

# 4455 AMERICAN WAY

Baton Rouge, LA 70816



**LEE &  
ASSOCIATES**

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# OFFICE FOR SALE/LEASE 4455 AMERICAN WAY

4455 American Way, Baton Rouge, LA 70816



## OFFERING SUMMARY

Sale Price:	\$13,500,000
Lease Rate:	\$22.75 SF/yr (Gross)
Building Size:	68,600 SF
Available SF:	7,017 - 65,978 SF
Lot Size:	6.588 Acres
Year Built:	1997
Renovated:	2023
Zoning:	C-2
Market:	Baton Rouge - MSA
Submarket:	Sherwood - Coursey Office Market

## PROPERTY HIGHLIGHTS

- Completed Renovated Class A Office Building
- New LED lighting, new flooring, new ceiling grid, upgraded common areas, and restrooms, resurfaced, and restriped parking lot.
- Complete Building, single tenant occupancy available
- Ideal for corporate headquarters
- Single floor, multiple tenant occupancy available
- Ample Parking - 462 parking spaces or a 7:1,000 SF parking ratio.
- Backup generator allows this facility to serve in a mission critical capacity
- Excellent Access to Interstate 12 and Airline Highway

## CONTACT

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## PROPERTY DESCRIPTION

4455 American Way is a 68,600 SF, four story, class A office building located northeast of the Coursey Boulevard – American Way intersection, in the Sherwood-Coursey office submarket in the Baton Rouge – MSA. Completely renovated in 2023, the former AT&T building features new landscaping, a resurfaced, and restriped parking lot, new LED lighting, new ceiling grid, and tiles, new paint and flooring throughout, an updated common area, and upgraded restrooms.

Single tenant, complete building occupancy is available in addition to multiple tenant, full floor occupancy configurations. 462 parking spaces (7:1000 SF) allow for a wide variety of uses and can accommodate users with the most intense parking requirements. An open floor plan configuration provides flexibility on use and is adaptable to specific space requirements. The building is equipped with a backup generator allowing the facility to function in a mission critical capacity and function during a disaster response.

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## LOCATION DESCRIPTION

4455 American Way is located 1.25-miles south of Interstate 12 and 1 mile east of Airline Highway in the Sherwood-Coursey office submarket in the Baton Rouge MSA. This location provides excellent access to major corridors including Sherwood Forest/Siegen Lane, Jefferson Highway, Coursey Boulevard/Bluebonnet, Interstate 12, Interstate 10, and Airline Highway. The connectivity and access along with the business park setting provide a unique value to tenants and users.

The Sherwood-Coursey office submarket is characterized by full service, class A and B office buildings, garden office parks, neighborhood retail, mid-density residential neighborhoods, and residential apartments. This established submarket has displayed a consistent track record performing at or above market occupancy rates over the last five years. Engineering firms, commercial, and industrial contractors, architects, law firms, and other professional services account for a large portion of the tenant mix in this segment of the market.

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	7,017 - 65,978 SF	Lease Rate:	\$22.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
First Floor	Available	7,017 - 65,978 SF	Gross	\$22.75 SF/yr
Second Floor	Available	16,166 - 65,978 SF	Gross	\$22.75 SF/yr
Third Floor	Available	16,616 - 65,978 SF	Gross	\$22.75 SF/yr
Fourth Floor	Available	17,025 - 65,978 SF	Gross	\$22.75 SF/yr

