stirling

FOR LEASE



2431 S. ACADIAN

ACADIAN CENTRE

BATON ROUGE, LOUISIANA

stirling

SCOTT MACDONALD, SIOR
Office: 225-201-0142
Mobile: 408-838-5585
smacdonald@stirlingprop.com

2431 S. ACADIAN
ACADIAN CENTRE
Baton Rouge, LA

CLASS A OFFICE BUILDING FOR LEASE

BUILDING INFORMATION

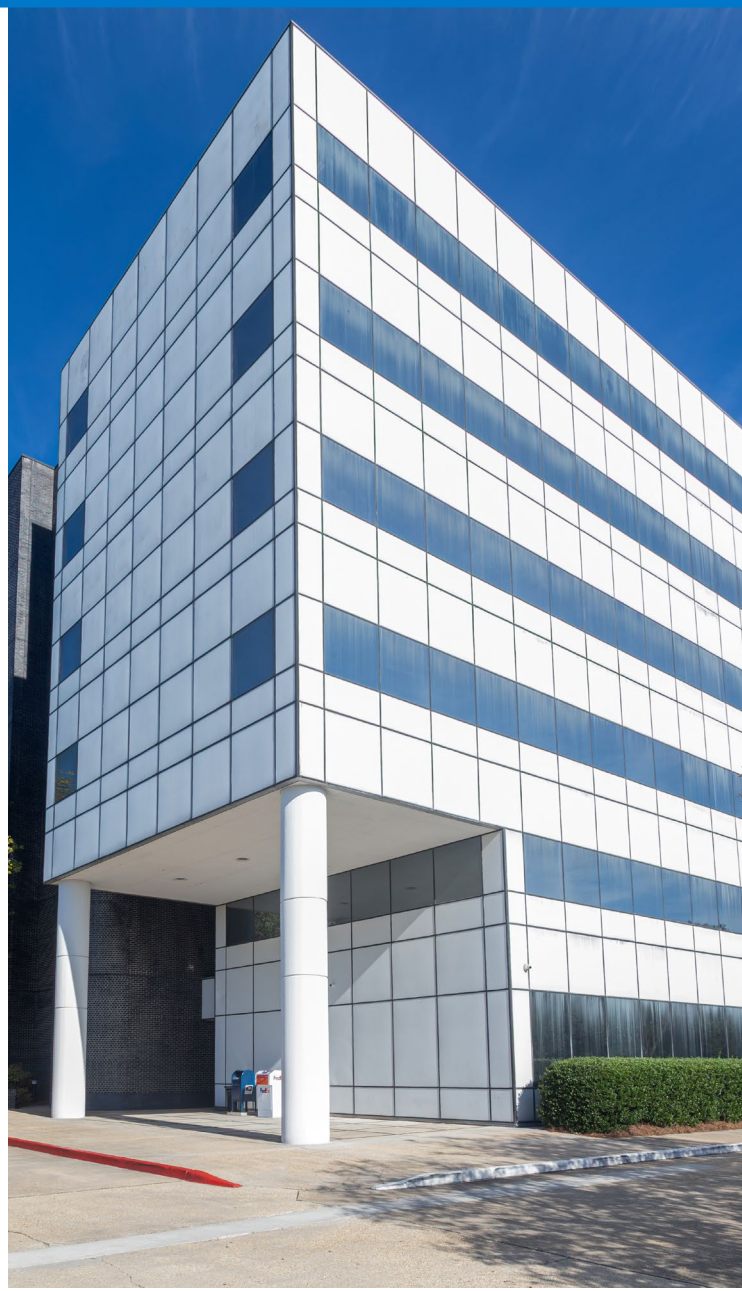
- 74,589-square-foot, six-story office tower
- Highly visible location at the intersection of I-10 and South Acadian Thruway in Baton Rouge
- Situated on 4.60 acres
- 273 on-site parking spaces
- Glass-and-aluminum exterior with a signature atrium
- Updated interiors featuring modern lighting, restrooms, 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 450	2,398 SF
Suite 570	2,424 SF



