

stirling

FOR LEASE

**2431 S. ACADIAN**  
ACADIAN CENTRE

BATON ROUGE, LOUISIANA

## CLASS A OFFICE BUILDING FOR LEASE

### BUILDING INFORMATION

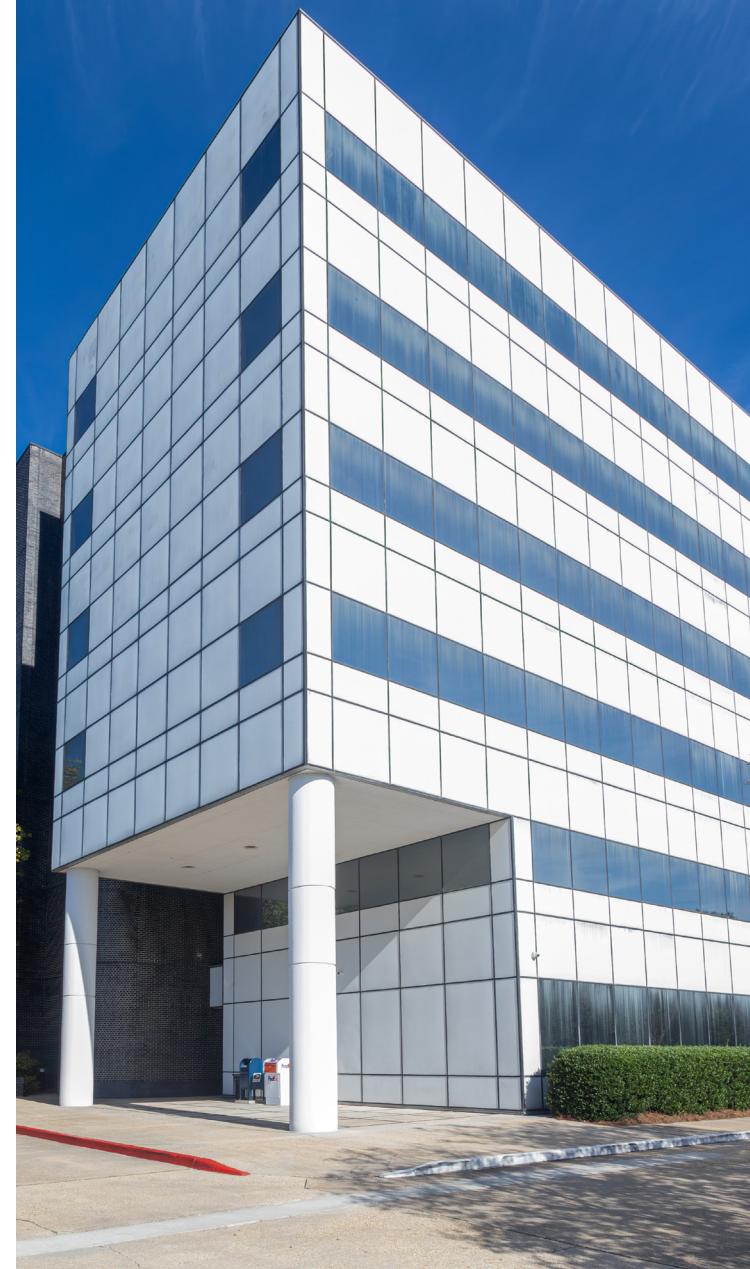
- 74,589-square-foot, six-story office tower
- Highly visible location at the intersection of I-10 and South Acadian Thruway in Baton Rouge
- Situated on 4.60 acres
- 273 on-site parking spaces
- Glass-and-aluminum exterior with a signature atrium
- Updated interiors featuring modern lighting, restrooms, 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