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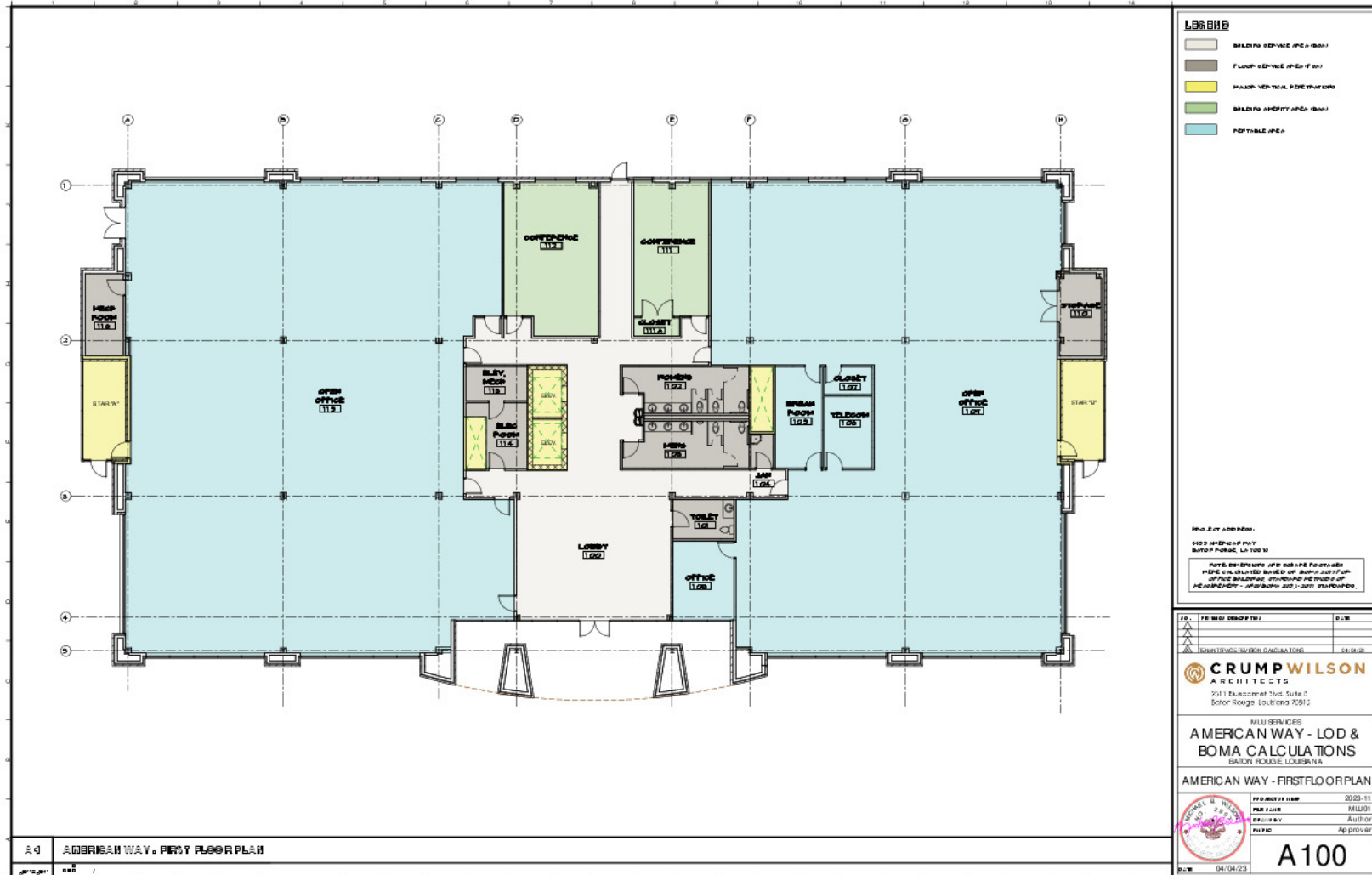
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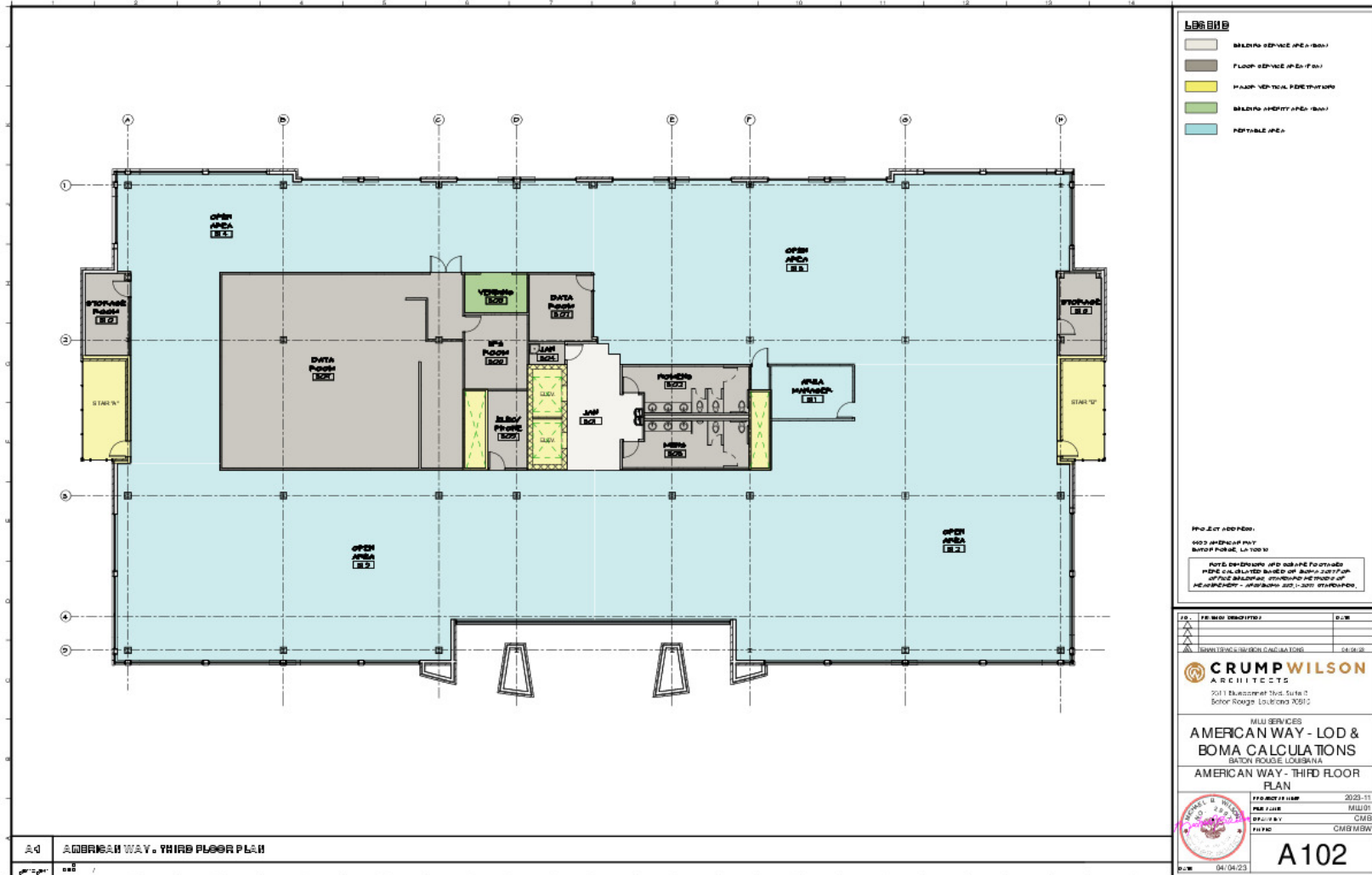






