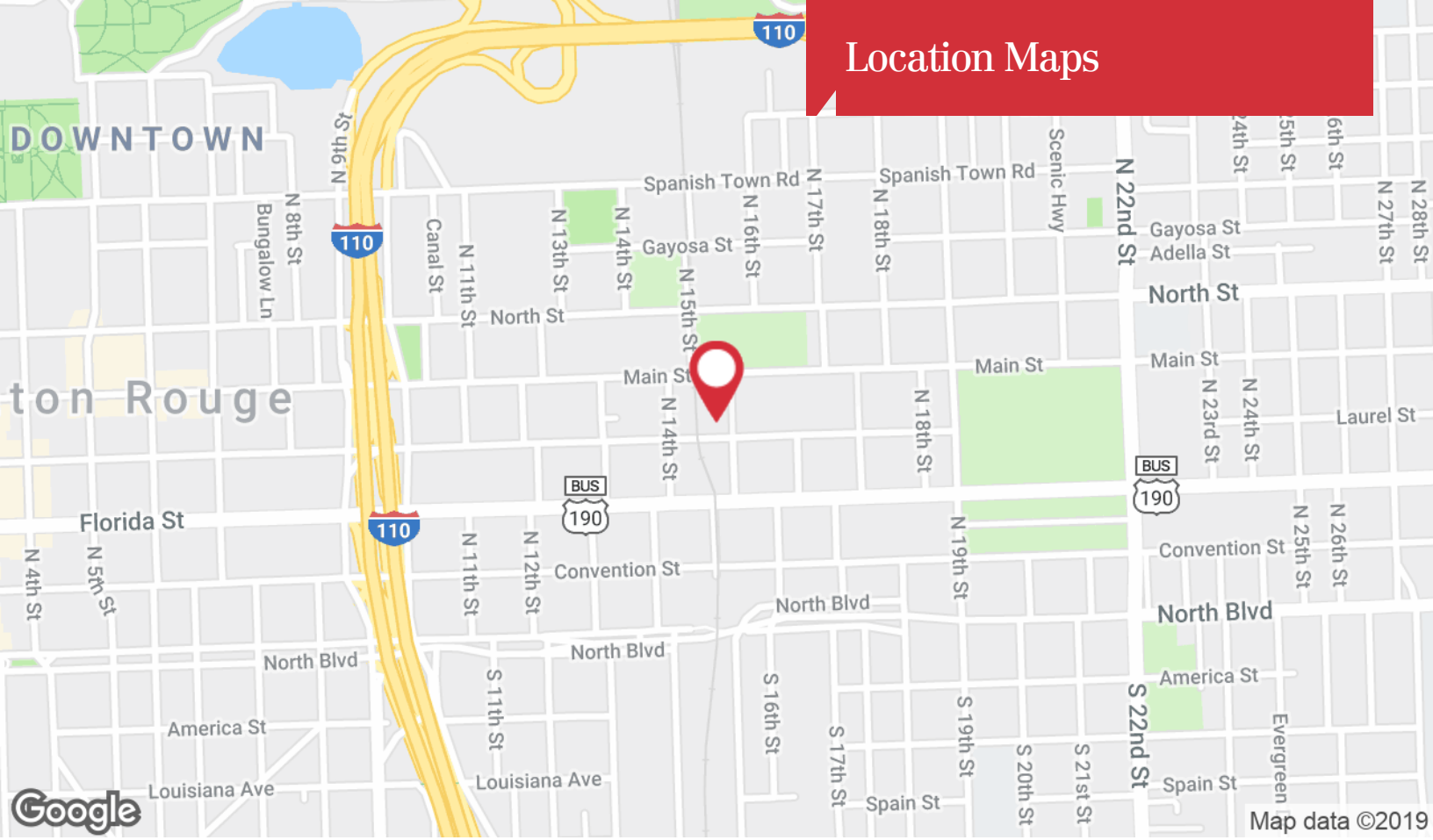
## Additional Photos



Additional Photos

