

 The Water Campus
Baton Rouge, LA 70802

Property Contact
Will Chadwick
225-368-7667

Property Contact
George Bonvillain
225-659-8654



1200 Brickyard Lane



Office & Retail Space For Lease

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Welcome to The Water Campus

The country's first major center dedicated to the study of coastal restoration and sustainability, The Water Campus is rising on 35 acres along the Mississippi next to downtown Baton Rouge. Thousands of research scientists, water management professionals, contractors and support staff will fill more than 1.6 million square feet of labs, research facilities and commercial space. Working together they strive to carry out their vital work in a collaborative environment – studying coastal threats, formulating theories, exchanging ideas, and cooperating further to arrive at innovative solutions that might never be possible working alone.

The Water Campus is for more than just science and engineering. Other types of firms are calling The Water Campus home, taking advantage of its riverfront location next to existing employment centers, alternative transportation and an unburdened road network.

More than \$100 million has been spent on the first phase of the campus. As it continues to grow, the campus will strengthen efforts to restore and enhance coastal environments in Louisiana, around the country and internationally.

THE
WATER
CAMPUS



Pictured: The Center for Coastal and Deltaic Solutions (left) & The Mississippi River Bridge

The Water Campus Overview

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Center for Coastal and Deltaic Solutions & The Estuary

Mississippi River

Downtown Baton Rouge

1200 Brickyard Lane Space Available

LSU Center for River Studies

Water St

200 Water Street (20 Loft Apartments)

Coastal Protection & Restoration Authority

Oklahoma St

The Water Campus

River Rd

Nicholson Dr (LA-30)

Offering Summary

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Property Summary

- 1200 Brickyard Lane is a four-story mixed-use building located at The Water Campus in Downtown Baton Rouge with options for office, retail, and restaurant space.
- Situated at the Main Square of the Water Campus, this 90,000+ SF building offers tenants a modern workspace with the comfortable amenities of upscale living.
- The ground floor houses a 2,000 SF fitness center exclusively for 1200 Brickyard tenants.
- A spacious lobby featuring local art, natural light with floor to ceiling windows throughout the building, and views of the Bridge and surrounding area enhance the experiences of tenants and visitors alike.
- State of the art, secure wi-fi is provided to all Water Campus buildings by Red Bison.
- Key tenants already located in 1200 Brickyard Lane include: Stantec, The Lemoine Company, Louisiana Cyber Coordination Center (LC3), Radiance Technologies, and Stephenson Technologies Corp.

Development Summary

- The Water Campus is a 35-acre, master-planned research and business campus rising on the Mississippi River.
- More than \$125 million has been committed by partners and utilized for the initial phase of the development.
- Five of the planned sixteen buildings have been constructed, operating as world class research facilities, business & institutional offices, and residential apartments.

Available Space Summary

- There are multiple options for office, retail, & restaurant space at 1200 Brickyard.
- Position your retail or restaurant concept on the ground floor with direct access to day-time workers, citizens enjoying downtown and the riverfront in the evenings, and tourists visiting for conferences or recreation.
- The available office space offers businesses and organizations a unique opportunity to join a thriving and growing live / work development unburdened by heavy-traveled roads and loaded with amenities.
- Suites are ready for tenant buildout and can be customized to match your requirements.
- **Tenant buildout allowances available for qualified tenants.**

