

5555 Government St
Baton Rouge, LA 70806

 **LOGO** COMING
SOON

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MLS# 2024004686



\$2,649

2,119 Sqft

This prime space known as the Dive Shop is located on Government St. between Superior Bar & Grill and Anthony's Italian Deli. Property has frontage with excellent visibility. The main showroom has front and rear doors with large windows, two offices and a spacious conference room. Floors are wood and ceramic. The rear parking lot has separate in and out driveways. Additional features consist of a warehouse, a green space that can serve as an outside courtyard area. and the front yard is set back from Government St. If you're wanting to be seen, this stretch of Government takes on traffic from Jefferson Hwy, and is just 2 miles from Corporate Blvd and Town Center. Daily traffic count since 2021 has averaged 19, 700. Traffic has steadily increased since 2018 with a small dip during Covid. Lease price is \$15 a sq/ft + \$4.13 NNN total = \$3378 per month



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