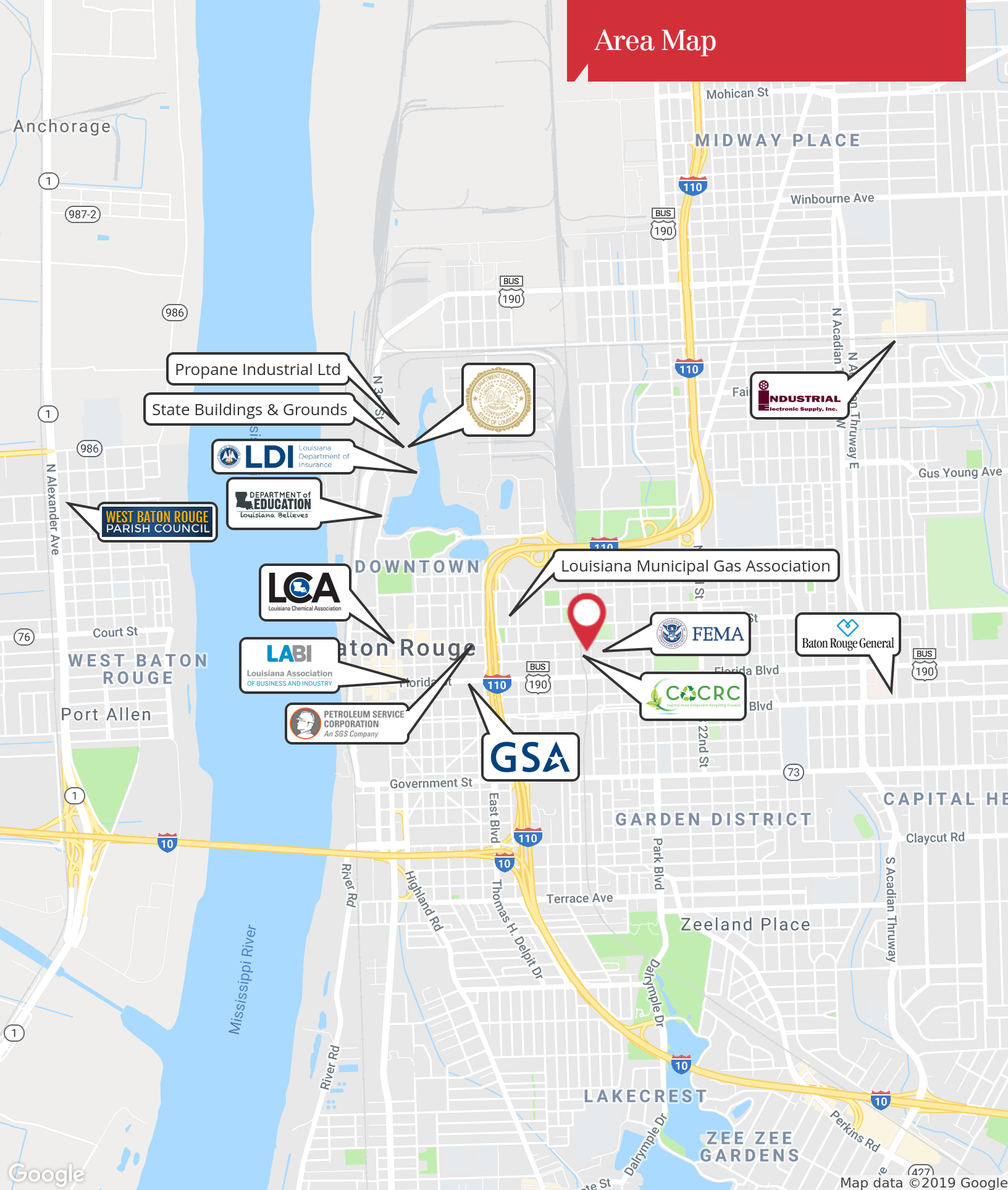


# Location Maps