Current Availability

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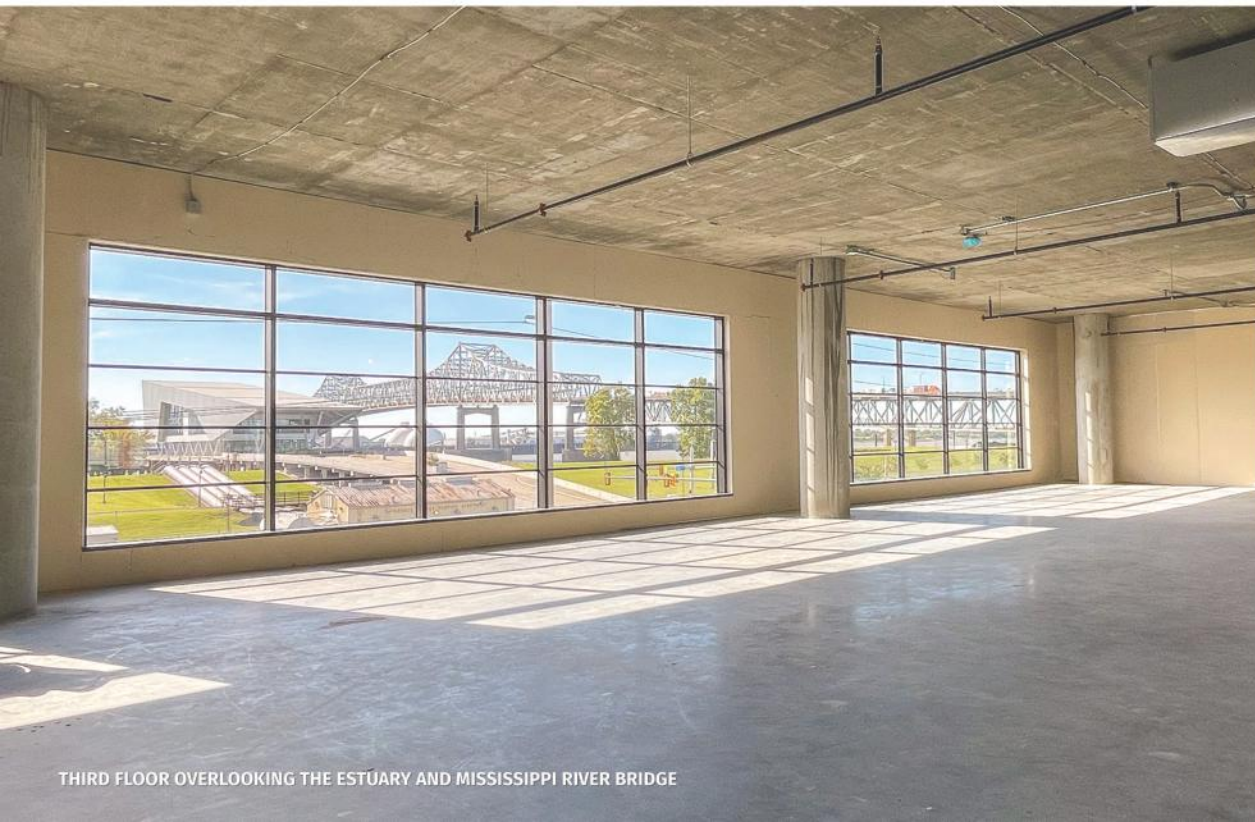
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1200 Brickyard Lane

Available spaces are in shell condition and ready for tenant buildout. Tenant improvement packages available for qualified tenants. Multiple buildout options are possible and most suites can be subdivided.

