

Fabian H.C. Edwards, JD/DCL
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Jacob Loveland
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Mid City Tower

Class A Office & Retail Space in a Historic Landmark

5700 Florida Blvd, Baton Rouge, LA 70806

Property Summary

Pricing Breakdown

Sale Price	\$4,800,000
Available SF	±80,000 SF

The Offering

- Now for sale and lease, Mid City Tower is a landmark Baton Rouge office tower built in the late 1960's. Known over the years by many names including Dean Tower and Republic Tower, the property was extensively renovated and reintroduced to the market in 2023.
- The prominent ±80,000 SF tower sits on a ±2.59 acre lot, and has undergone top-down renovations with Class A finishes which were completed in July of 2023.
- Improvements to the building include all mechanical (HVAC, plumbing, electrical), a new security system, turnkey renovations to floors 1-5 and 10 and all of the bathrooms, and new paint for the building exterior. The property also benefits from ±218 parking spaces, and will also come with a new branding package, a new website, and facebook page.
- Mid City tower is also home to the admin operations for the Baton Rouge Zydeco.
- Just minutes from the US Hwy-190 and US Hwy-61 interchange, this property presents a significant retail and office opportunity near major regional corridors and bustling commercial activity.
- Financials available upon request.

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LOCATION INFORMATION

Street Address	5700 Florida Blvd, Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	South
Road Type	Paved
Nearest Highway	US Hwy-190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office / Street-level retail
APN	494399
Building Size	±80,000 SF
Zoning	C2 - Heavy Commercial
Lot Frontage	±190 ft
Lot Depth	±473 ft
Parking Type	Surface
# of Parking Spots	218

Site Plan

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ESTD. 1990
NEWTON
LANDSCAPE GROU
Landscape Architecture
DESIGN. BUILD. MAINTAIN
8508 Boudier, Suite
Baton Rouge, LA 70809
225.756.4331
NewtonLandscapeGroup.com



A LANDSCAPE DEVELOPMENT PLAN FOR THE
MID CITY TOWER
5700 FLORIDA BOULEVARD
BATON ROUGE, LOUISIANA

**SCHEMATIC
MASTER PLAN**

DRAWN BY: K.L. & C.R.
CHECKED BY: P.M.
DATE: JULY 5, 2022
REVISIONS:



SCALE: 1" = 10' - 0"

SHEET
02



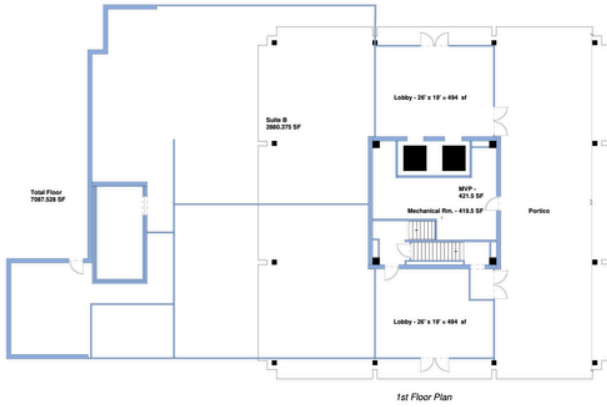
Available Spaces / Floor Plans

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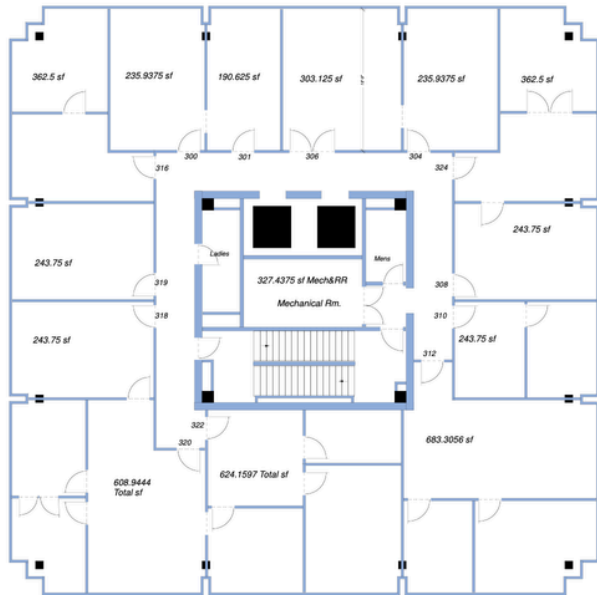
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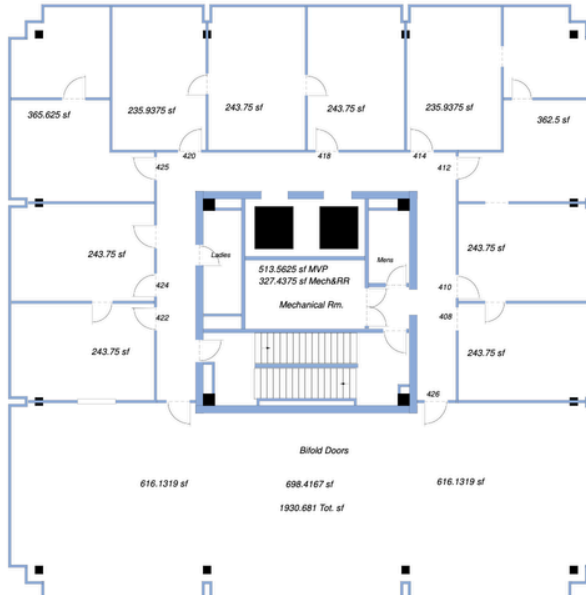
1st Floor



