

OFFICE BUILDING FOR LEASE
JANUARY 2022

LWCC

2237 S. ACADIAN THRUWAY
BATON ROUGE, LA

STIRLING
PROPERTIES





PROPERTY DESCRIPTION

Louisiana Worker's Compensation Corporation Headquarters is a Class A property located in the Acadian Business District located just 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 headquarter 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 including views of Tiger Stadium. LWCC offers superior amenities including 24 hour on-site security, 2700 SF cafe' and covered parking. Limited reserved parking is available at an additional cost.

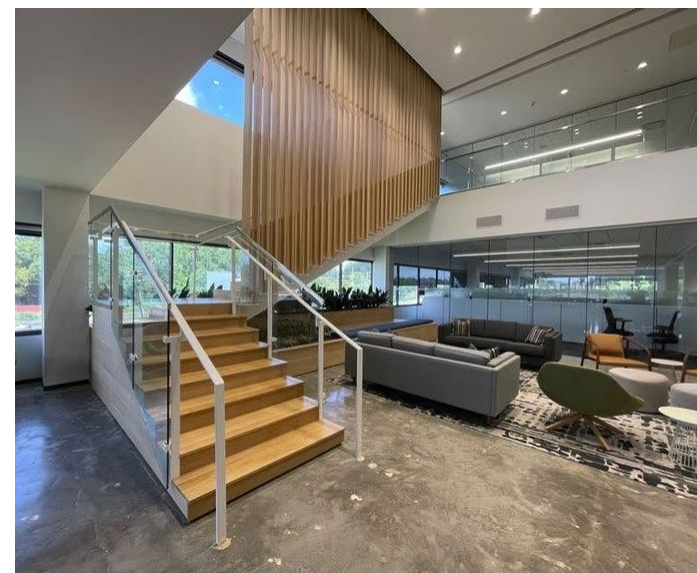
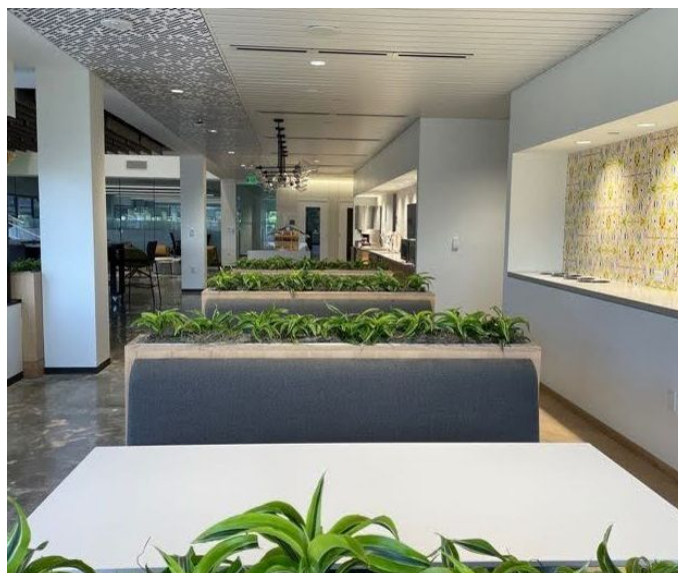
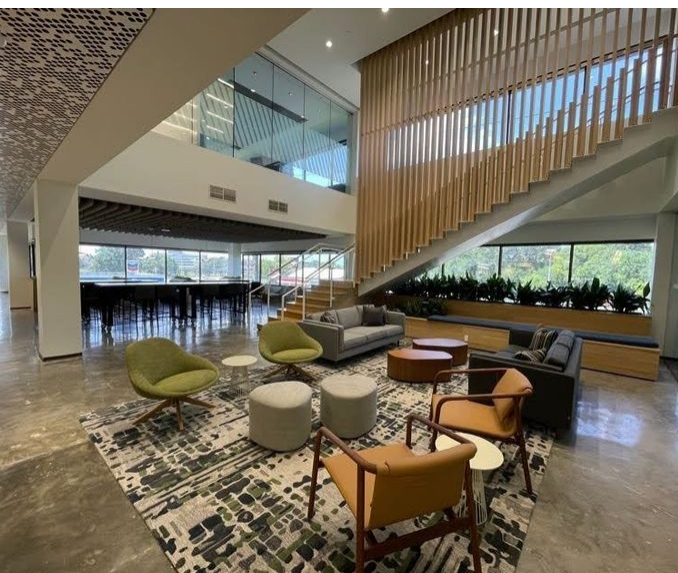
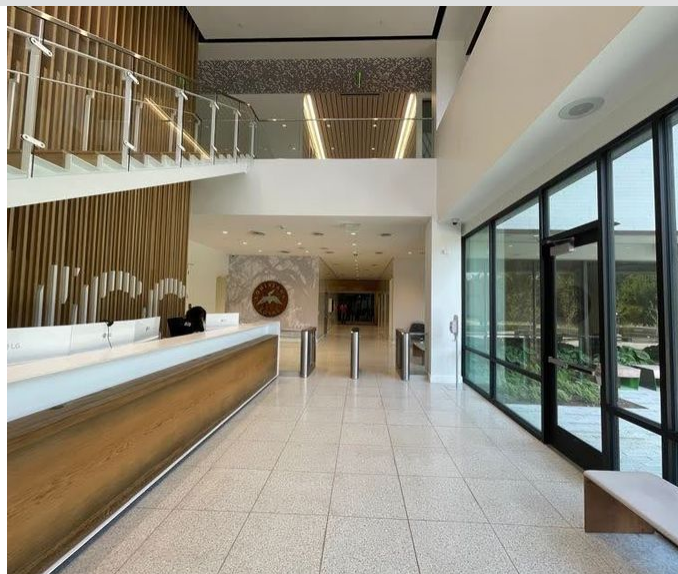
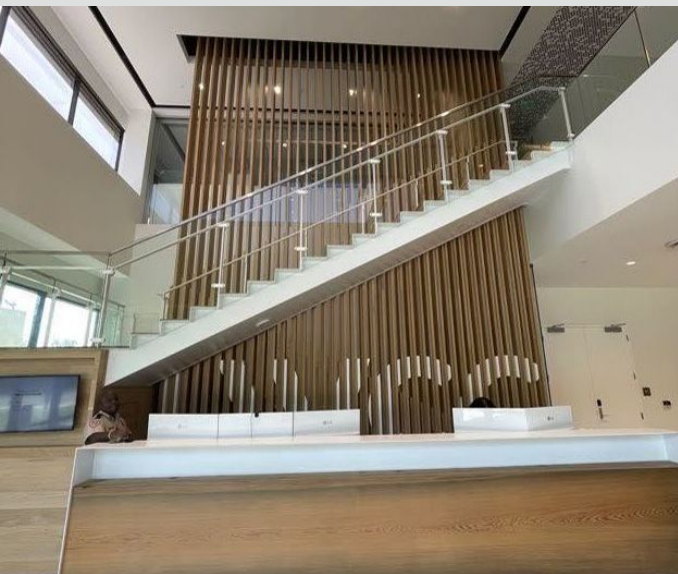
PROPERTY HIGHLIGHTS

