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FOR LEASE

2237 S. ACADIAN
LWCC

BATON ROUGE, LOUISIANA

CLASS A OFFICE BUILDING FOR LEASE

BUILDING INFORMATION

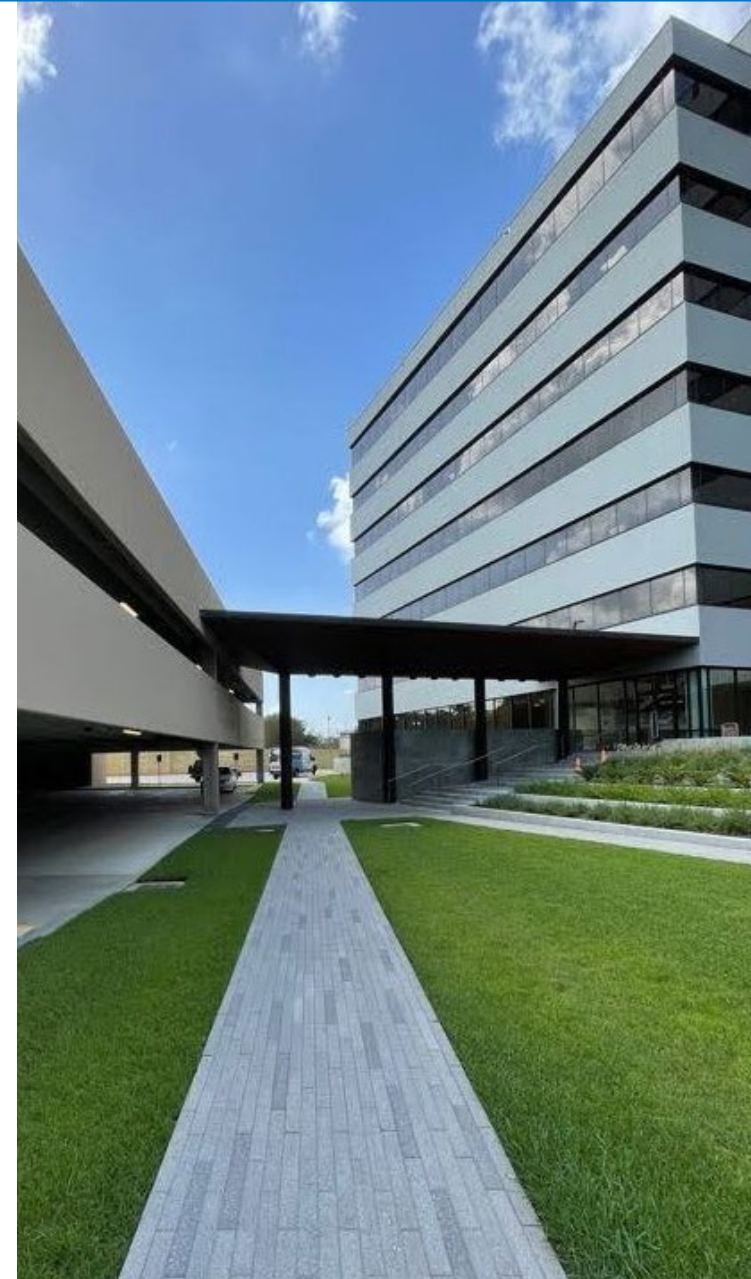
- Modern Renovated Lobbies
- On-Site Maintenance and Management
- 24-Hour/7-Day Access and Security
- Expansive Panoramic Views
- 24 hour utilities available.
- Outdoor Terrace

EXECUTIVE SUMMARY

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.

EXECUTIVE SUMMARY

Lease Rate:	\$24-\$25 SF/yr
Lease Type:	2,680 - 13,698 SF
Parking Ratio:	4/1
Common Area Factor:	15%



