

stirling

FOR LEASE

NEW YORK LIFE

2431 S. ACADIAN

ACADIAN CENTRE

BATON ROUGE, LOUISIANA

CLASS A OFFICE BUILDING FOR LEASE

BUILDING INFORMATION

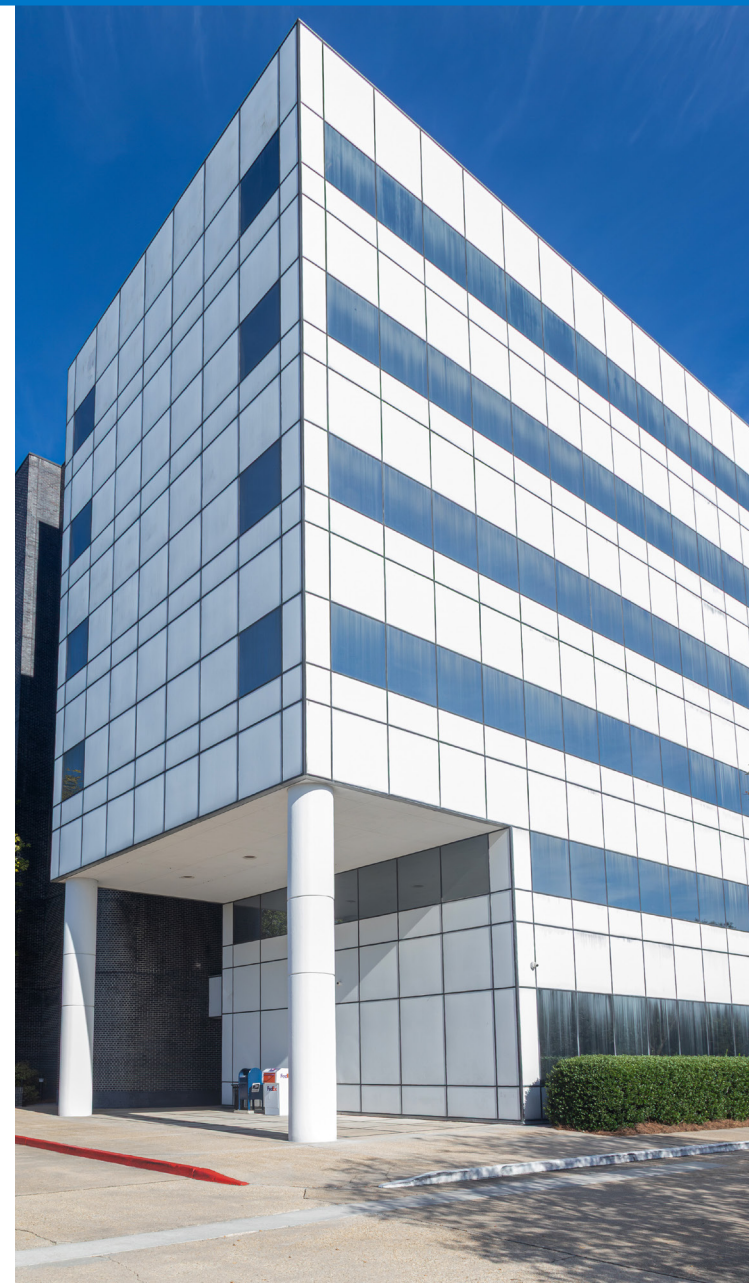
- 74,589-square-foot, six-story office tower
- Highly visible location at the intersection of I-10 and South Acadian Thruway in Baton Rouge
- Situated on 4.60 acres
- 273 on-site parking spaces
- Glass-and-aluminum exterior with a signature atrium
- Updated interiors featuring modern lighting, restrooms, lobby finishes, and signage
- Anchored by New York Life, Hammonds Sills, and Upper Iowa University
- Exceptional visibility and access within the Acadian/College submarket

EXECUTIVE SUMMARY

Acadian Centre presents a rare opportunity to purchase a prominent 74,589-square-foot office tower positioned at the highly trafficked intersection of I-10 and South Acadian Thruway in Baton Rouge. The six-story property spans 4.60 acres and provides 273 on-site parking spaces, featuring a sleek glass-and-aluminum façade, a distinctive atrium, and recently refreshed interiors with upgraded lighting, restrooms, lobby finishes, and building signage. With established tenants such as New York Life, Hammonds Sills, and Upper Iowa University, the property benefits from exceptional visibility and connectivity, making it a compelling investment within the Acadian/College submarket.