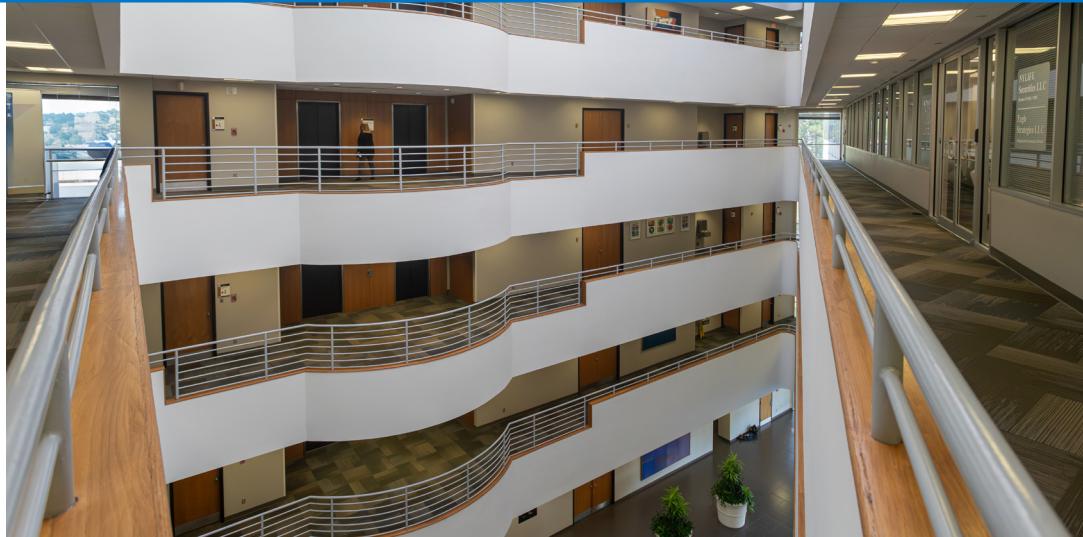
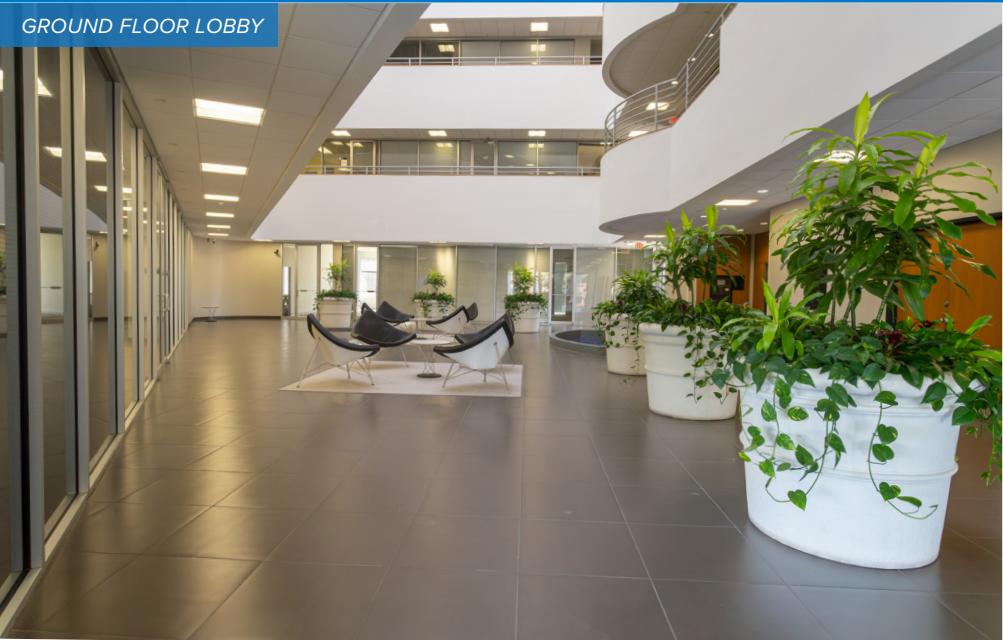
Acadian Centre presents a rare opportunity to purchase a prominent 74,589-square-foot office tower positioned at the highly trafficked intersection of I-10 and South Acadian Thruway in Baton Rouge. The six-story property spans 4.60 acres and provides 273 on-site parking spaces, featuring a sleek glass-and-aluminum 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

