



CLASS A OFFICE
FOR LEASE

Acadian CENTRE

*2431 South Acadian Thruway
Baton Rouge, LA 70808*

CBRE

ACADIAN CENTRE

2431 SOUTH ACADIAN THRUWAY
BATON ROUGE, LA 70808

Acadian Centre offers a unique opportunity to acquire a highly visible, 74,589-squarefoot office tower at the intersection of I-10 and South Acadian Thruway in Baton Rouge.

Situated on 4.063 acres with 273 parking spaces, the six-story building features a glass and-aluminum exterior, a signature atrium, and updated interiors including modern lighting, restrooms, lobby finishes, and signage.

Anchored by New York Life, Hammonds Sills, and Upper Iowa University With unmatched visibility and access, Acadian Centre stands out as a strategic asset in the Acadian/College submarket.

Rental Rate: \$21 PSF



74,589 SFR
Net Rentable Area

1983
Year Built

4.60 Acres
Lot Size

4 per 1,000
Parking

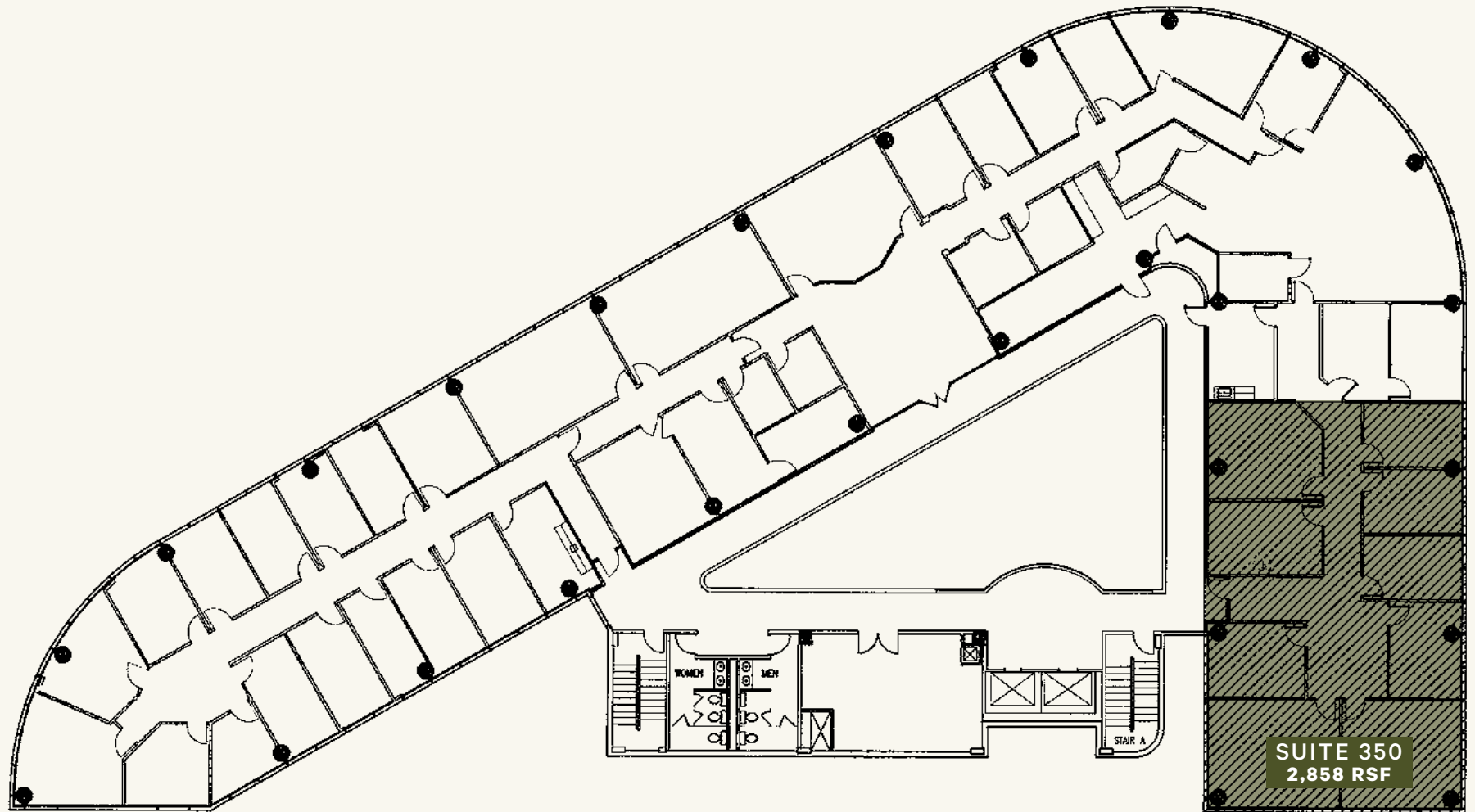
1ST FLOOR

FLOOR PLAN



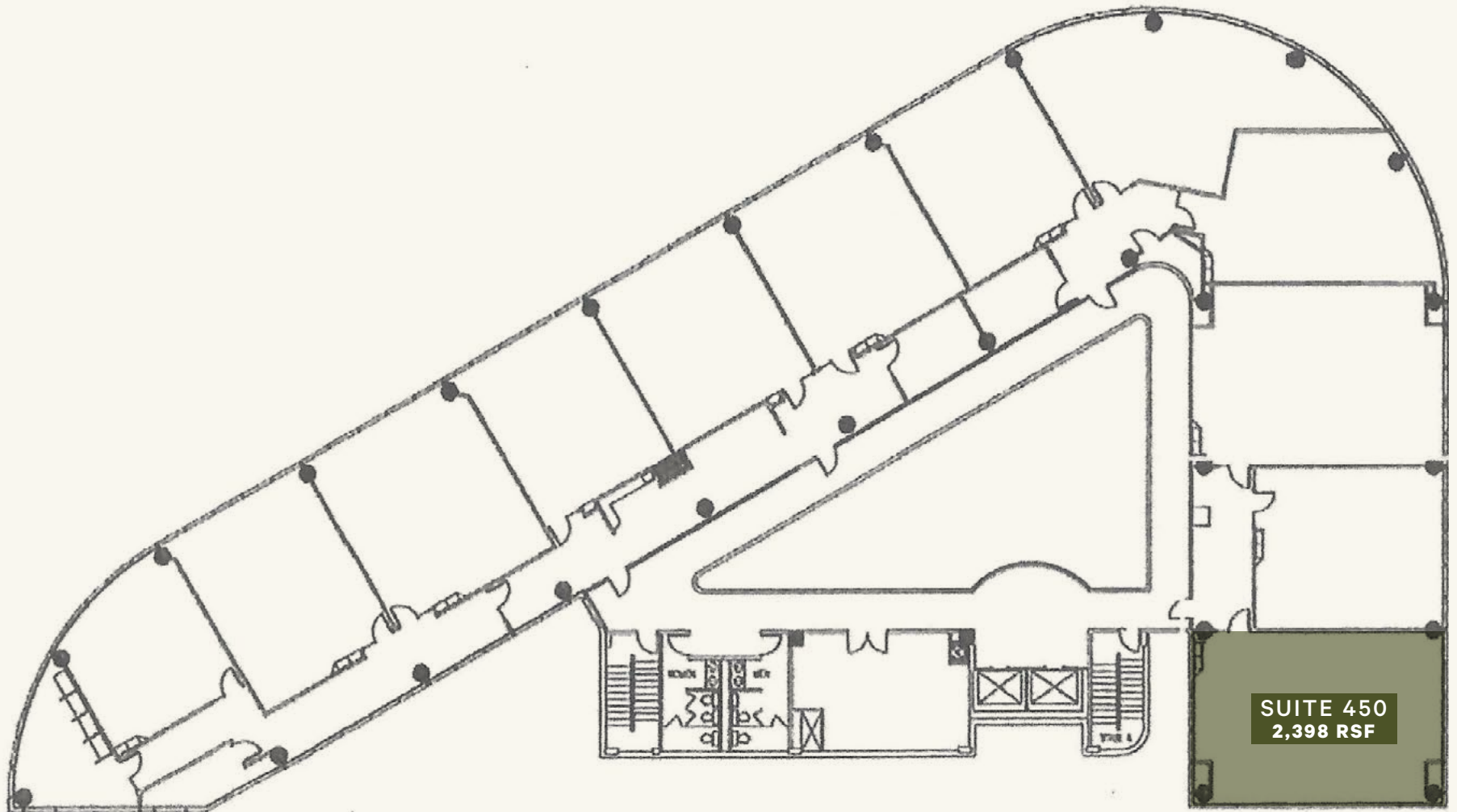