AVAILABLE SUITES

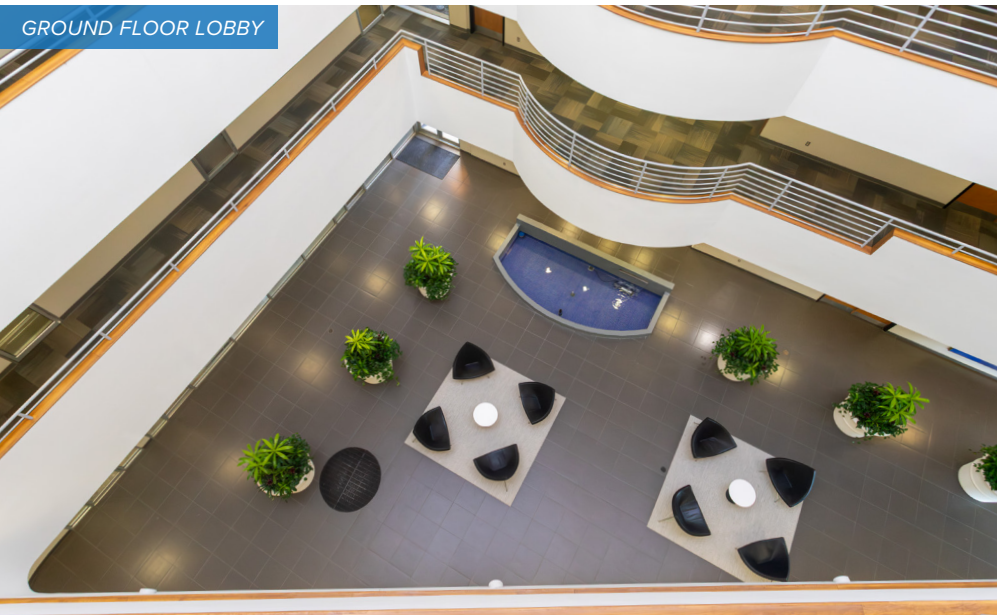
Suite 150	3,776 RSF
Suite 350	2,858 RSF
Suite 450	2,398 RSF