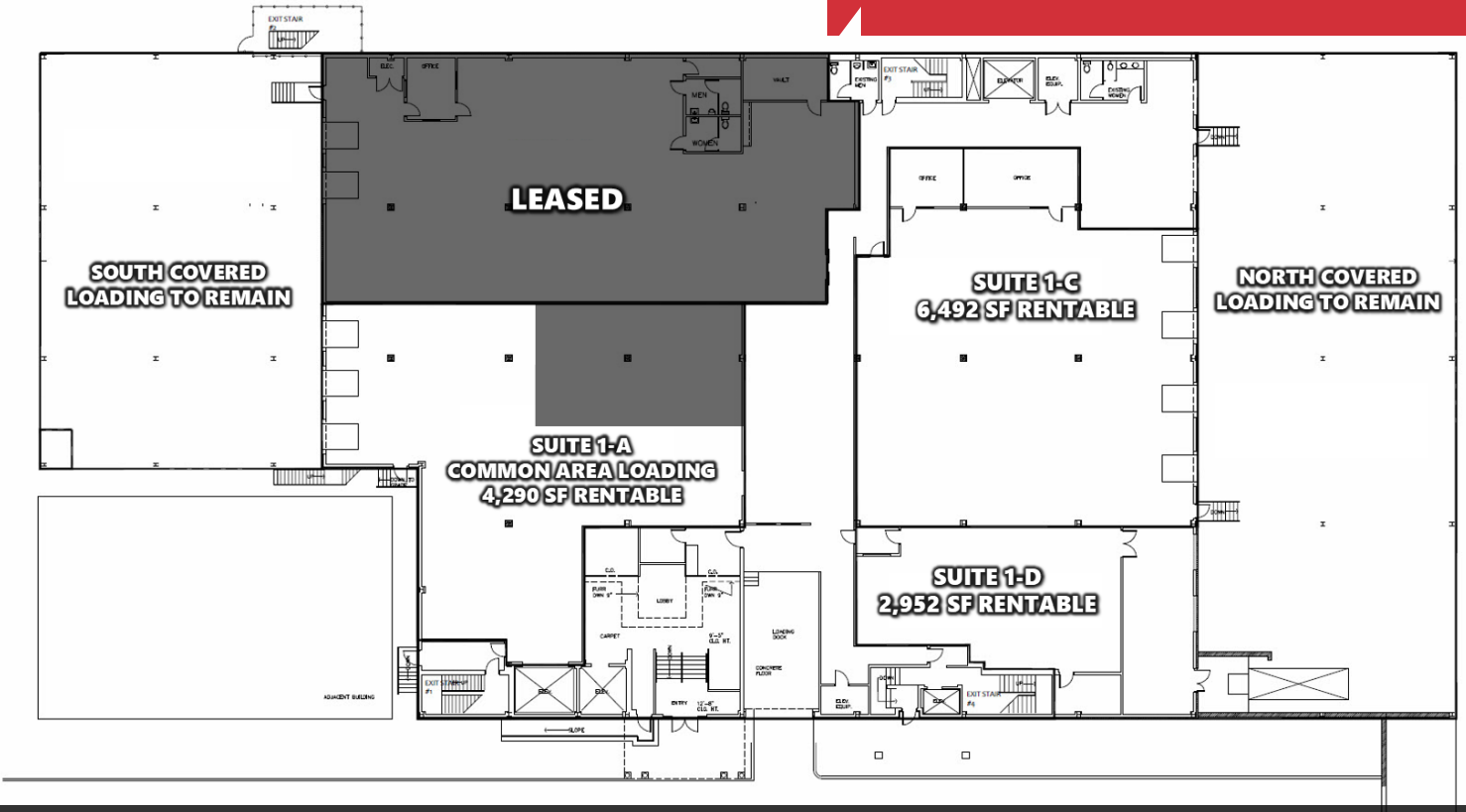


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