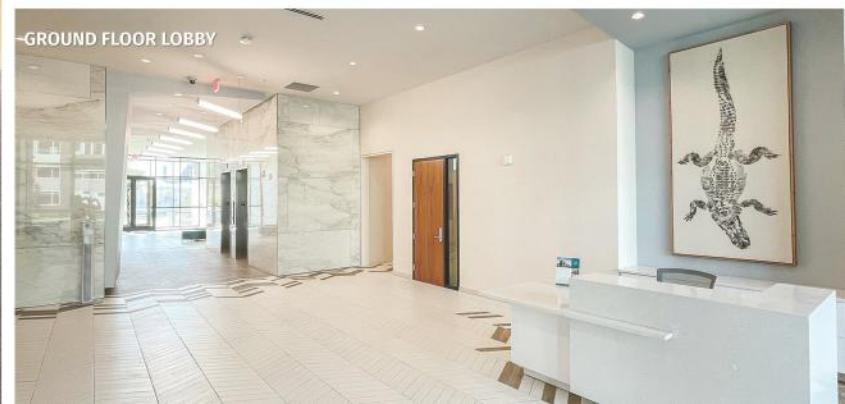
Suite	Floor	Rentable SF	Usable SF	Use Type	Lease Type	Lease Rate
102	Ground	3,770	3,322	Retail/Office	NNN/Full Service	\$32.00 /sf/yr
103	Ground	4,405	3,881	Retail/Office	NNN/Full Service	\$32.00 /sf/yr
104	Ground	5,667	4,993	Retail/Office	NNN/Full Service	\$32.00 /sf/yr
202	Second	9,299	8,031	Office	Full Service	\$32.00 /sf/yr
301	Third	12,305	10,400	Office	Full Service	\$32.00 /sf/yr
401	Fourth	6,934	5,795	Office	Full Service	\$32.00 /sf/yr



THIRD FLOOR OVERLOOKING THE ESTUARY AND MISSISSIPPI RIVER BRIDGE



WATER CAMPUS AT DUSK, 1200 BRICKYARD ON RIGHT.



