

River House Mixed Use Development

Luxury Apartments – Office – Retail • Live – Work – Play

1480 Nicholson Dr. Baton Rouge, LA 70802

Multi-Tenant Office
Space

For Lease



NAILatter & Blum

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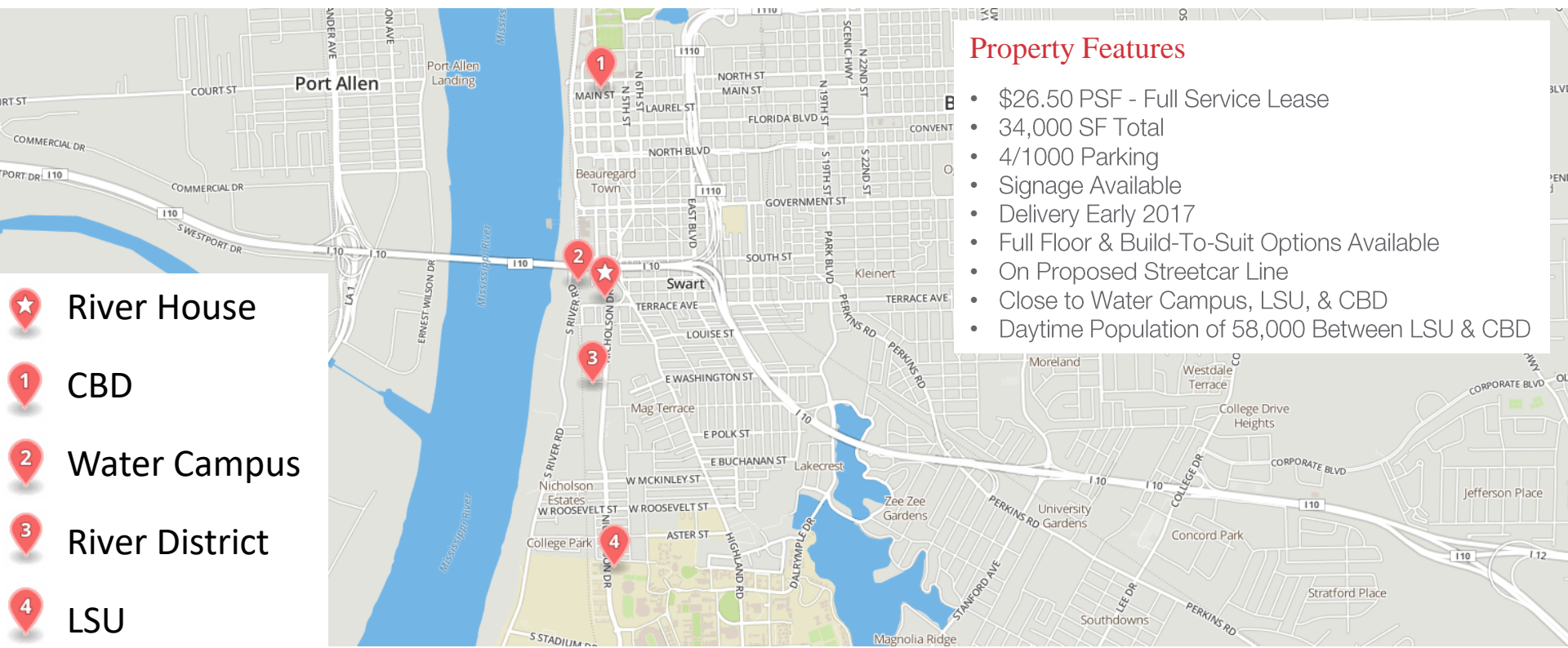
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Property Features

- \$26.50 PSF - Full Service Lease
- 34,000 SF Total
- 4/1000 Parking
- Signage Available
- Delivery Early 2017
- Full Floor & Build-To-Suit Options Available
- On Proposed Streetcar Line
- Close to Water Campus, LSU, & CBD
- Daytime Population of 58,000 Between LSU & CBD

- ★ River House
- 1 CBD
- 2 Water Campus
- 3 River District
- 4 LSU



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Nicholson Corridor

★ **River House**

- 1. LSU
- 2. The Standard
- 3. Fieldhouse Apartments
- 4. University Edge
- 5. Magnolia Mound
- 6. Moreno Project
- 7. Red Stick Lofts
- 8. Williamson, Fontenot & Campbell
- 9. Tin Roof
- 10. Nicholson Cottages
- 11. The Water Campus
- 12. Denicola's Furniture & Upholstery
- 13. Mississippi River Bridge
- 14. CBD