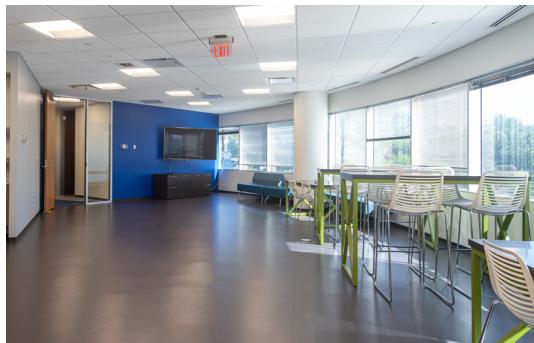
Suite 150 3,776 RSF  
Suite 350 2,858 RSF  
Suite 450 2,398 RSF



GROUND FLOOR LOBBY

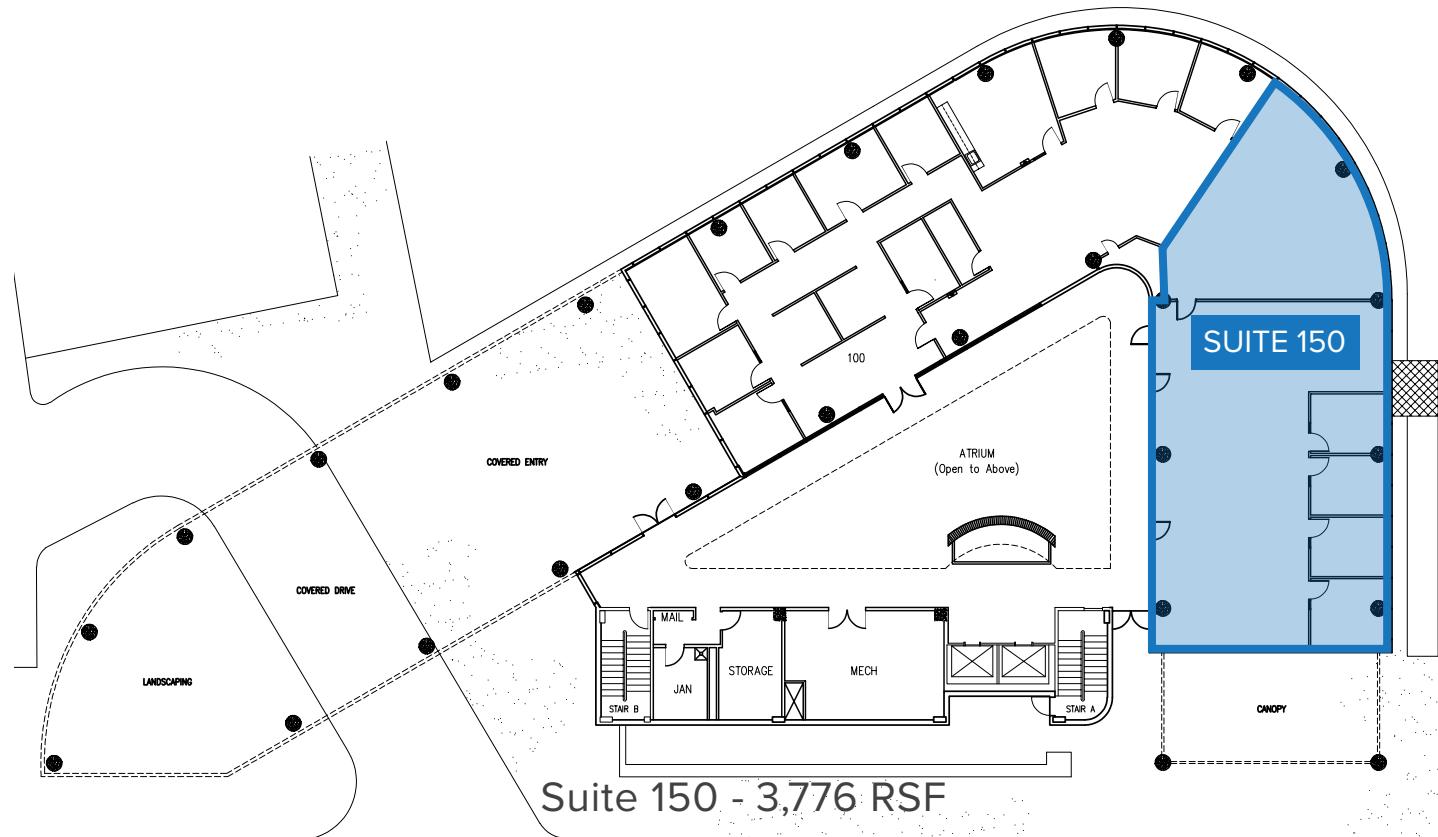


GROUND FLOOR LOBBY