GROUND FLOOR LOBBY

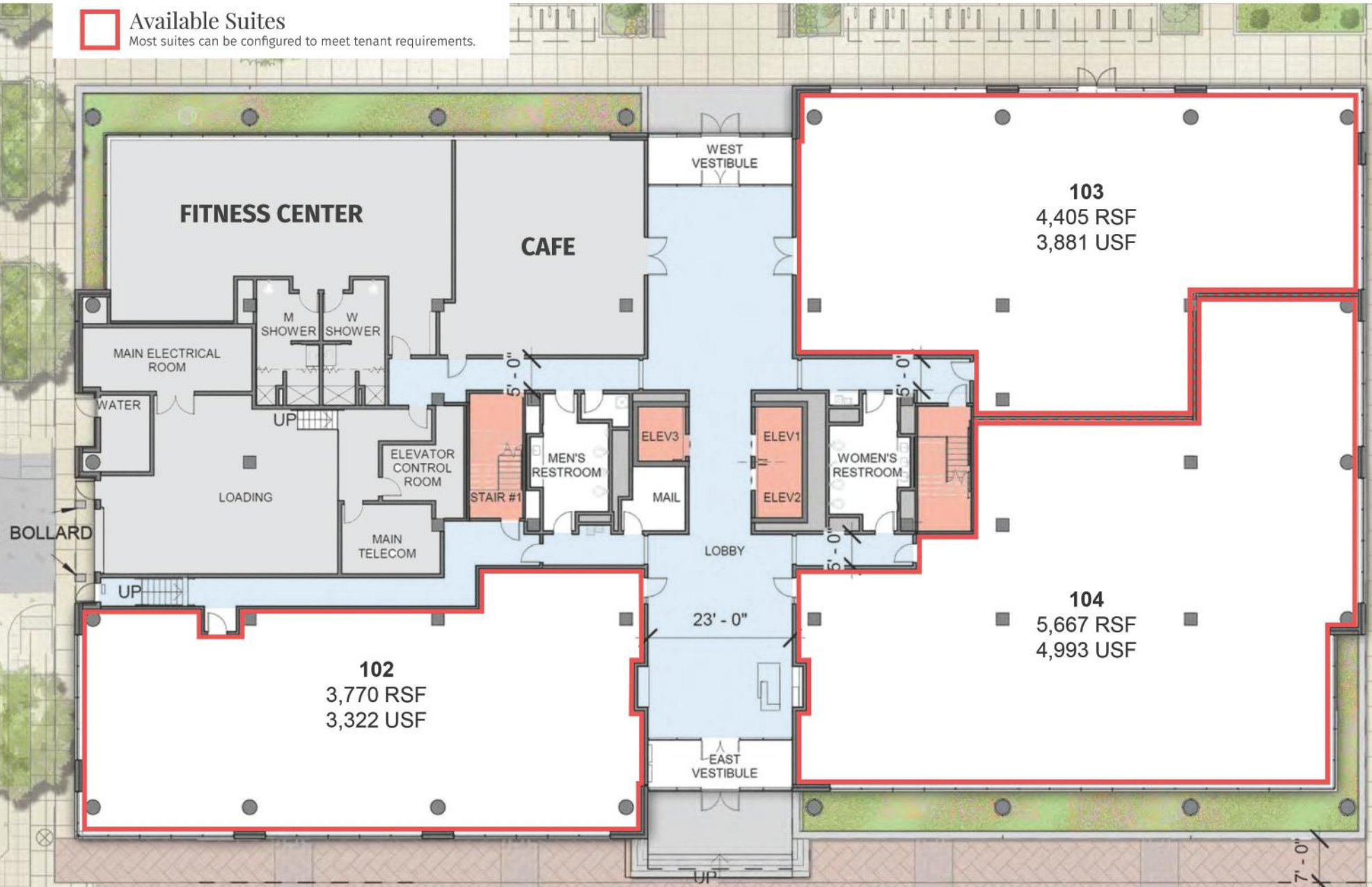
Floorplan - Ground Level

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Available Suites
Most suites can be configured to meet tenant requirements.



102
3,770 RSF
3,322 USF

103
4,405 RSF
3,881 USF

104
5,667 RSF
4,993 USF

Brickyard Lane

Floorplan - Second Level

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Available Suites
Most suites can be configured to meet tenant requirements.



Floorplan - Third Level

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 Available Suites
Most suites can be configured to meet tenant requirements.



Floorplan - Fourth Level

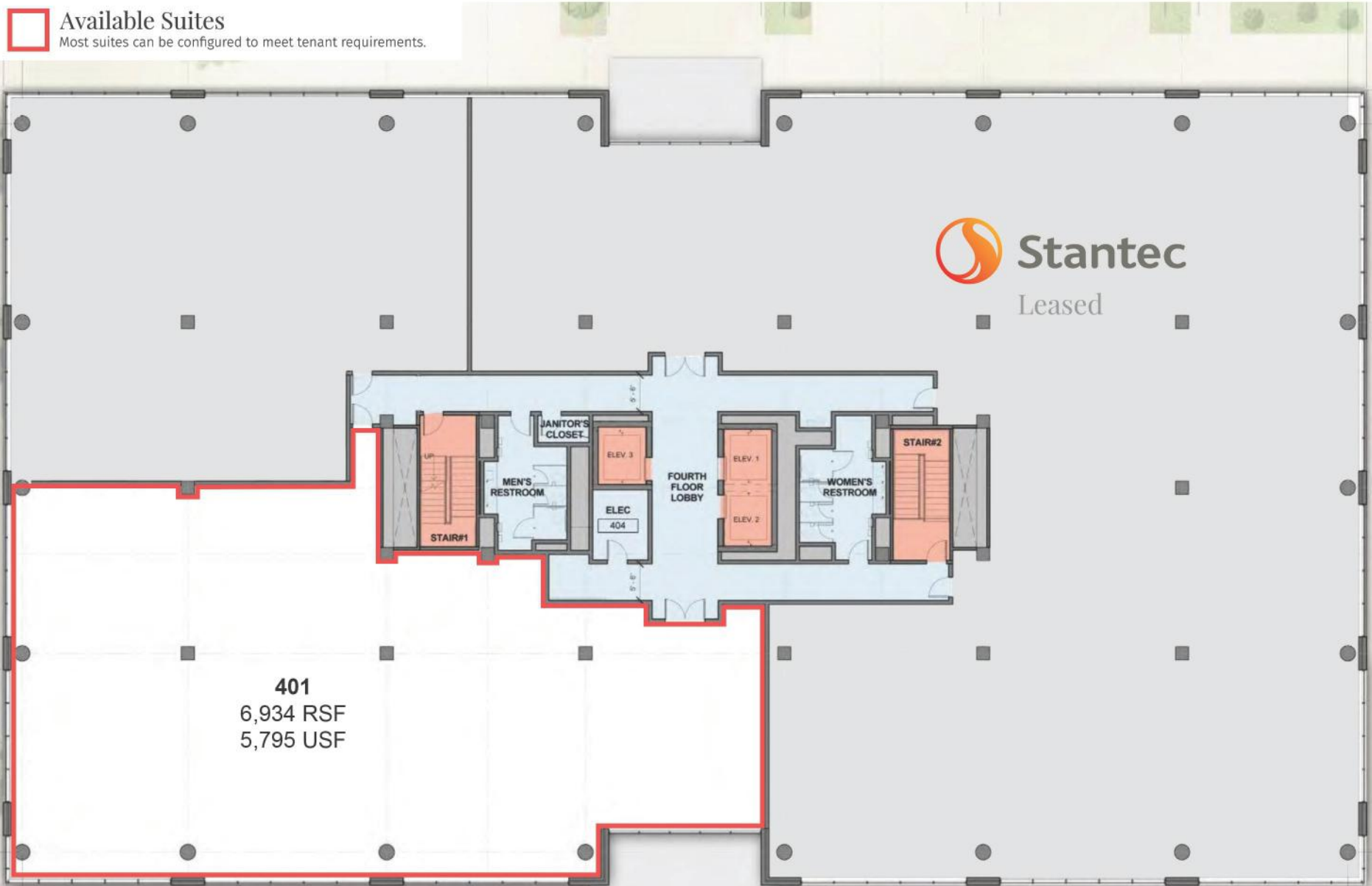
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 Available Suites
Most suites can be configured to meet tenant requirements.

