



RECENTLY UPDATED OFFICE SUITE ALONG GOVERNMENT ST

6509 GOVERNMENT ST BATON ROUGE, LA 70806



FOR LEASE

LEASE RATE: \$13.40 SF/YR (\$1,675.00/MO)
±1,500 SF | SUITE D | MODIFIED GROSS

- Recent cosmetic improvements, including fresh paint and new HVAC
- Opportunity for monument signage
- ±3-7 minute access to Florida Blvd, Airline Hwy, and I-10
- 6 offices with reception and a bullpen

CONTACT:

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225.460.0877

800.895.9329 | <https://elifinrealty.com> | February 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, Suite D at 6509 Government St offers $\pm 1,500$ SF of newly updated office space consisting of 6 offices (2 with sink), a reception, and a bullpen/waiting area.
- Recent cosmetic improvements, including fresh paint, provide a modern and refreshed atmosphere.
- The suite benefits from good visibility with opportunity for monument signage, and there is ample parking available for tenants and visitors.
- Located with ± 3 -minute access to Florida Blvd, ± 5 -minute access to Airline Hwy, and ± 7 -minute access to I-10, this property offers excellent connectivity to major routes in Baton Rouge.

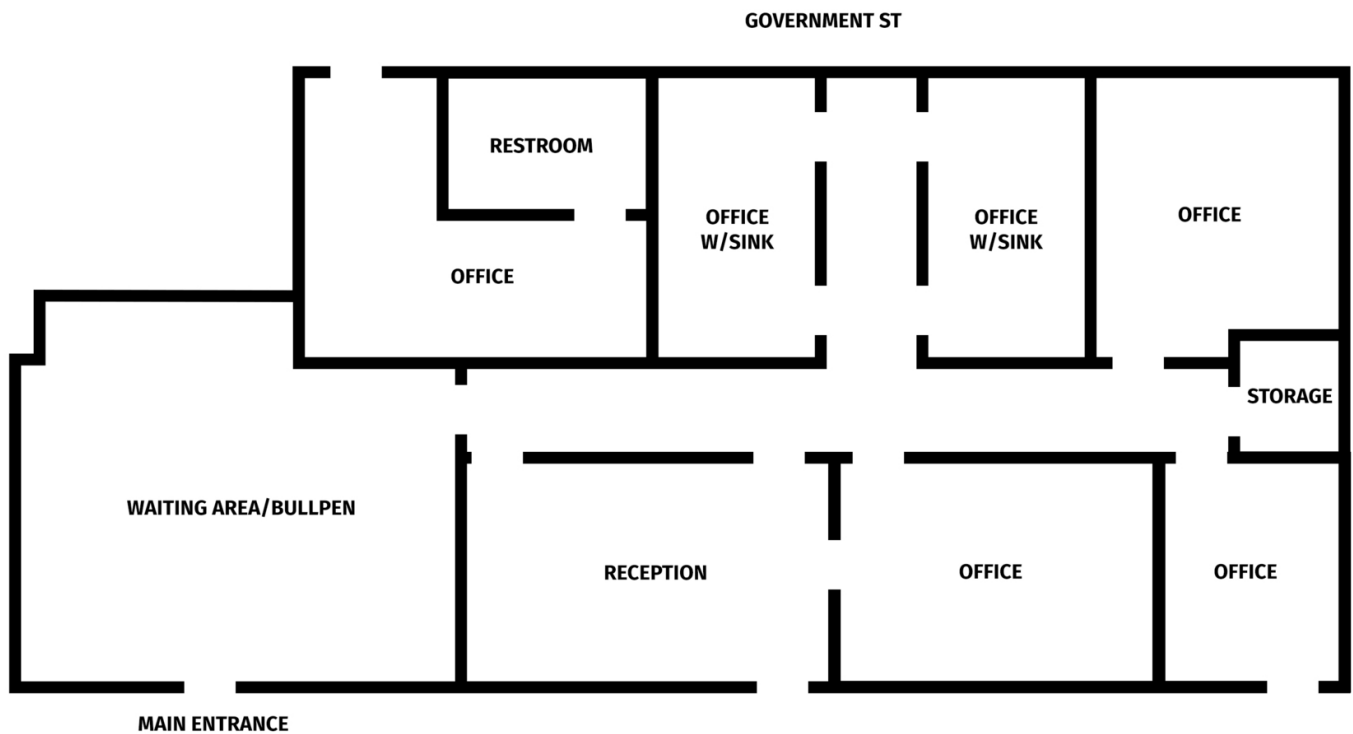
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FLOOR PLAN

