OFFICE BUILDING FOR LEASE JANUARY 2022

LWCC

2237 S. ACADIAN THRUWAY BATON ROUGE, LA



STIRLING PROPERTIES

2237 S. ACADIAN THRUWAY BATON ROUGE, LA 70808

Office Building For Lease

LWCC



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.

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PROPERTY HIGHLIGHTS

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

190 110 986 LOBDELL/ WOODALE BUS (76) **Baton Rouge** 190 Port Allen BROADMOOR (73) SHERWOOD FOREST MID CITY 10 (426)SOUTH (61) (73) 12 427 Westminster 10 Inniswold (988) (3064) HIGHLANDS PERKINS Map data ©2022 Google

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 midniaht M-F and 8 a.m. to 4 p.m.

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SCOTT MACDONALD

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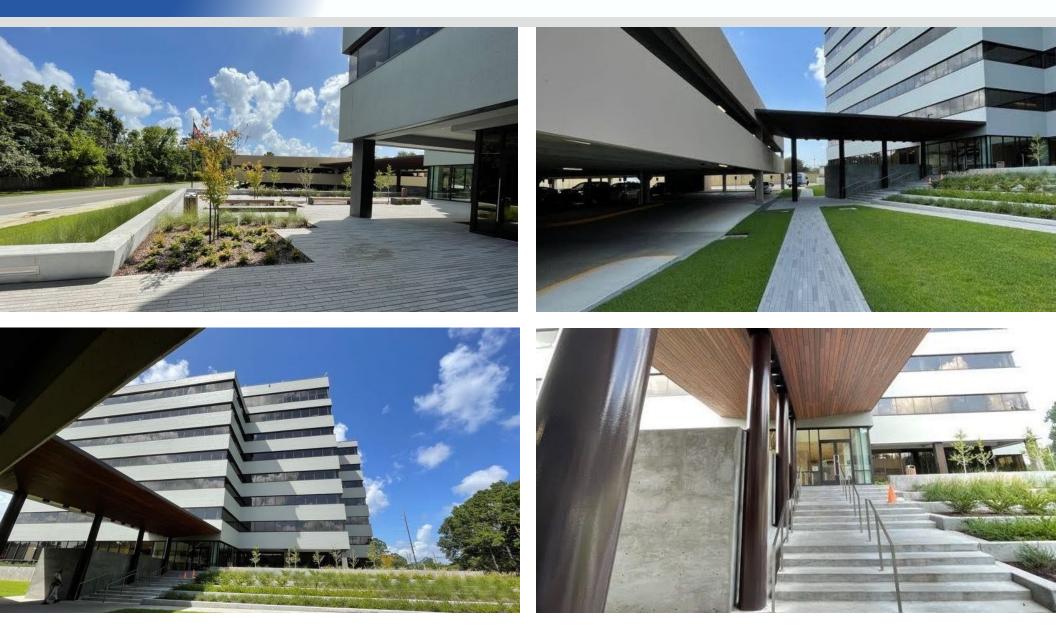
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Saturday. 24 hour security

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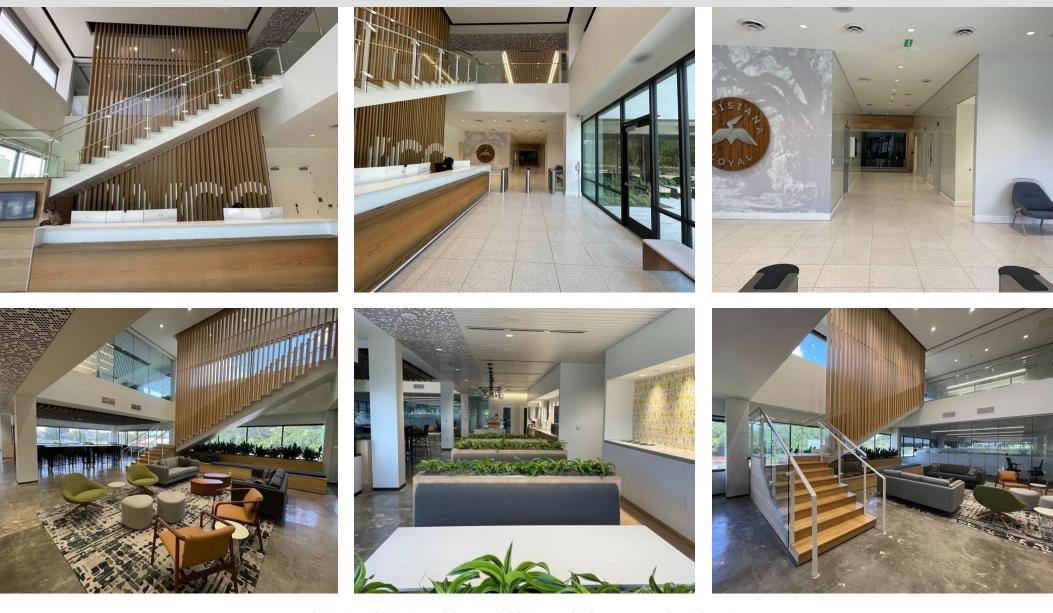
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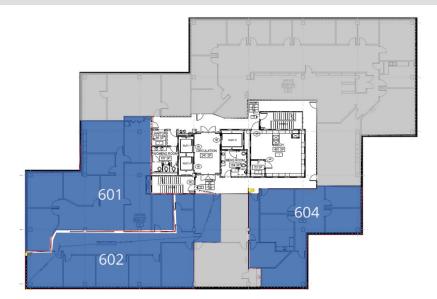
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Office Building For Lease





LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	1,926 - 17,063 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

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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

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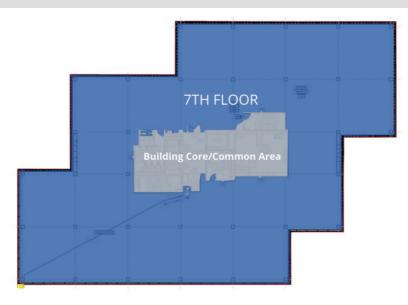
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LEASE INFORMATION

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

AVAILABLE SPACES

STIRLING PROPERTIES.COM / f

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

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