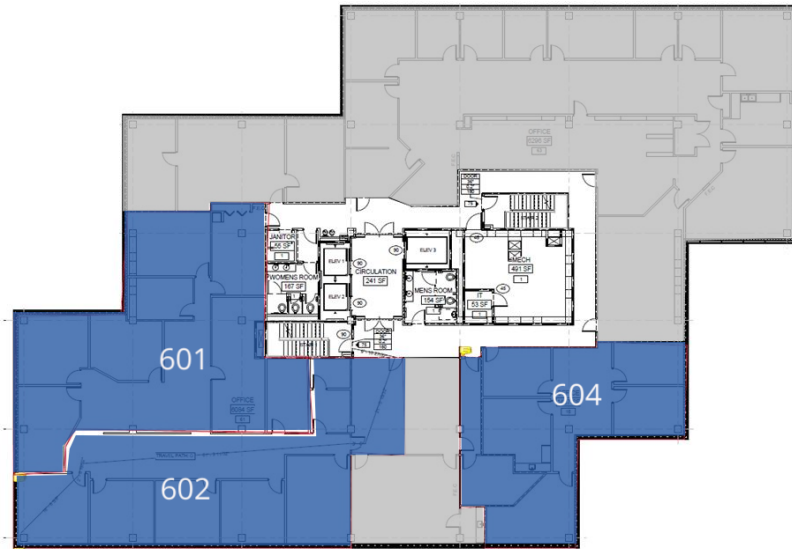
- Modern Renovated Lobbies
- On-Site Maintenance and Management
- 24-Hour/7-Day Access and Security
- Expansive Panoramic Views
- Outdoor Terrace

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr
Lease Type:	Full Service
Available SF:	1,926 - 17,063 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 6 a.m. to 12 midnight M-F and 8 a.m. to 4 p.m. Saturday. 24 hour security







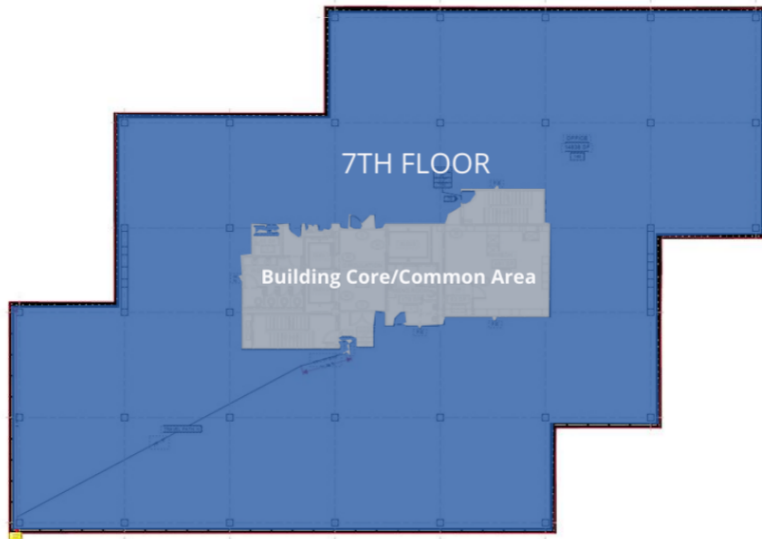
LEASE INFORMATION

Lease Type:	Full Service
Total Space:	1,926 - 17,063 SF

Lease Term:	60 months
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
601	Available	2,932 SF	Full Service	\$22.00 SF/yr
602	Available	2,680 SF	Full Service	\$22.00 SF/yr
604	Available	1,926 SF	Full Service	\$22.00 SF/yr



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	17,063 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
700	Available	8,500 - 17,063 SF	Full Service	\$22.00 SF/yr