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EXTERIOR PHOTOS

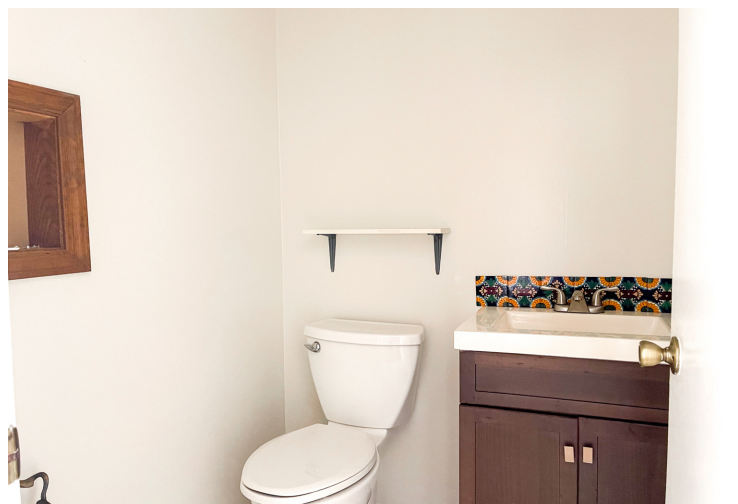
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INTERIOR PHOTOS



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AERIAL PHOTOS

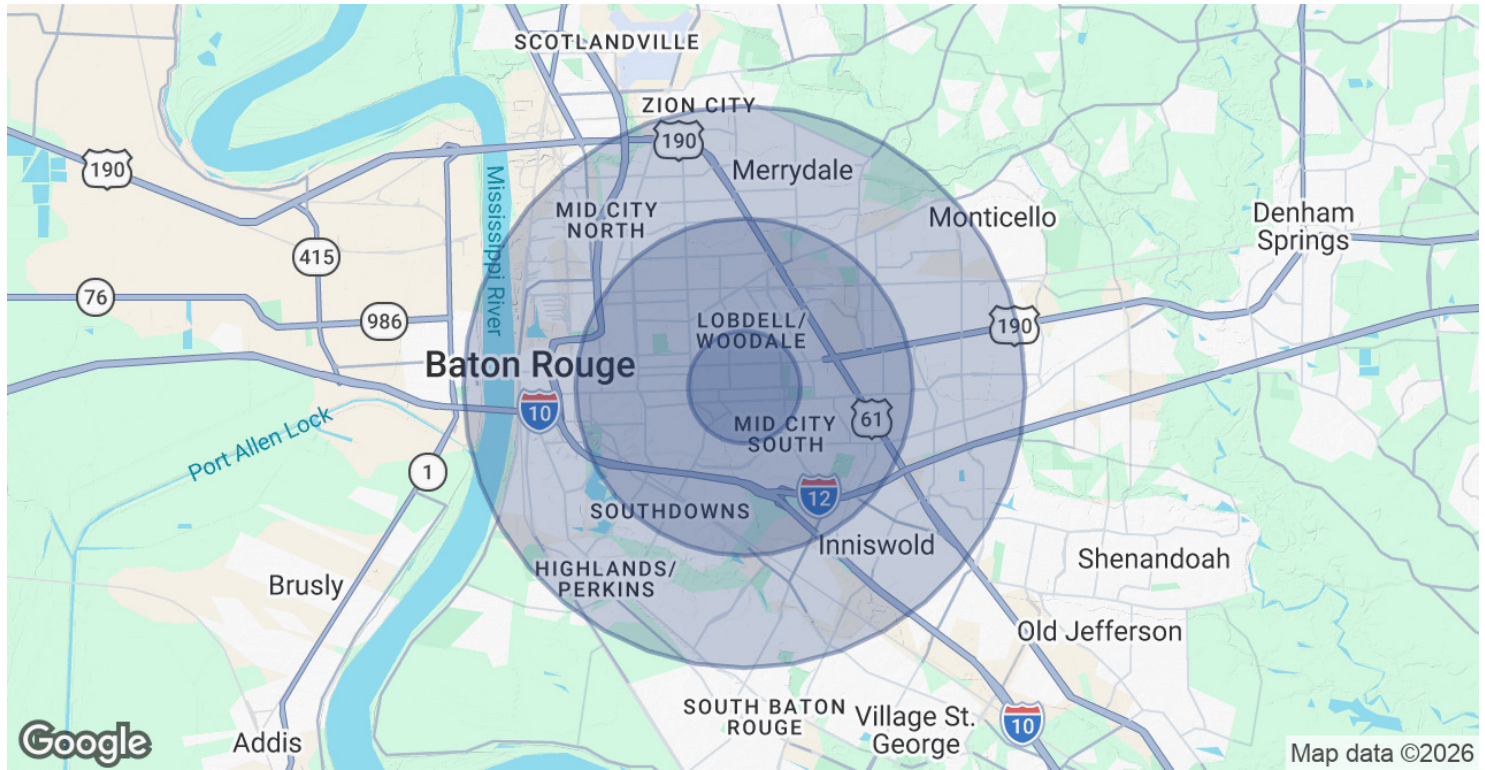
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,606	73,061	211,976
Average Age	39	40	38
Average Age (Male)	37	39	37
Average Age (Female)	41	42	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,598	32,435	88,730
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$66,454	\$79,144	\$75,353
Average House Value	\$324,462	\$315,578	\$294,009