 **Stantec**
Leased



401
6,934 RSF
5,795 USF

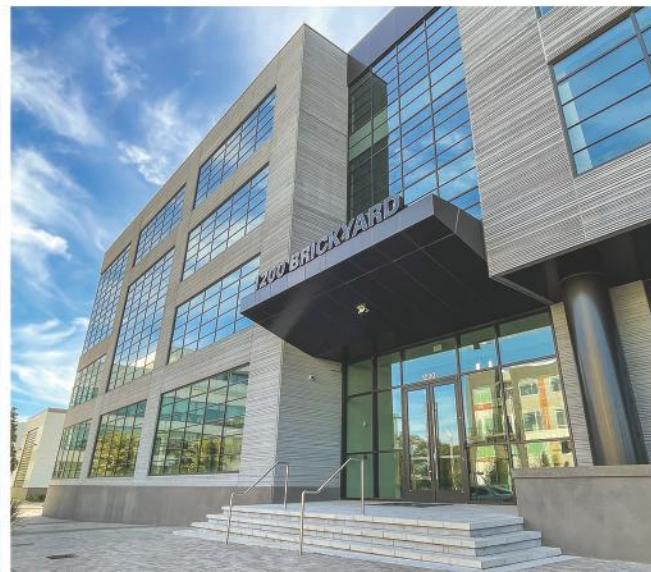
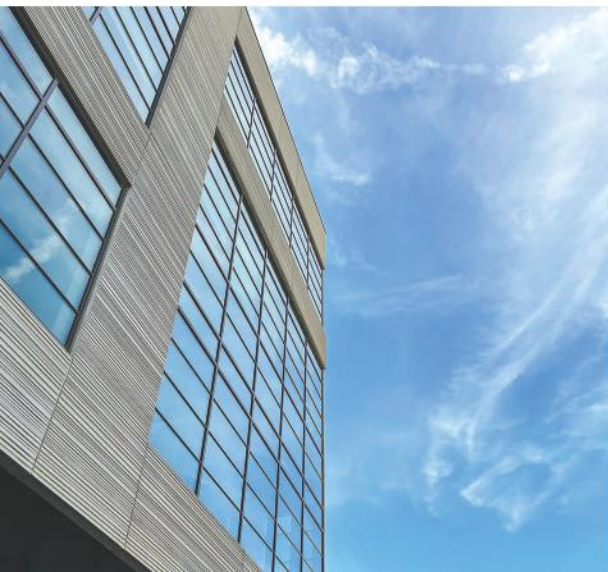
Brickyard Lane

