



# 200

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# WATER

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# STREET

— RESIDENCES —

As an up-and-coming professional, life is all about the hustle. You need somewhere to relax and unwind but still be close to the center of downtown. Enter 200 Water Street. Our 20 loft-style apartments, located at The Water Campus, are the ideal retreat without the long commute. With a contemporary style that meets your needs, it's the perfect fit.

## AMENITIES

Step inside and RELAX. Rich granite, sleek and stainless appliances, elegant lighting and the warmth of hardwood flooring welcome you home. Step outside and enjoy the cityscape and the Mississippi River from your own balcony.

- Quartz countertops
- Stainless steel appliances
- Full-size Washer & Dryer
- Custom-built kitchen islands
- Hardwood floors
- Ceiling fans
- Balconies
- 24-Hour Controlled Building Access
- Parking included
- Pet friendly

## LOCATION

The Water Campus in Baton Rouge is a collaborative campus located between downtown and LSU. The mixed-use development consists of residential, retail, office, conference and research space. It creates a unique environment for living and working with easy access to all that Baton Rouge has to offer.

- Walk to work, Traffic-free
- Adjacent to the Main Square
- Easy access to the levee bike path
- Near popular restaurants and bars in the heart of downtown
- 2.5 miles to LSU
- Close to North Boulevard Town Square, Baton Rouge's gathering place for festivals and concerts
- Convenient to the State Capitol, IBM Center, other downtown businesses and businesses within the Water Campus



## Two Bedroom Floor Plan



## One Bedroom Floor Plan



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[www.200waterstreetapartments.com](http://www.200waterstreetapartments.com)

**225.709.1733**

200 Water Street | Baton Rouge, LA 70802