2nd Floor



3rd Floor



4th Floor

To see all floorplans in higher resolution,
please visit:

https://www.dropbox.com/scl/fo/0c
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Exterior Photos, Continued

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Lobby & Assorted Rooms

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Sample Office Pictures

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First Floor Retail Photos

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Baton Rouge Market Map

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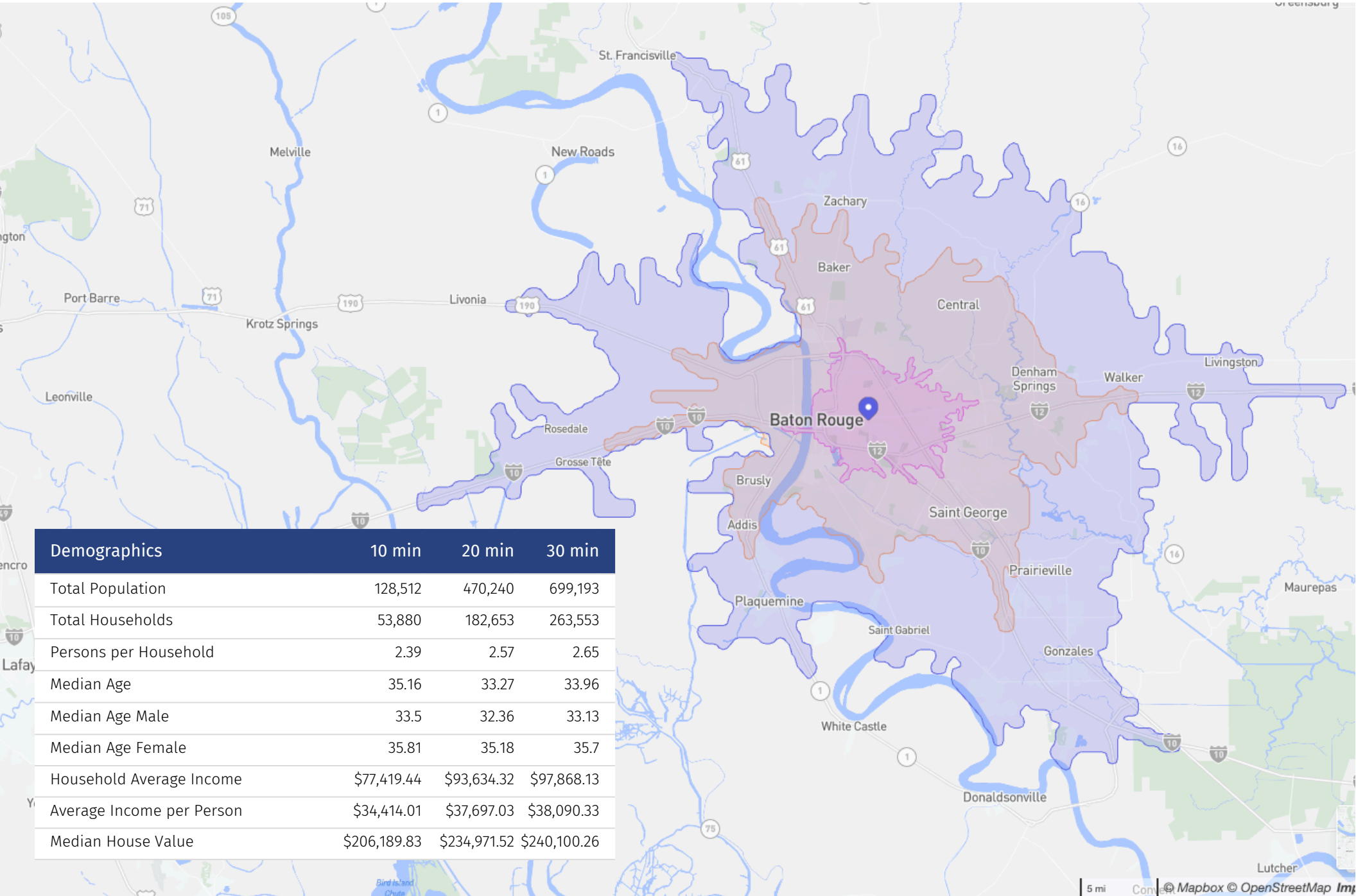
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Drive Time Demographics

