

FOR LEASE

PROPERTY SUMMARY

This professionally maintained office building offers flexible leasing opportunities in a central Baton Rouge location with convenient access from both S. Sherwood Forest Blvd. and Coursey Blvd. The property features customizable first-floor shell space, move-in-ready second-floor office suites, and flexible suite configurations to accommodate a variety of office users. Additional amenities include ample on-site parking with overflow parking potential, elevator access, and a functional layout designed for efficiency. Ideally situated near I-12, Airline Hwy., Bluebonnet Blvd., Jefferson Hwy., and Siegen Ln., the property provides excellent connectivity and accessibility throughout the greater Baton Rouge market.

AVAILABILITY

- Suite 201: 8,500 SF available at \$12.00/SF (Annual)
- First Floor: 8,000 SF available at \$8.00/SF (Annual)

PROPERTY HIGHLIGHTS

- First-floor shell space available for tenant build-out
- Move-in-ready second-floor office suite
- Flexible suite configurations available
- Ample on-site parking with additional land for overflow parking

TRAFFIC COUNTS (ADT 2026)

- Coursey Blvd.: 22,354

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	12,905	78,249	181,115
Avg. HH Income	\$93,337	\$108,927	\$116,148



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PROFESSIONAL OFFICE SPACE FOR LEASE

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