

302 Third Street
Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



Property Features

- 2,000 – 4,328 SF on First Floor
- 4,328 SF on Second Floor
- \$22 PSF
- Leasing Incentives & Allowance Available
- Newly remodeled
- Great location for retail, restaurant, or office
- Located in the heart of downtown Baton Rouge
- Heavy trafficked area

NAILatter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

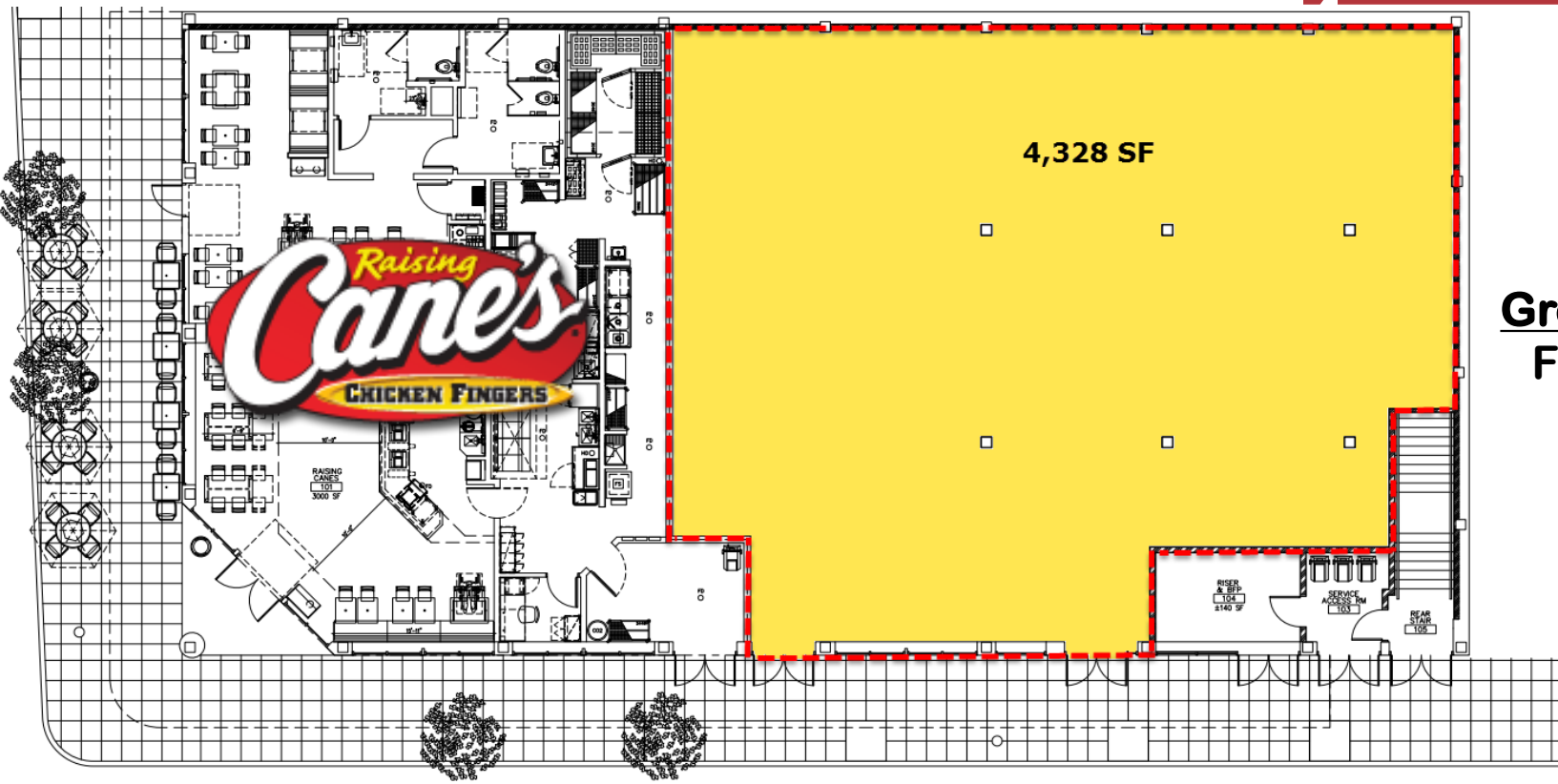
Ty Gose
225.295.0800
Ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