Information provided has been dervied from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all information and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate brokerage firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

Member of RETAIL BROKERS NETWORK

stirling

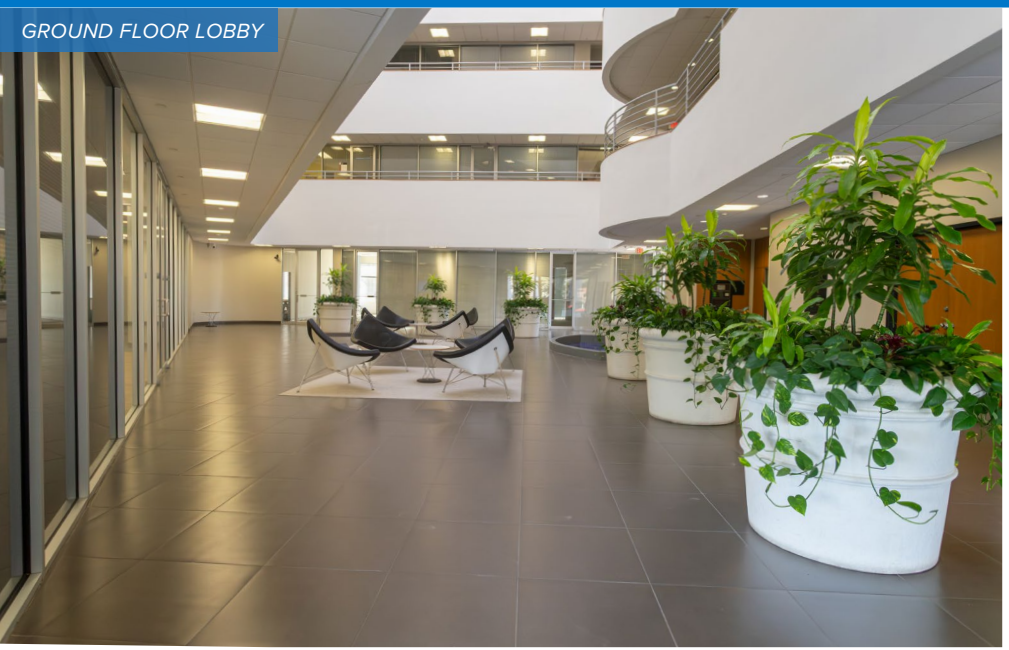
SCOTT MACDONALD, SIOR
Office: 225-201-0142
Mobile: 408-838-5585
smacdonald@stirlingprop.com