3RD FLOOR

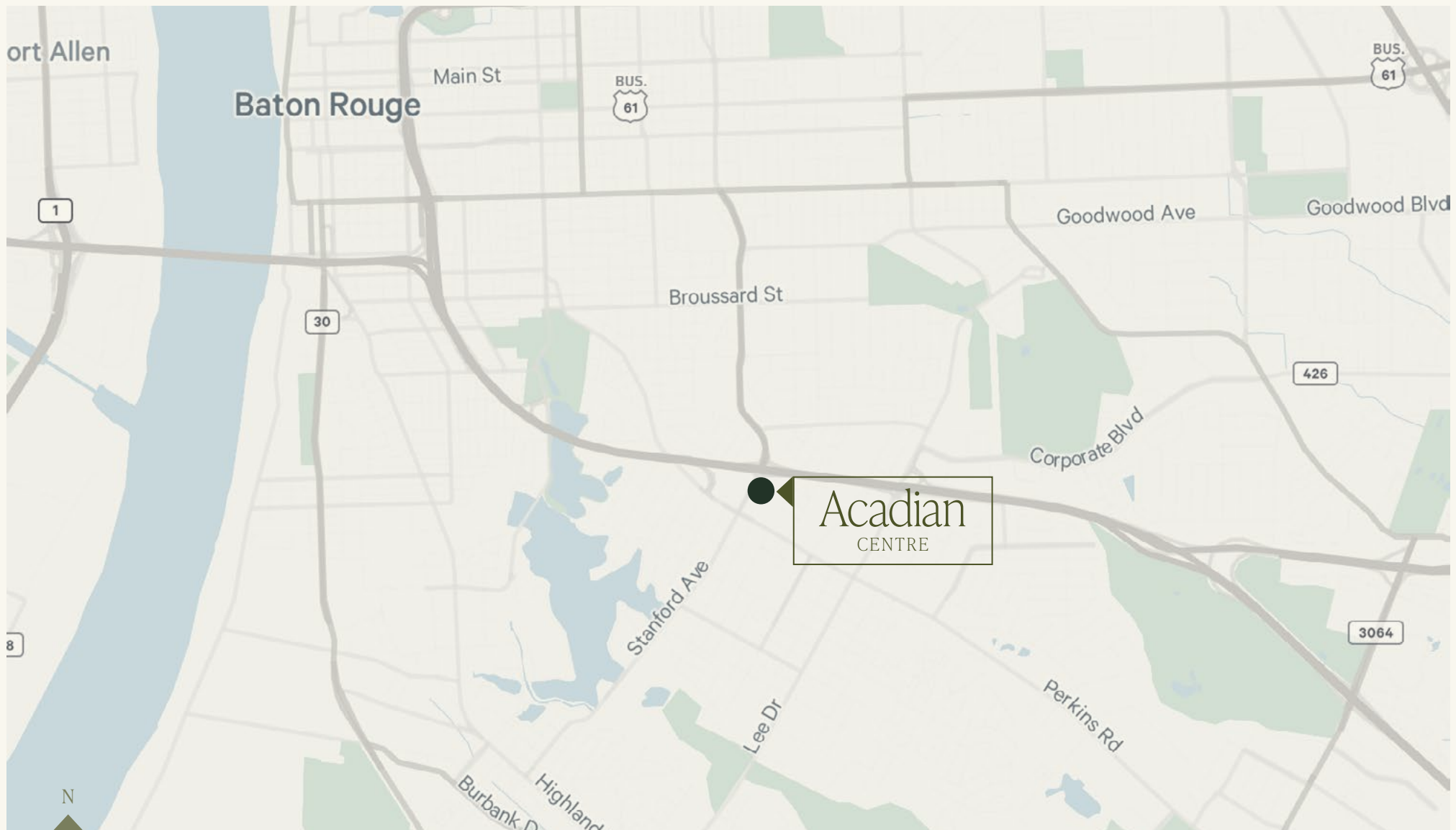
FLOOR PLAN



4TH FLOOR

FLOOR PLAN





WITHIN 1-MILE

30
restaurants & grocery

6
hotels

3
fitness

CLASS A OFFICE
FOR LEASE

Acadian CENTRE

*2431 South Acadian Thruway
Baton Rouge, LA 70808*



JONANN STUTZMAN
Vice President
C 225 445 0473
jonann.stutzman@cbre.com

CBRE

www.cbre.com
Office: 225-952-1255
10101 Siegen Lane, Blding 1
Baton Rouge, LA 70810

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.