GROUND FLOOR LOBBY

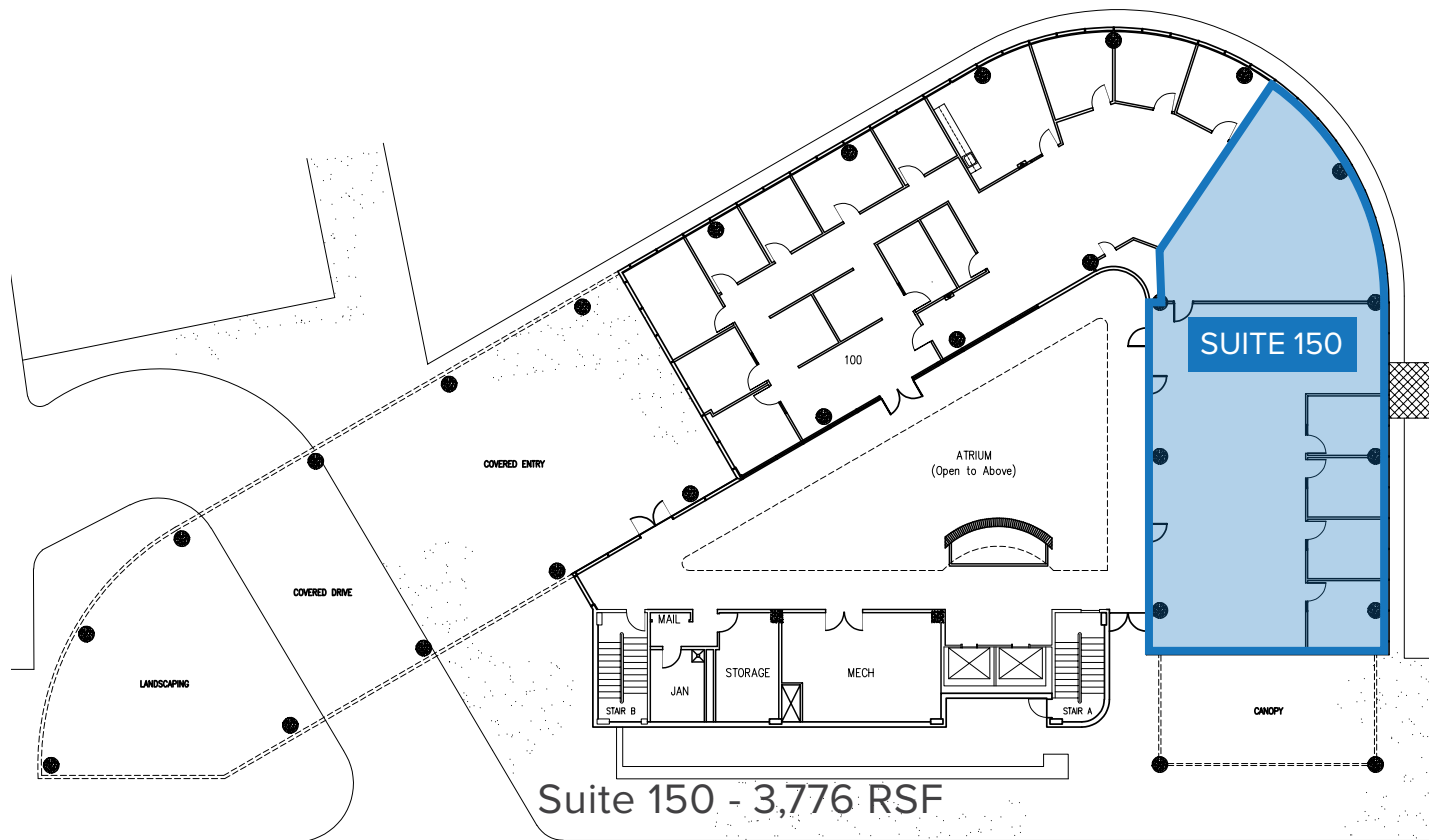


GROUND FLOOR LOBBY



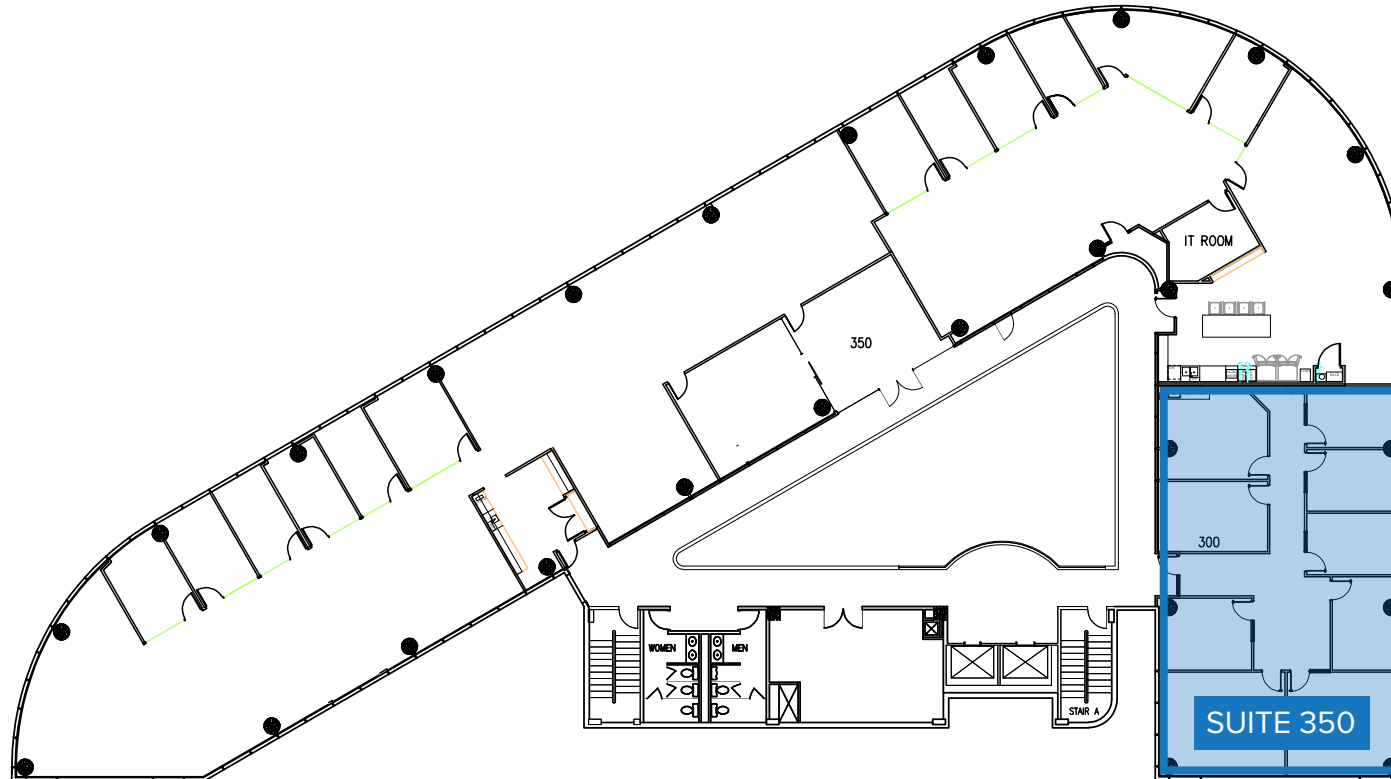
1ST FLOOR AVAILABILITY

Suite 150 - 3,776 RSF



3RD FLOOR AVAILABILITY

Suite 350 - 2,858 RSF



4TH FLOOR AVAILABILITY

Suite 450 - 2,398 RSF