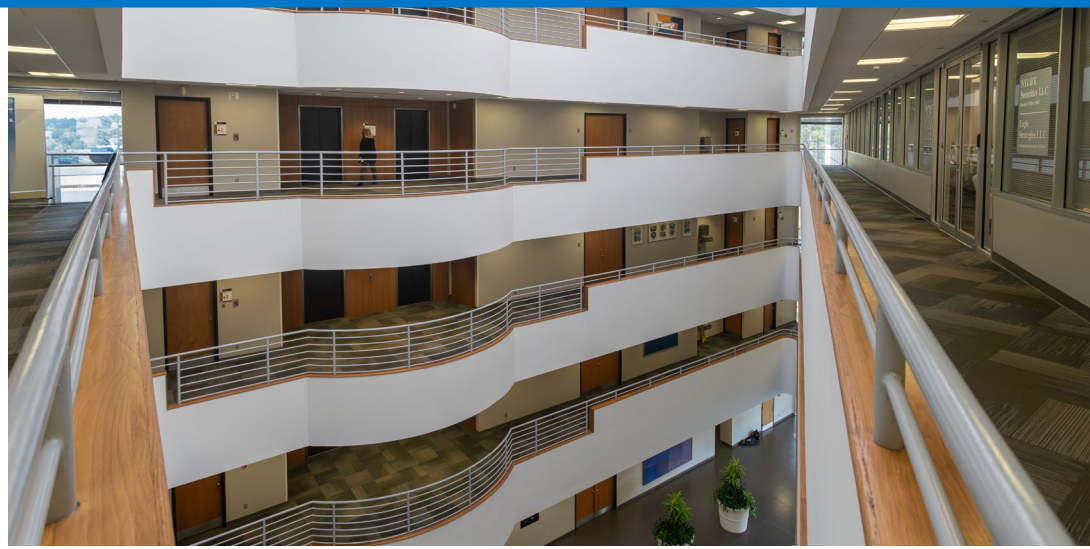
2431 S. ACADIAN

ACADIAN CENTRE

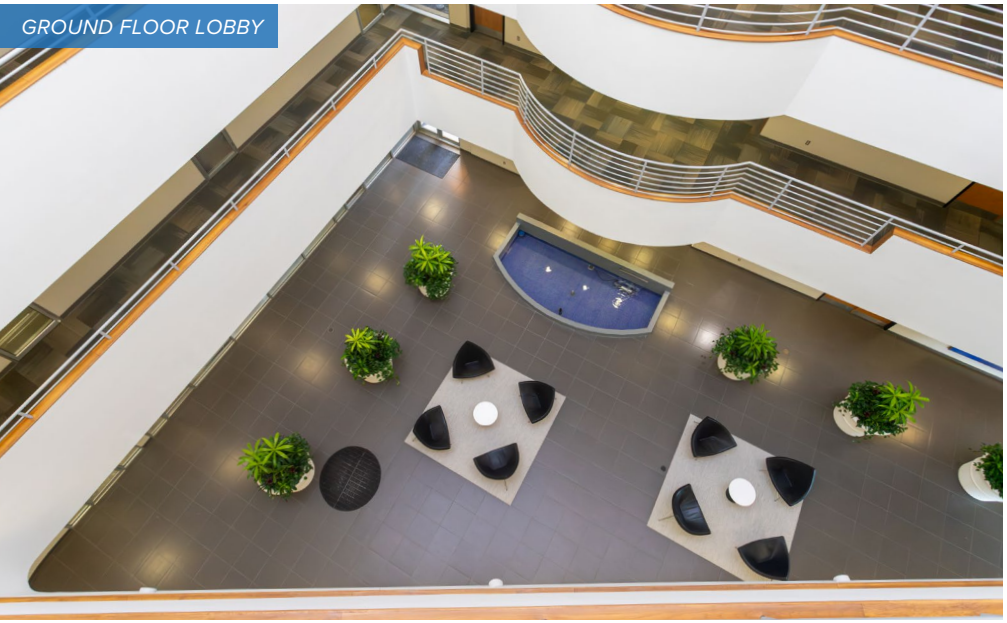
Baton Rouge, LA

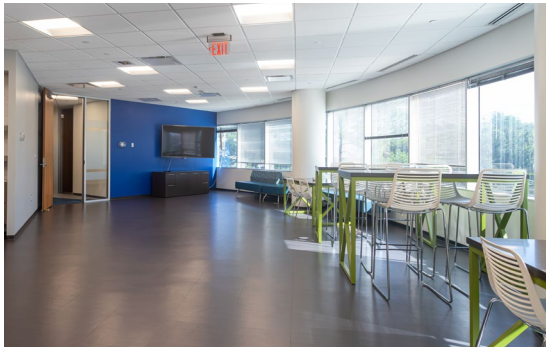
GROUND FLOOR LOBBY





GROUND FLOOR LOBBY











Information provided has been dervied from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all information and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate brokerage firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