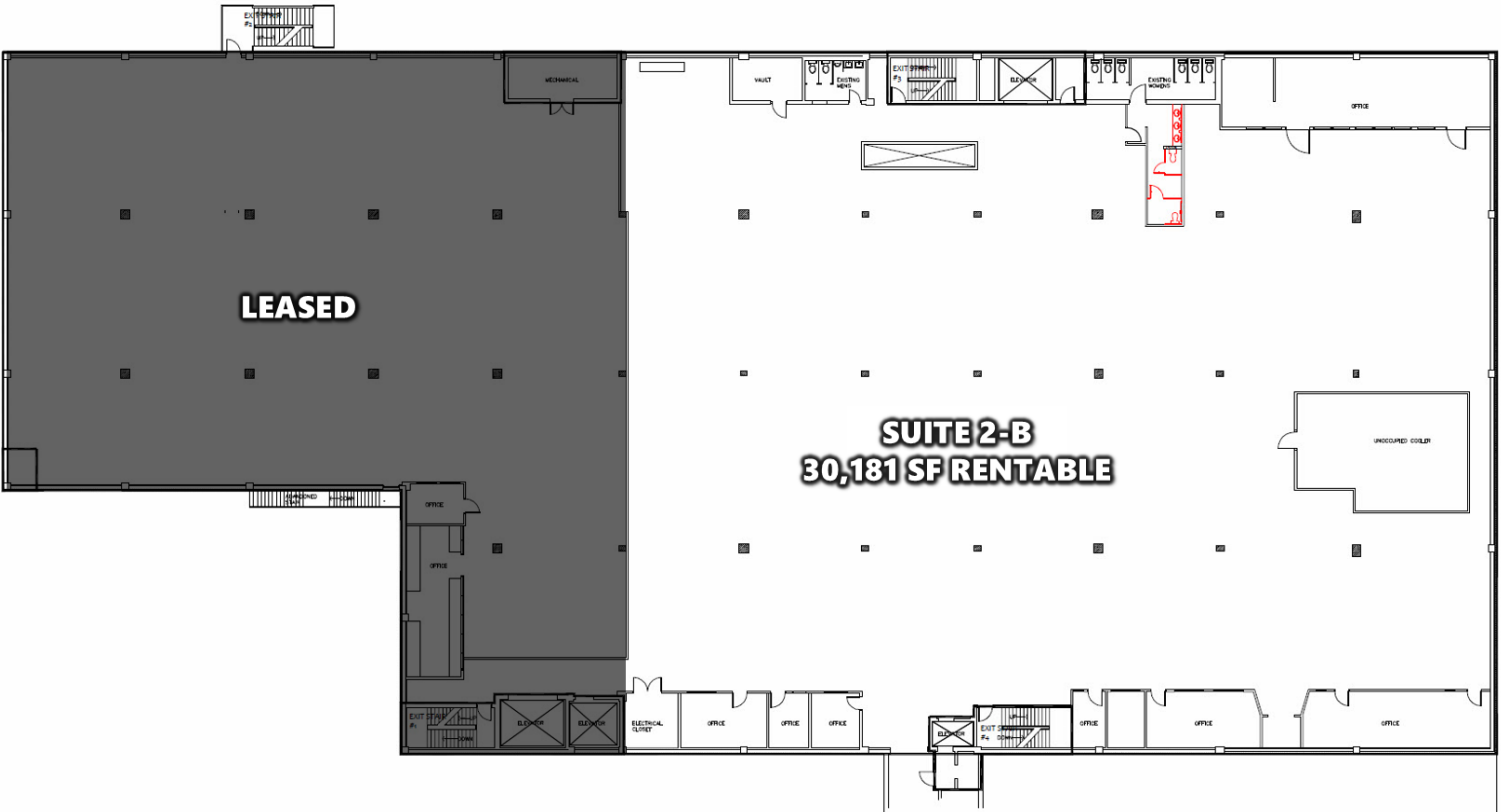
# Area Map