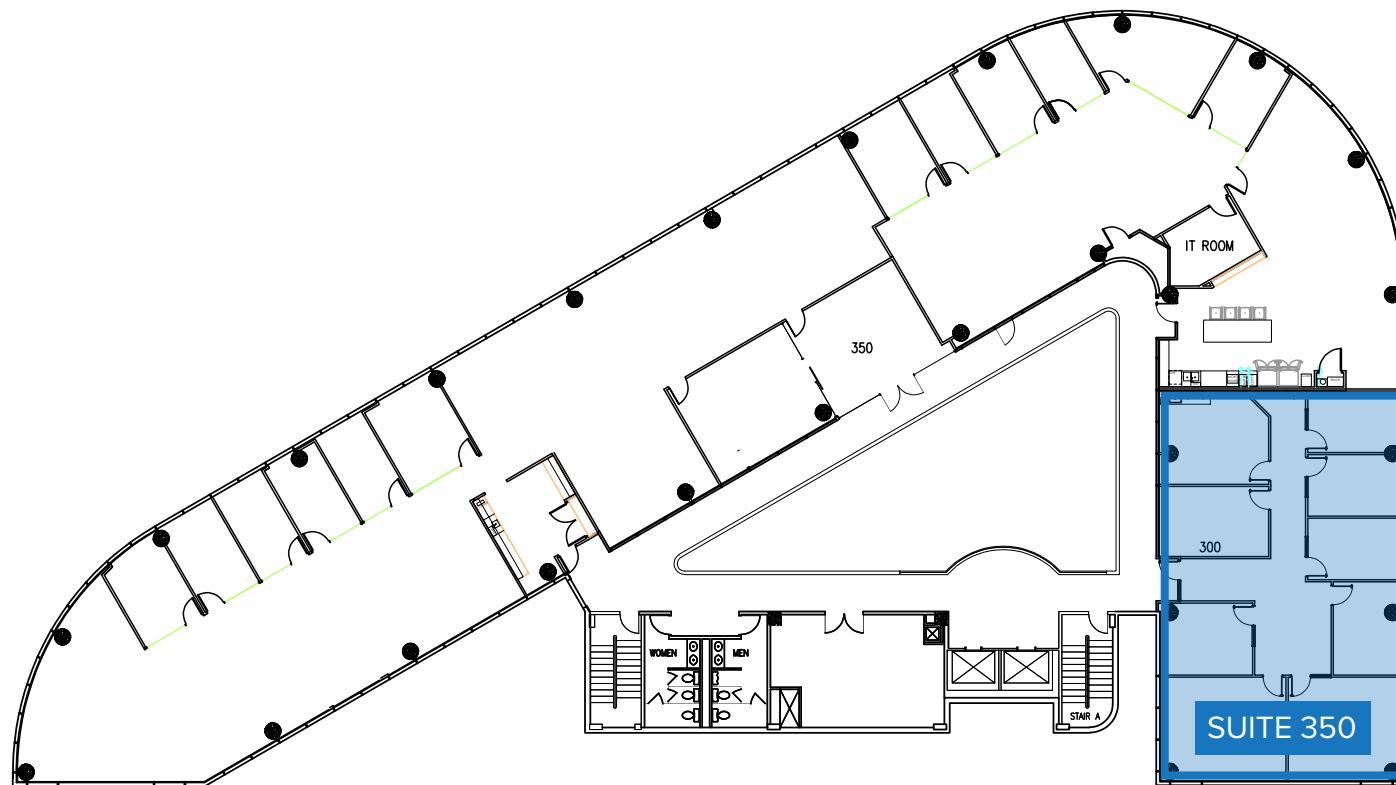
## 1<sup>ST</sup> FLOOR AVAILABILITY

Suite 150 - 3,776 RSF



## 3<sup>RD</sup> FLOOR AVAILABILITY

Suite 350 - 2,858 RSF



## 4<sup>TH</sup> FLOOR AVAILABILITY

Suite 450 - 2,398 RSF