2'-10" 22'-6" 9'-0" 25'-0" 9'-0" 25'-0" 8'-0" 23'-0" 8'-0" 25'-0" 8'-0" 25'-0" 9'-0" 22'-6" 2'-10"

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Space Ready for Buildout

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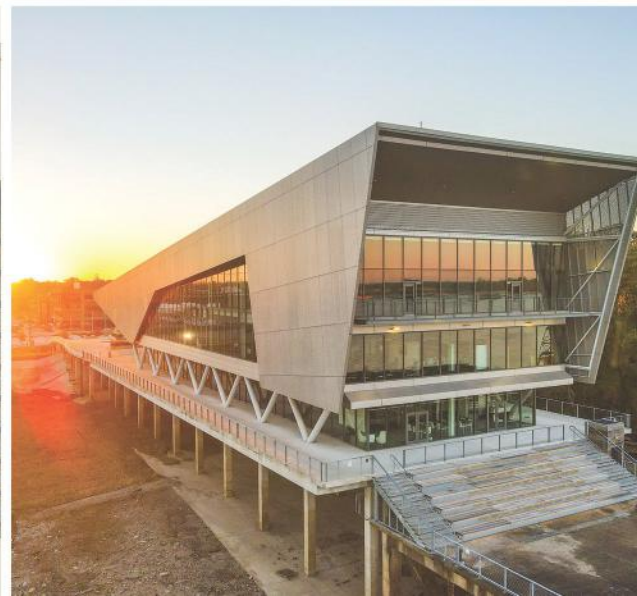
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Water Campus Photos

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Downtown Baton Rouge

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Welcome to the beating heart of Louisiana's Capital City

Discover the dynamic regional destination that draws more than three million visitors every year. Downtown Baton Rouge offers diverse activities, venues and cultural experiences for all — whether you live here, work downtown or choose to spend leisure time with us.

- ★ Five Large Concert Venues
- ★ Eight Art Galleries
- ★ 11 Public Greenspaces
- ★ 60 Restaurants
- ★ 20 Bars & Lounges
- ★ Over 150 events per year



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Will Chadwick, MBA
VP - Retail Sales & Leasing
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Office: 225.368.7667

Professional Background

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.



George Bonvillain, J.D.
VP - Office Sales & Leasing
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Office: 800.895.9329

Professional Background

George Bonvillain is a Louisiana native and proud LSU graduate. Prior to joining Elifin, he spent one and a half years with a global sports agency in Manhattan where he negotiated marketing and endorsement deals for professional athletes. Before moving to New York, George earned his law degree from the Paul M. Hebert Law Center at LSU.

George is a skilled negotiator and represents clients with tenacity and a strong attention to detail. He excels at anticipating client needs and delivering applicable solutions.

He works with sellers and landlords to actively market their properties as well as with tenants and investors to service their real estate needs.

Notable Community Involvement

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID) – Member (2018-Present)
Baton Rouge Area Chamber's Quality of Place Committee – Member (2019-Present)
Crohn's and Colitis Foundation LA/MS Chapter – Board of Directors
Louisiana State University Museum of Art – Board of Directors (2019-Present)
Sigma Phi Epsilon Alumni – Alumni Board Member (2018-Present)
Wex S. Malone American Inn of Court – Member (2016-Present)
Vinson-Elkins Trial Advocacy Program – Outstanding Performance Award