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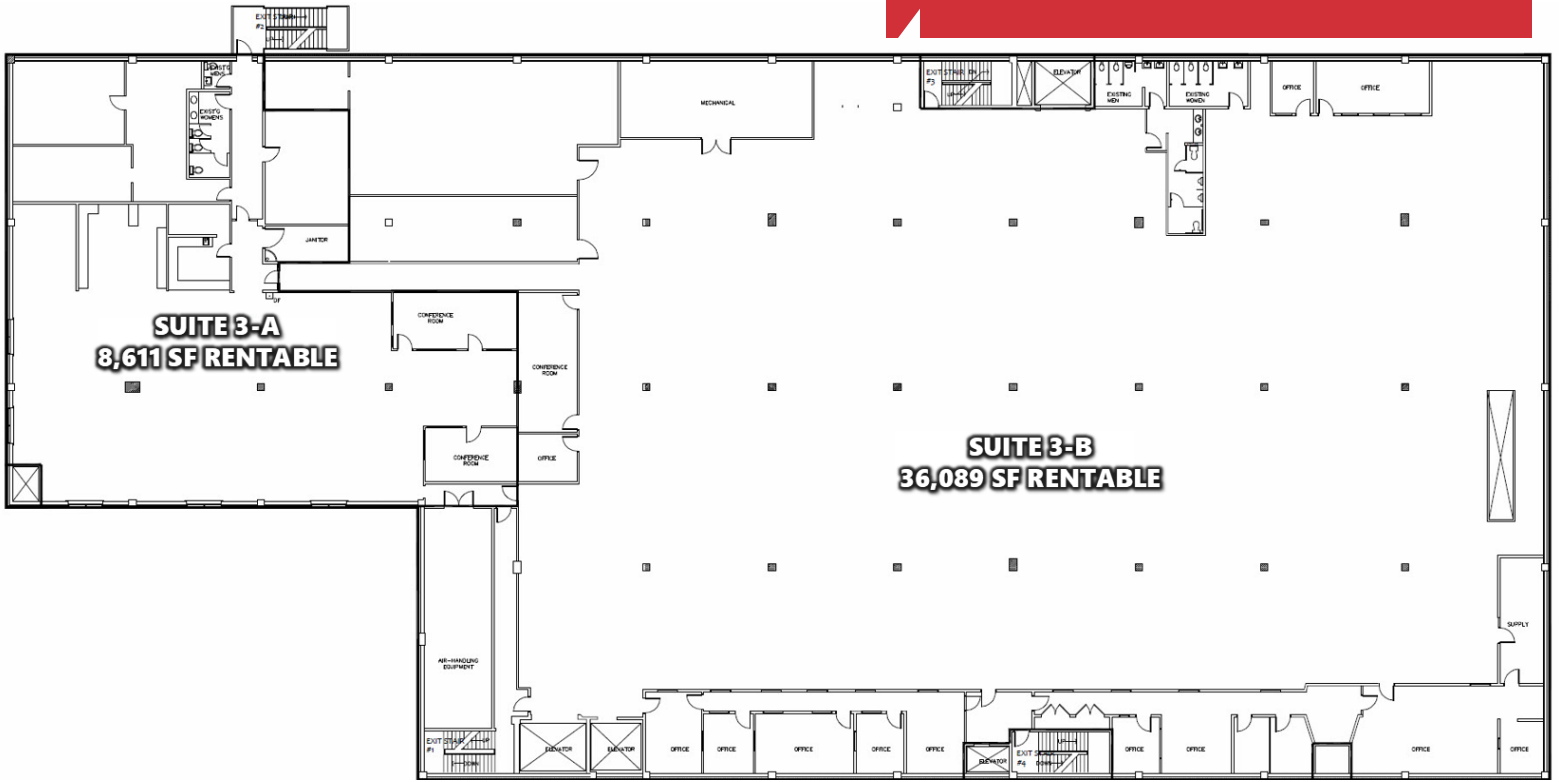


1st Floor (not drawn to scale, for illustration purposes only)