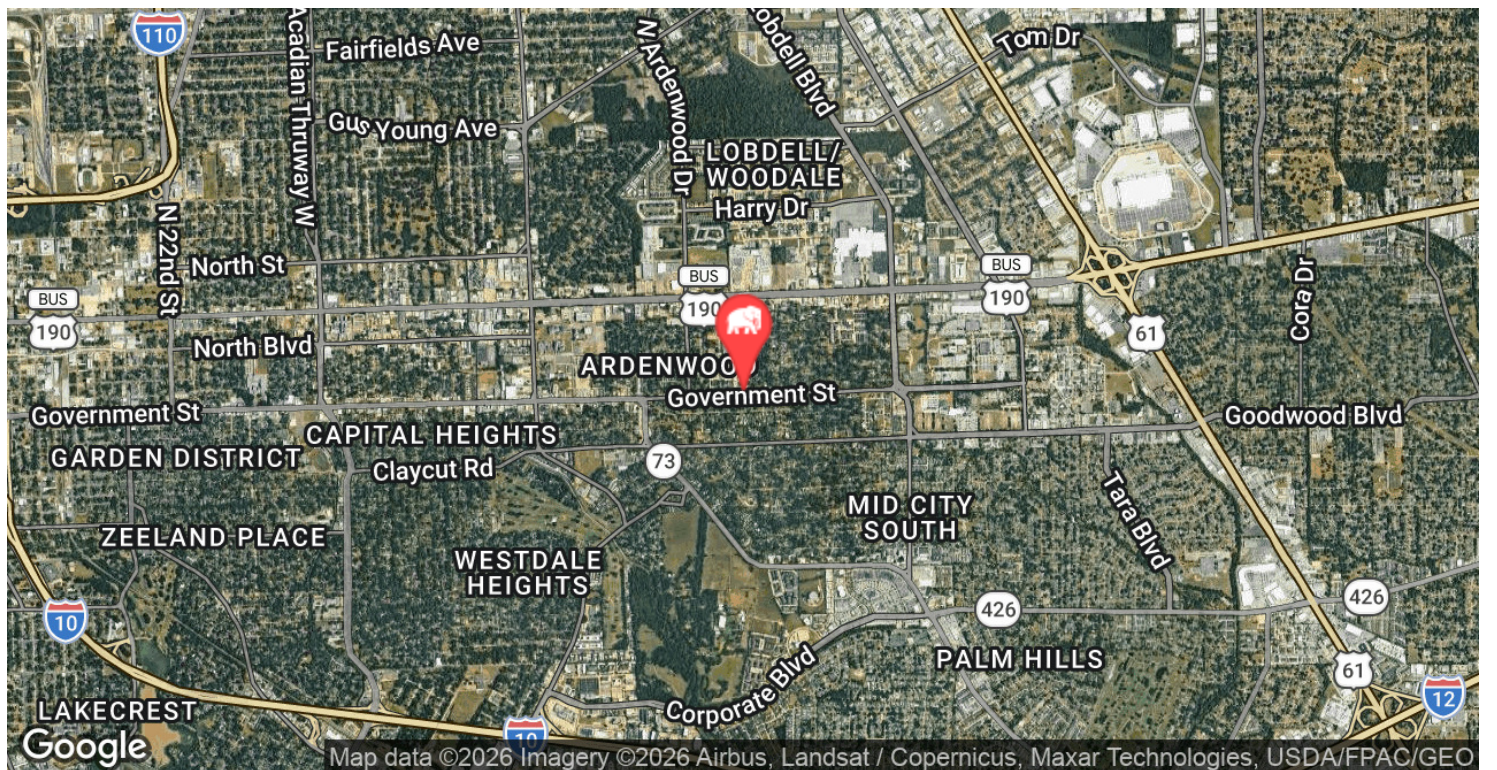
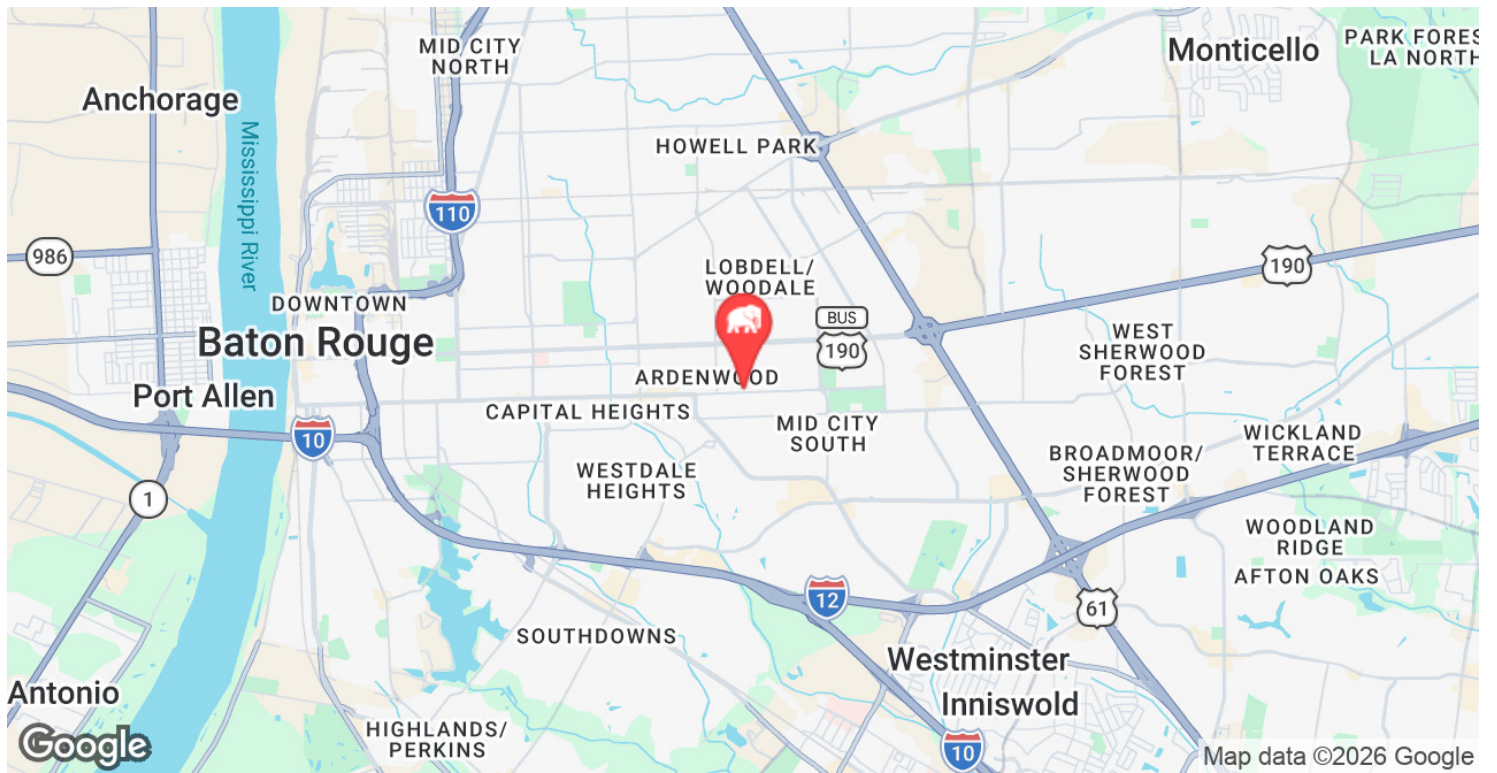
Demographics data derived from AlphaMap

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LOCATION MAP



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