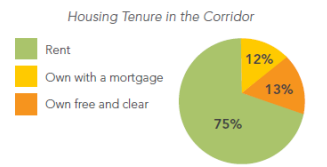
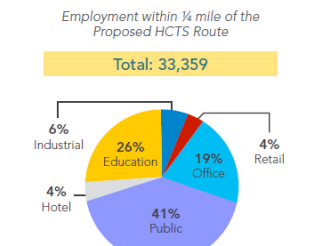
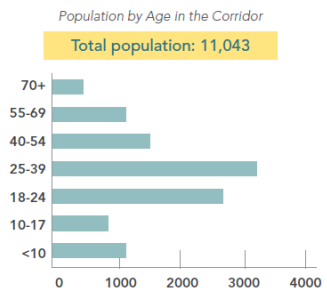
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Source: 2010 U.S. Census Block-level data for East Baton Rouge Census tracts 24, 28.01, 51 and 52.

Nicholson Corridor Existing Conditions

POPULATION AND EMPLOYMENT

The Nicholson Corridor is home to over 33,000 jobs, of which 41% are in the public sector and 26% in education. The Corridor is also home to over 11,000 residents, with three quarters of those residents renting their homes. Over half the area residents are between the ages of 18 and 39, and their median household income is \$28,000, less than half the Baton Rouge Metro median of \$65,000.

This data characterizes the Nicholson Corridor as a community of young, lower-income residents who will greatly benefit from increased access to jobs, educational opportunities, and high-quality, affordable housing that will accommodate a range of household sizes and types. Given the makeup of the employment and resident base in the Corridor, the use of a high-capacity transit system is expected to be high.

In the Corridor, the largest population segments are between the ages of 22 and 34.



Potential new and redevelopment

Housing development in progress:

- River District: 1800 units
- River House: 224 units
- Standard: 274 apartments
- 525 Lafayette: 95 rental units and 9 townhomes
- The Onyx: 28 units
- Commerce Building: 90 units
- LSU: 1200 units (student and faculty housing)

Commercial/office development in progress:

- LSU: 130,000 SF retail, 110,000 SF office
- Onyx: 5,600 SF commercial
- Commerce Building: 1 floor retail/commercial
- River District: 100,000 office, 175,000 commercial, 40,000 SF grocery, 220-room hotel
- River House: 36,000 SF
- Water Campus: 1.5 million SF of research campus, 4,000 workers

Total development potential, apart from active projects:

- 120 total acres of new and redevelopment
- 13,000 new jobs (15% retail / 85% office)
- 3,200 new multi-family housing units
- +6,000 population
- +3,000 households
- +600 children
- New project value: \$637.2 million

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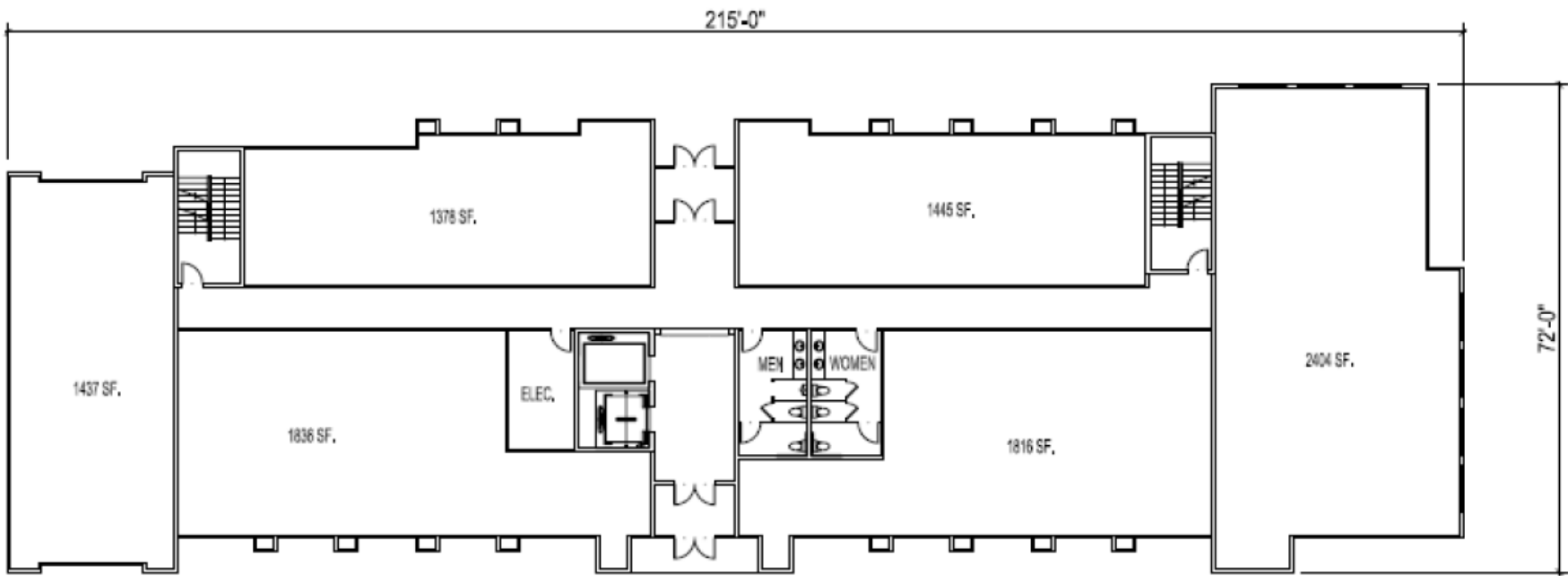
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Conceptual Floor Plan