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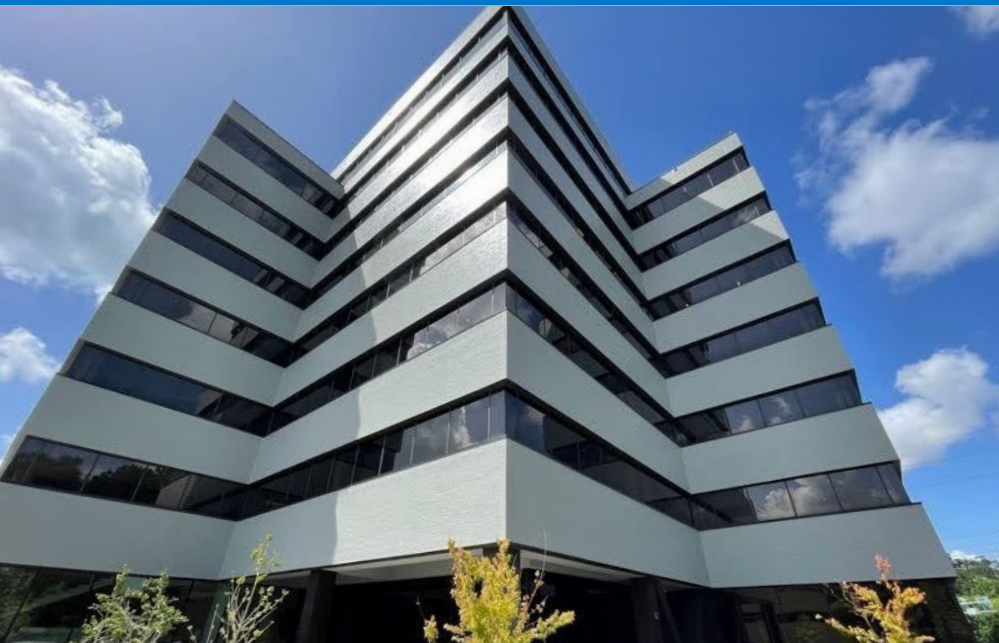
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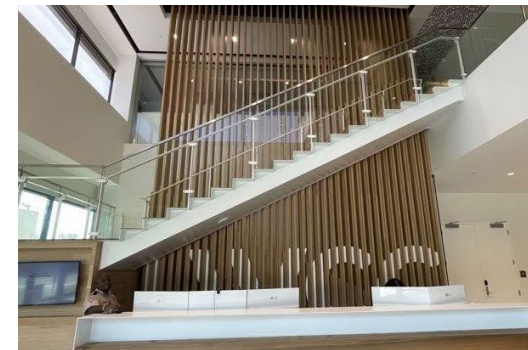
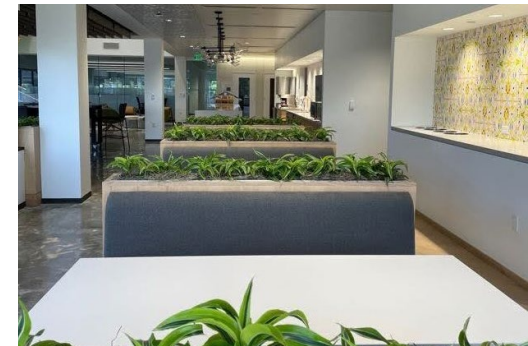
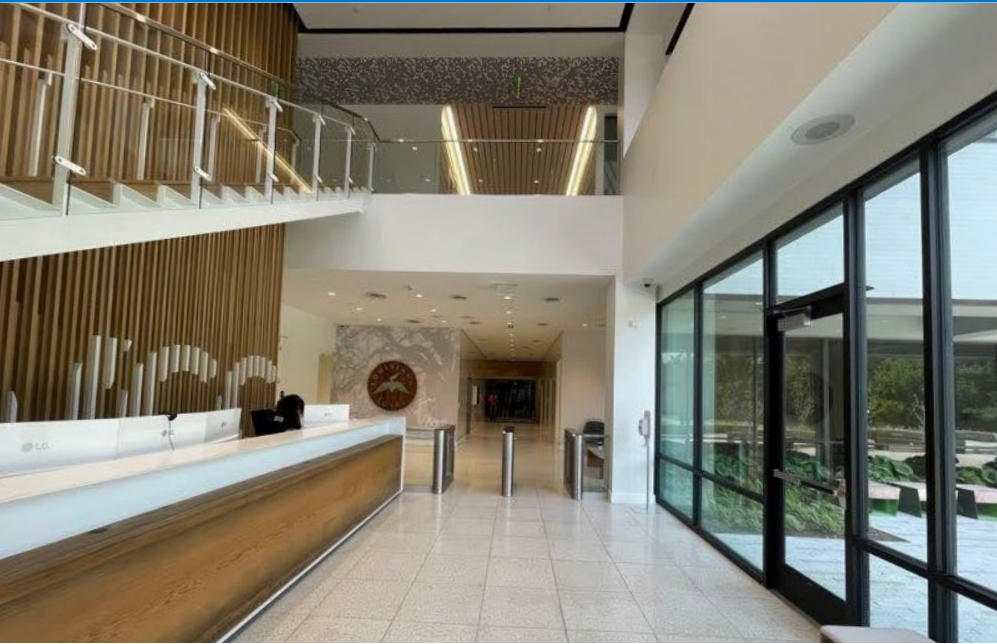