Member of RETAIL BROKERS NETWORK

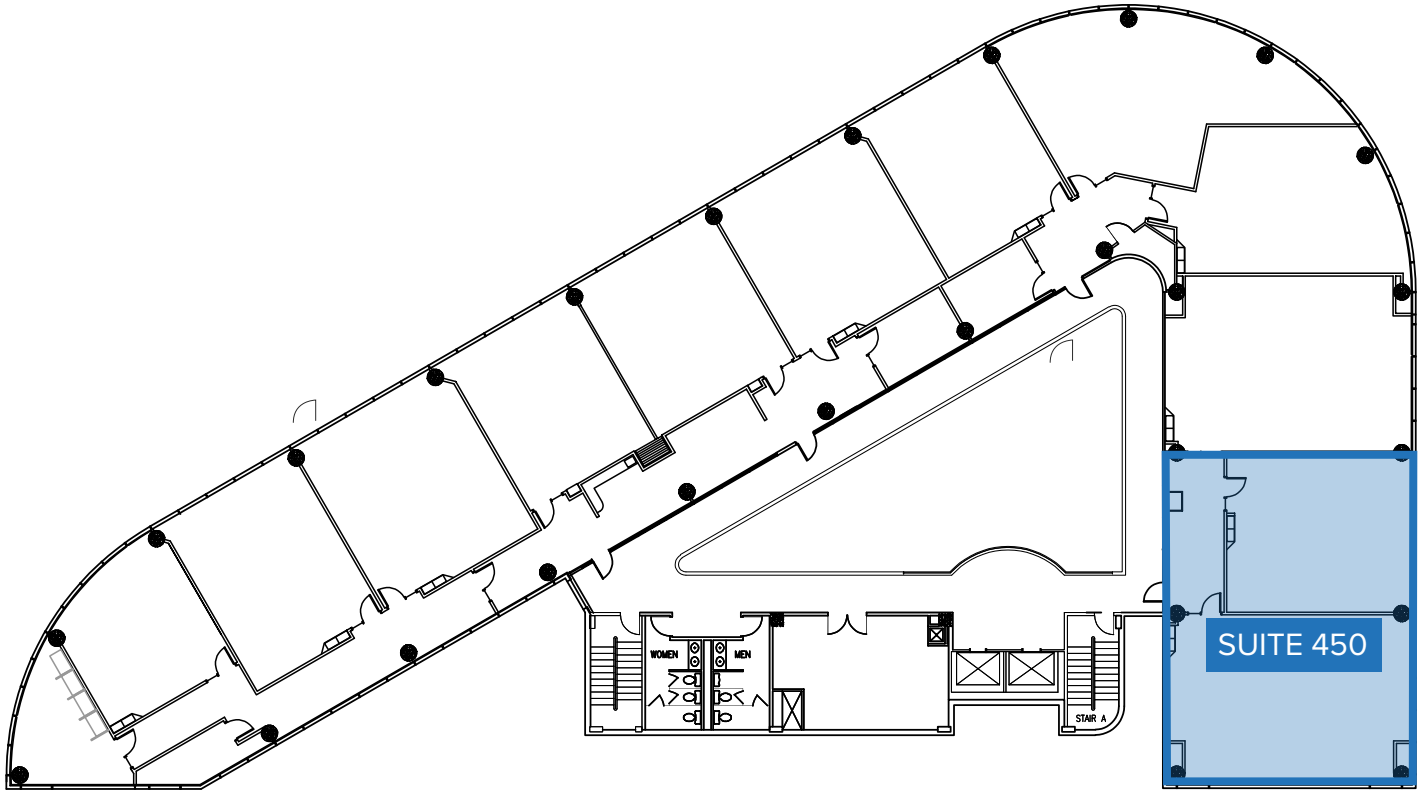
stirling

SCOTT MACDONALD, SIOR
Office: 225-201-0142
Mobile: 408-838-5585
smacdonald@stirlingprop.com

2431 S. ACADIAN
ACADIAN CENTRE
Baton Rouge, LA

4TH FLOOR AVAILABILITY

Suite 450 - 2,398 RSF



Information provided has been dervied from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all information and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate brokerage firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