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Market Overview

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Entertainment in Louisiana's Capital City

As Louisiana's Capital City, Baton Rouge is the heart and soul of the state's eclectic culture. With over 300 years of history, Baton Rouge has a colorful story to tell, which can be tasted through our culinary offerings, seen through the picturesque views of the Mississippi River and historical landmarks and experienced through the vibrant arts and culture scene. In the "Red Stick," every day is worth celebrating, even more so through our festivals and events held throughout the year. So, sit back, relax and let us make the planning easy – we'll be waiting to welcome you with Southern hospitality and an authentic Louisiana experience!

- ★ **11 million+** visitors per year
- ★ **\$958,000,000** spent by visitors
- ★ **340 Yearly** meetings, conventions, & events
- ★ **38,200 Jobs** supported by Tourism
- ★ **870,569** Population in MSA
- ★ **305,441** Households in MSA
- ★ **\$270,000** Median Home Sale Price

Activities & Experiences (Top 10)



Source: VisitBatonRouge.com, census.gov, datausa.io



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Outdoors, Sports, Fried Chicken, and Passion

Louisiana is known as Sportsman's Paradise and Baton Rouge is the epicenter of sports-fanaticism. Home to powerhouse universities LSU and Southern, and the birthplace of Raising Cane's, Walk-On's, Marucci Sports and others, Baton Rouge is overrun with passionate sports fans. And with numerous facilities that can accommodate sports ranging from baseball and soccer to waterskiing and golf, Baton Rouge takes sports and recreation to the next level.

- ★ **Louisiana State University** - 35,914 Students
- ★ **Southern University** - 8,317 Students
- ★ **LSU Football** - \$500,000,000+ Yearly economic impact

BATON ROUGE IS THE HOME OF:



Sporting Events hosted by Baton Rouge

The Louisiana Marathon
US Youth Soccer Southern Regional Championships
Tiger-Rock Martial Arts World Championship
United States Bowling Congress Women's Championships

USA Track and Field Masters Outdoor Championships
Marucci World Series
National Pro Fastpitch Softball Championship Series
National Collegiate Waterski Championships