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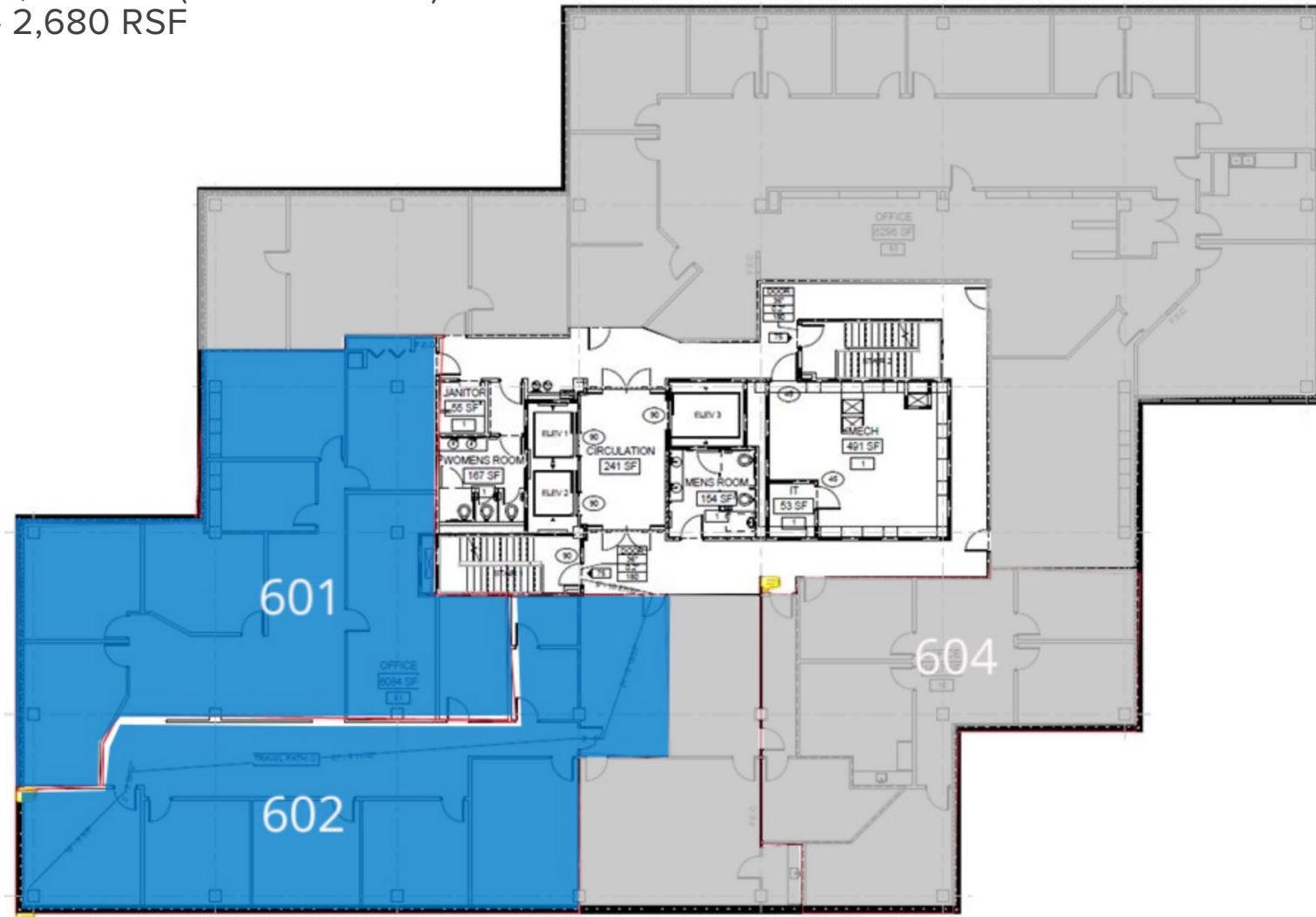
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6TH FLOOR AVAILABILITY

Suite 601 - 2,849 RSF (available soon)

Suite 602 - 2,680 RSF



7TH FLOOR AVAILABILITY

Suite 700 - 8,169 RSF

