

CLASS A OFFICE BUILDING
FOR LEASE

LWCC

2237 S. ACADIAN THRUWAY
BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Louisiana Worker's Compensation Corporation Headquarters is a Class A property located in the Acadian Business District, located off Interstate 10 just east of the Baton Rouge CBD. Recently undergoing a \$26M renovation led by architects EskewDumezRipple, the building is a prime corporate headquarters facility with an entire floorplate available for lease. Each floor layout is conducive to multiple corner offices, ADA restrooms, and spectacular views of the lush green canopy overlooking the capital city and Tiger Stadium. LWCC offers superior amenities including 24 hour on-site security, 2700 SF cafe, mail and copy center, and covered parking. Limited reserved parking is available at an additional cost.

PROPERTY HIGHLIGHTS

- Modern Renovated Lobbies
- On-Site Maintenance and Management
- 24-Hour/7-Day Access and Security
- Expansive Panoramic Views
- Outdoor Terrace

OFFERING SUMMARY

Lease Rate:	\$24.00 - \$25.00 SF/yr
Lease Type:	Full Service
Available SF:	2,680 - 13,698 SF
Lot Size:	3.44 Acres
Building Size:	136,500 SF
Parking Ratio:	4/1
Common Area Factor:	15%

HVAC Hours: 24 hour utilities available. Regular hours are 6am to 12am M-F and 8am to 4pm Saturday. 24 hour security.



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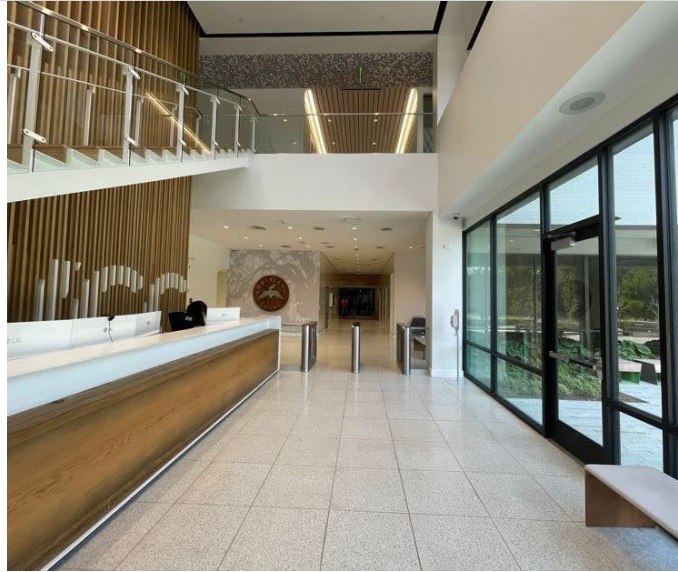
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RETAIL BROKERS NETWORK

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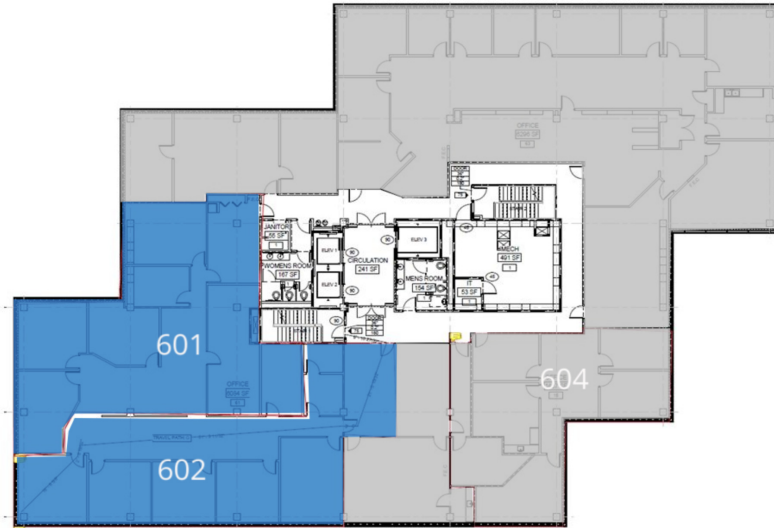
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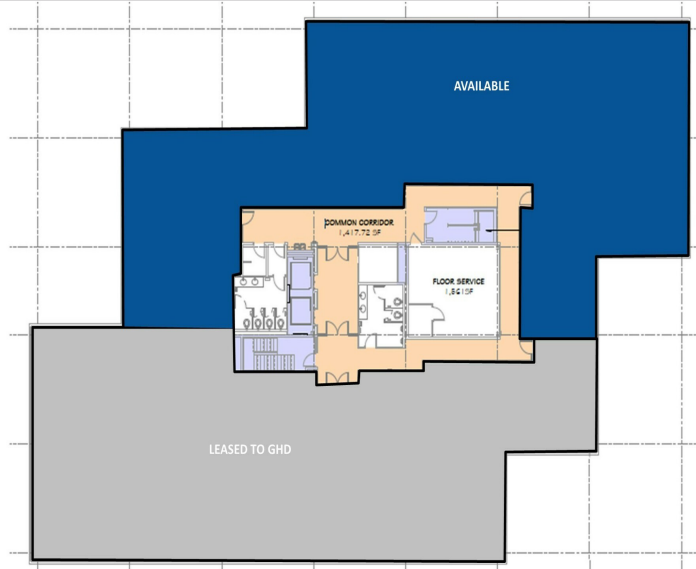
LEASE INFORMATION

Lease Type:	Full Service
Total Space:	2,680 - 5,529 SF

Lease Term:	60 months
Lease Rate:	\$24.00 SF

AVAILABLE SPACES

SUITE	TENANT	RENTABLE SF	LEASE TYPE	RENTAL RATE
601	Available Soon	2,849 SF	Full Service	\$24.00 SF/yr
602	Available	2,680 SF	Full Service	\$24.00 SF/yr



LEASE INFORMATION

Lease Type:	Full Service
Total Space:	17,063 SF

Lease Term:	60 months
Lease Rate:	\$24.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	RENTABLE SF	LEASE TYPE	RENTAL RATE
700	Available	8,169 SF	Full Service	\$25.00 SF/yr

AVAILABLE SUITE

Suite 601: 2,849 SF (available 9/1/26)

Suite 602: 2,680 SF