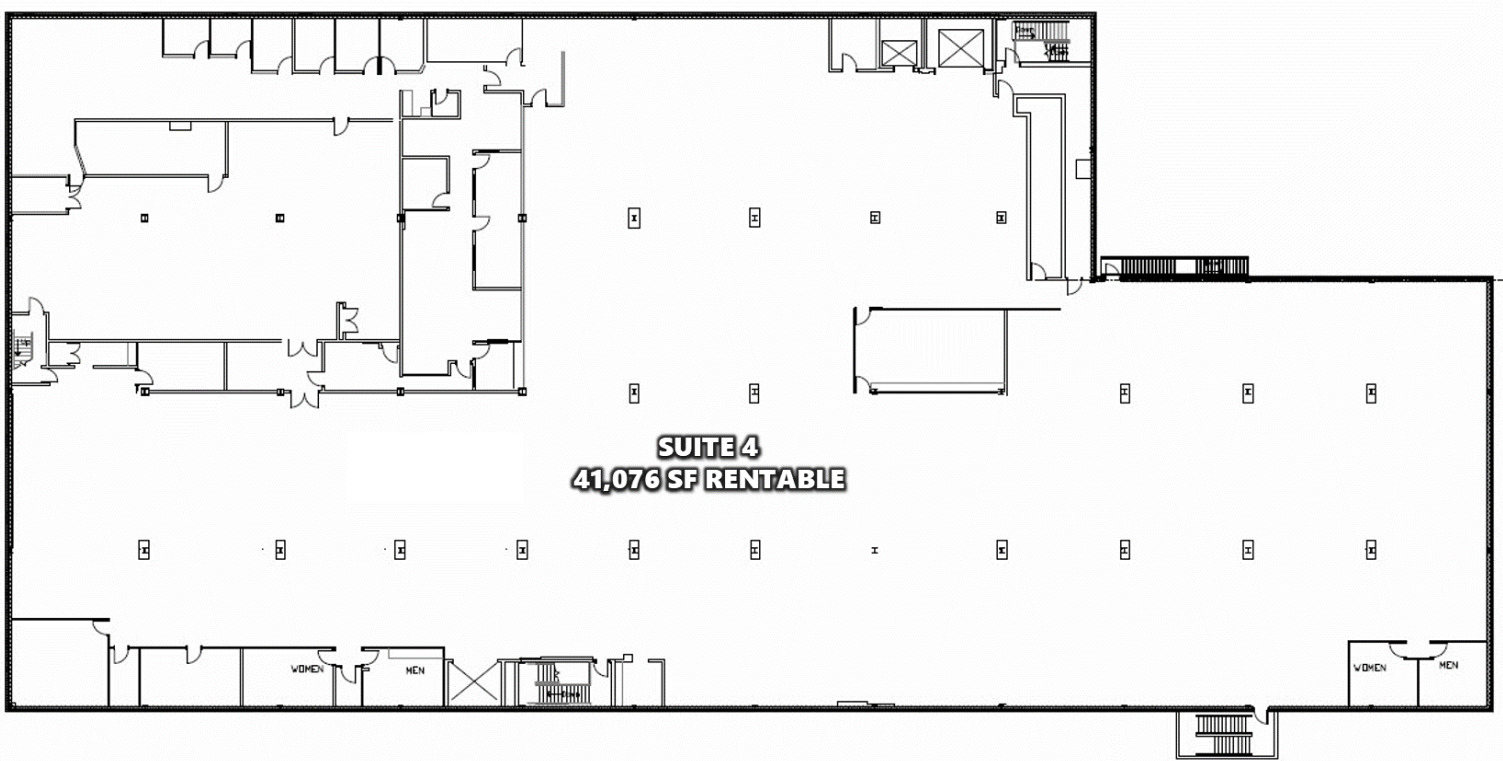


2nd Floor (not drawn to scale, for illustration purposes only)





3rd Floor (not drawn to scale, for illustration purposes only)



4th Floor (not drawn to scale, for illustration purposes only)