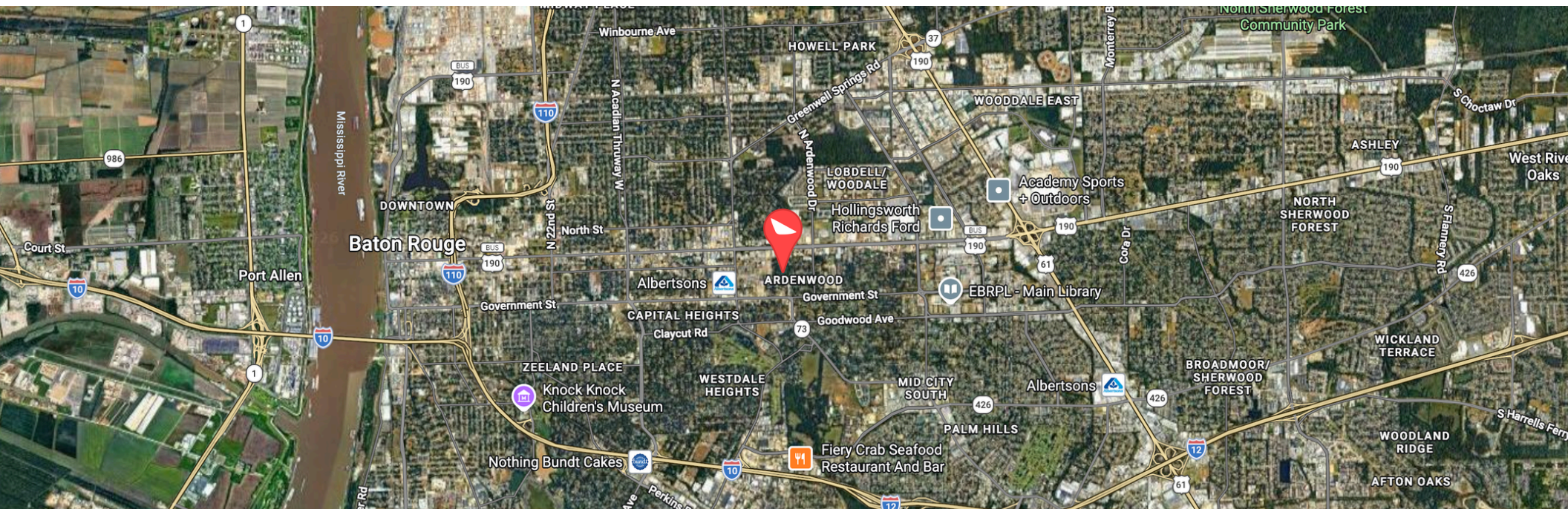
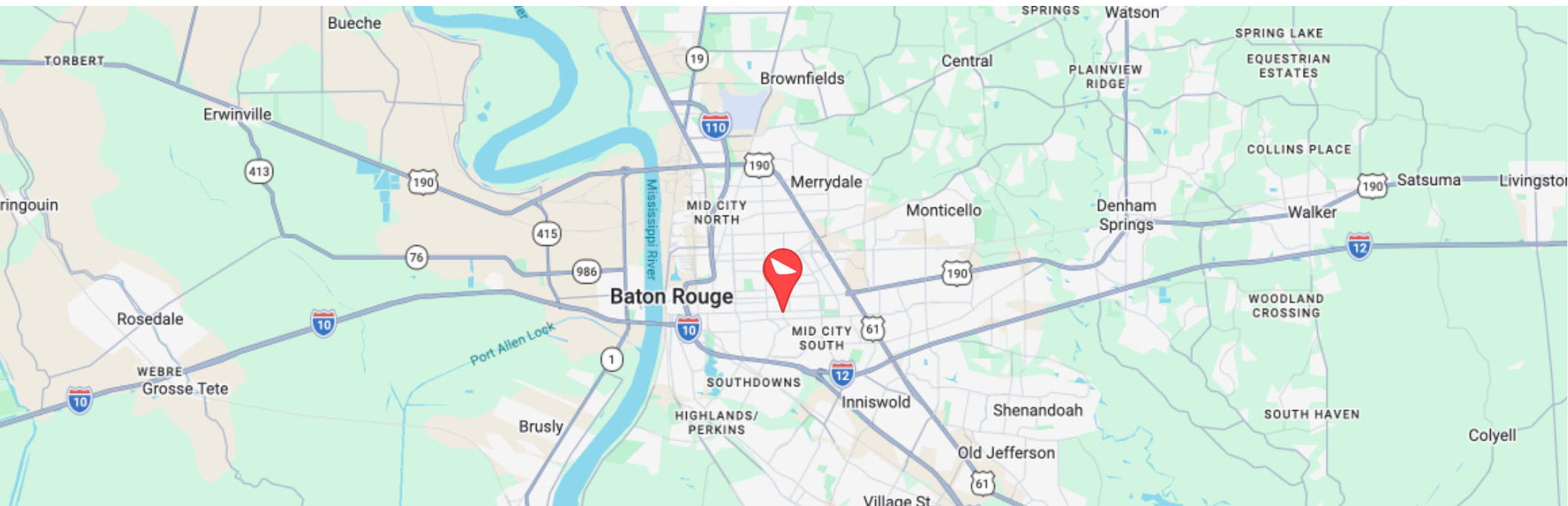


Source: VisitBatonRouge.com, lsusports.net, lorencottassociates.com

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Senior Vice President – Office Sales & Leasing

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Fabian Edwards is a Louisiana native and graduate of Southeastern Louisiana University. After graduating from SELU, he earned his Juris Doctor and Diploma of Comparative Law from the LSU Paul M. Hebert Law Center. Prior to his brokerage career, Fabian worked as a litigation attorney at Keogh Cox, where he handled a wide array of disputes with particular emphasis on property lawsuits.

Fabian understands that open communication and responsiveness are imperative to ensuring client expectations are recognized and exceeded. As a member of the Elifin team, Fabian uses his prior litigation experience, strong attention to detail, and unrelenting work ethic to zealously represent his clients.



Jacob Loveland

Senior Associate – Retail Sales & Leasing

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Office: 800-895-9329

Jacob graduated from LSU with a Bachelor's Degree in Construction Management and minors in Business Administration and Technical Sales. Prior to joining ELIFIN®, Jacob worked at LIGO (Laser Interferometer Gravitational-wave Observatory) analyzing data from the interferometers. At LIGO, Jacob developed skills in coding and learned multiple programming languages such as Python and Matlab.

Jacob uses his outgoing personality, adept listening skills, and technical knowhow to connect with clients and serve their needs. Beyond ELIFIN®, Jacob has a passion for sports and loves spending time with family and friends.



Greater Baton Rouge, LA

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Greater Lafayette, LA

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