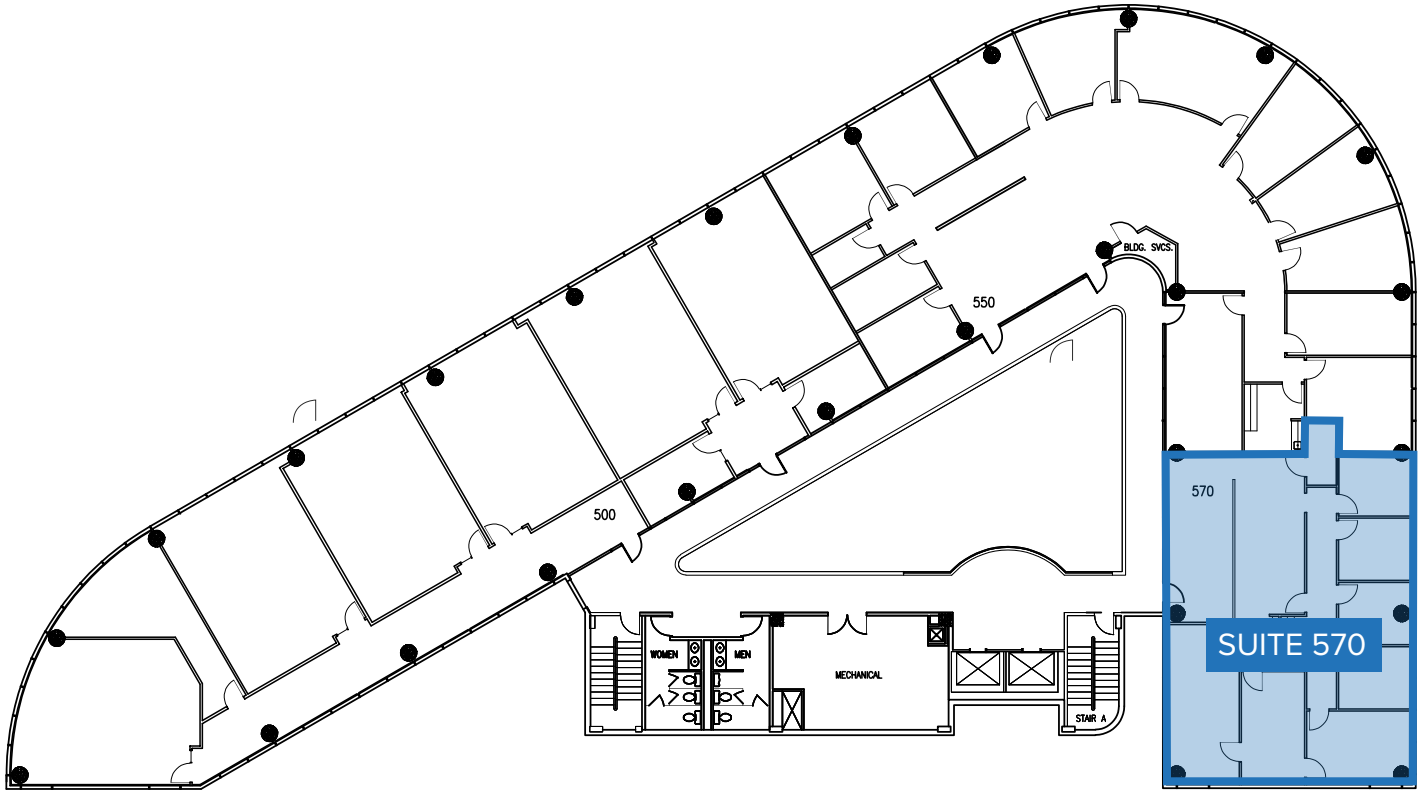
Member of RETAIL BROKERS NETWORK

stirling

SCOTT MACDONALD, SIOR
Office: 225-201-0142
Mobile: 408-838-5585
smacdonald@stirlingprop.com

2431 S. ACADIAN
ACADIAN CENTRE
Baton Rouge, LA

5TH FLOOR AVAILABILITY
Suite 570 - 2,424 RSF



Information provided has been dervied from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all information and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate brokerage firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 10/26

Member of RETAIL BROKERS NETWORK