302 Third Street
Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



**Ground Floor
Floorplan**

NAI Latter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

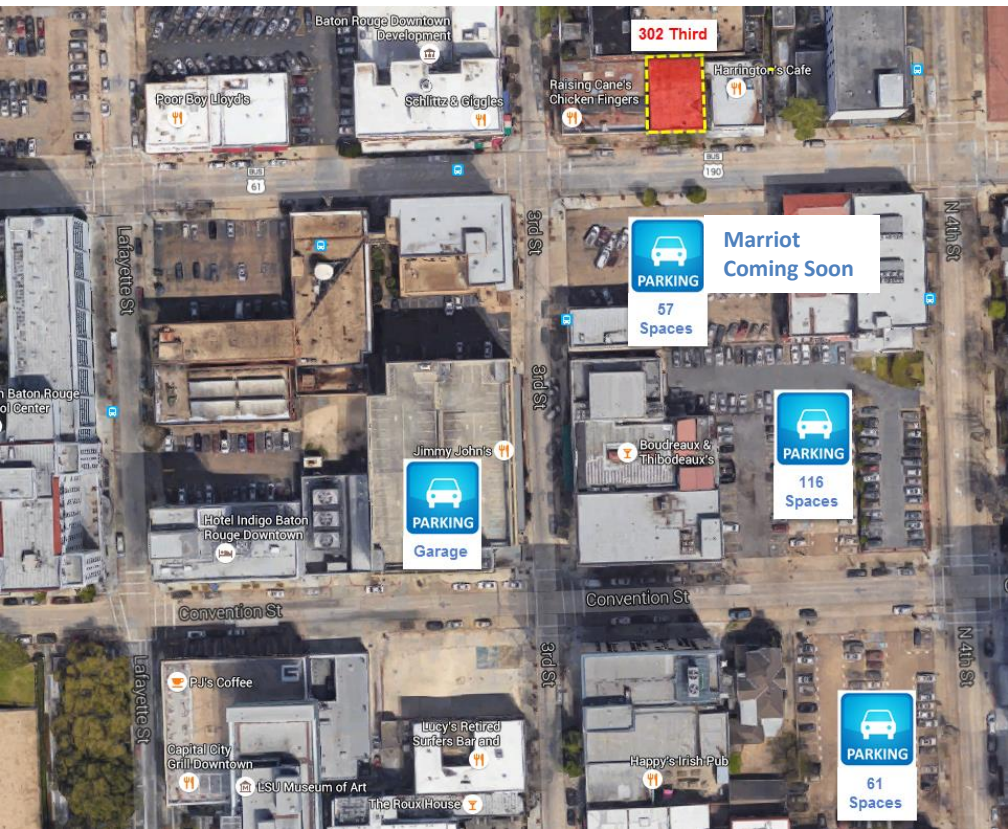
Ty Gose
225.295.0800
Ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

302 Third Street Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



Jonann Stutzman
225.445.0473
jonann@latterblum.com

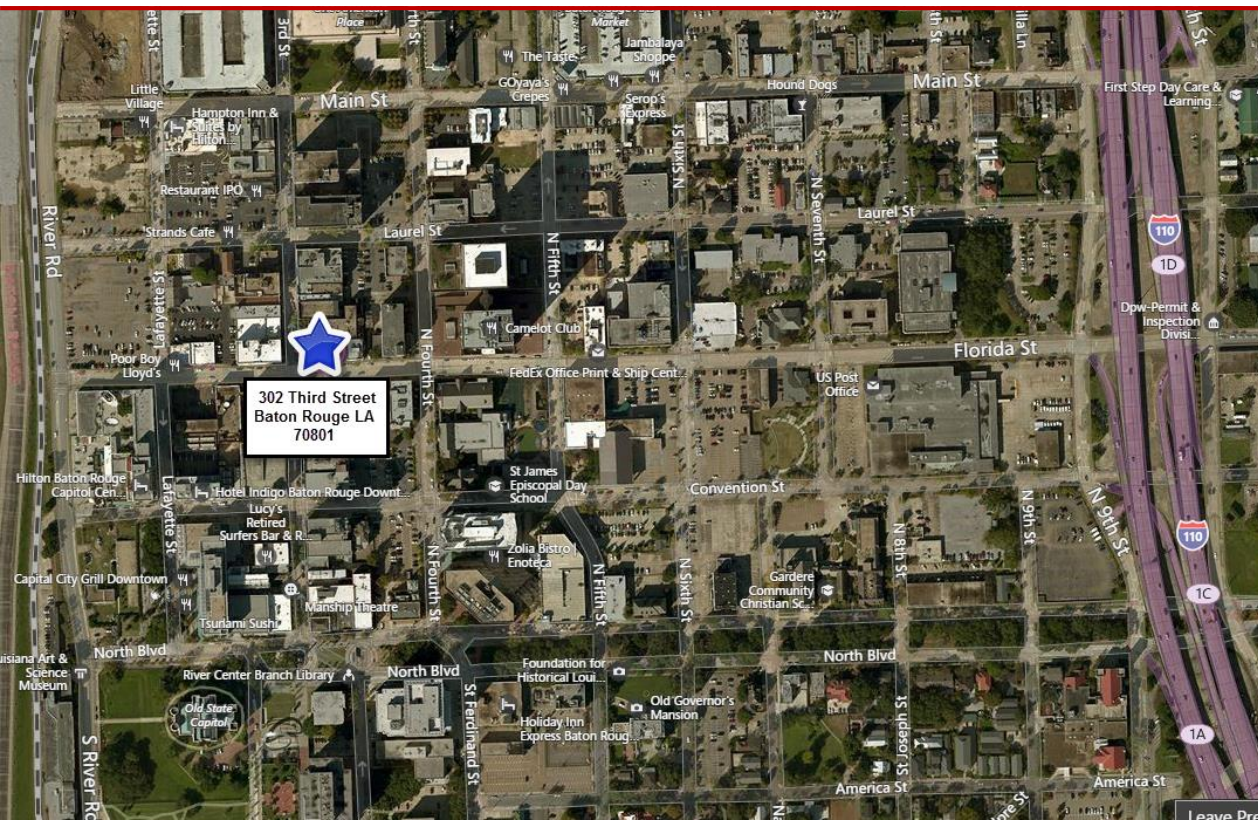
Ty Gose
225.295.0800
Ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

302 Third Street Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



NAI Latter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose
225.295.0800
Ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com

302 Third Street
Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800

www.latterblum.com

302 Third Street Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800

www.latterblum.com

302 Third Street Baton Rouge, LA 70801

Retail/Office
2,000-8,600+ SF
For Lease



LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. Created on 11/19/2015

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800

www.latterblum.com