GROUND FLOOR PLAN
OFFICE



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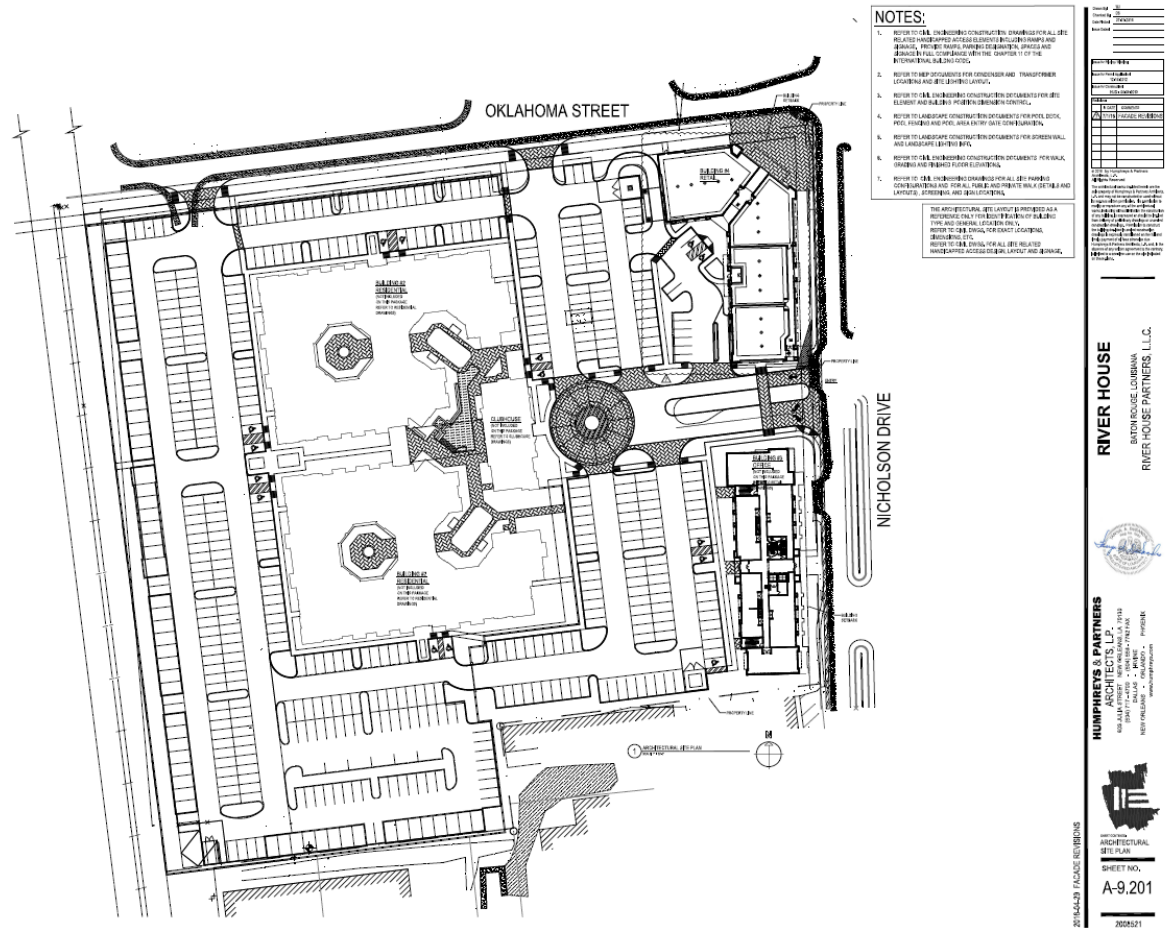
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Site Plan



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