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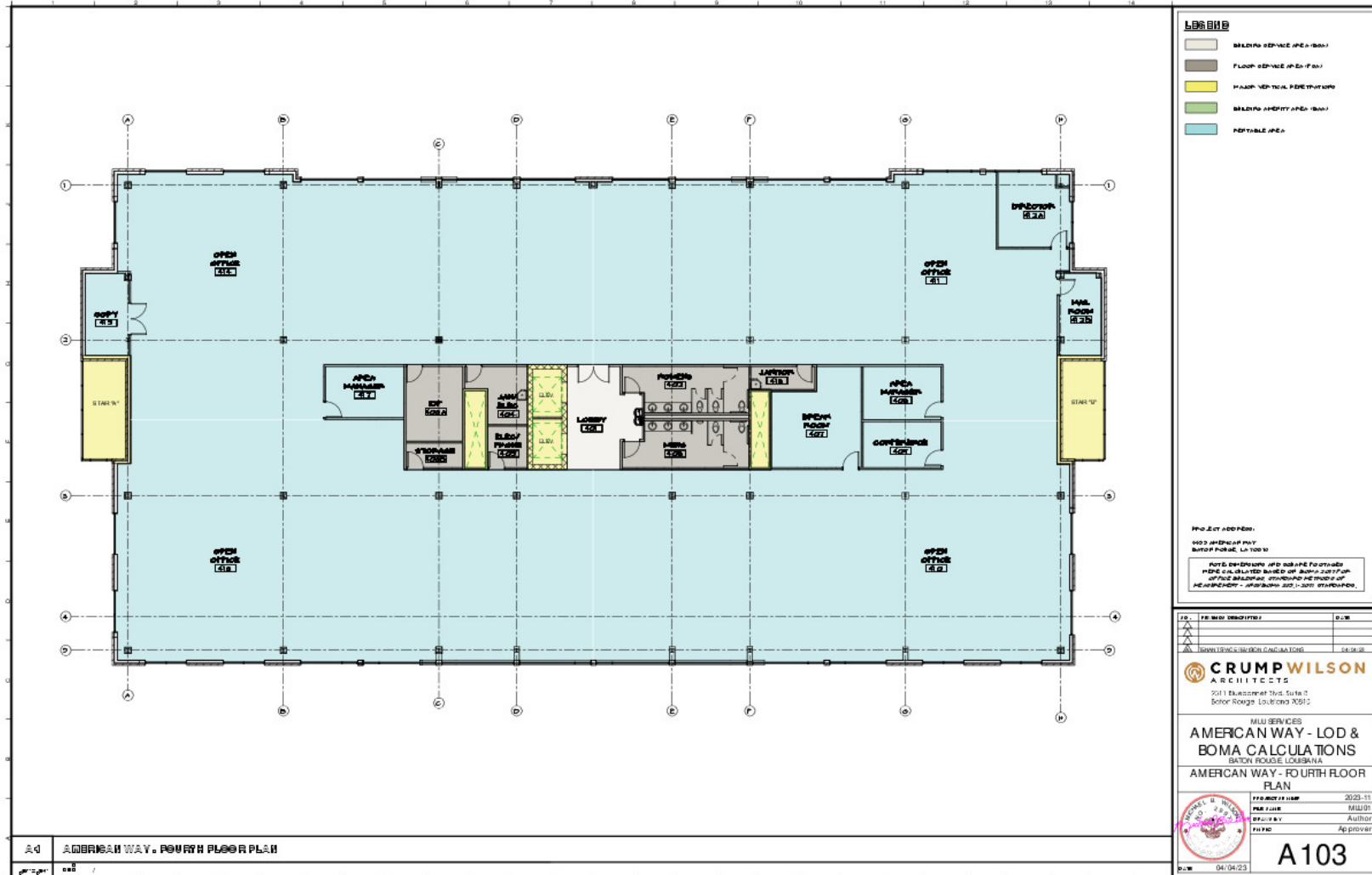
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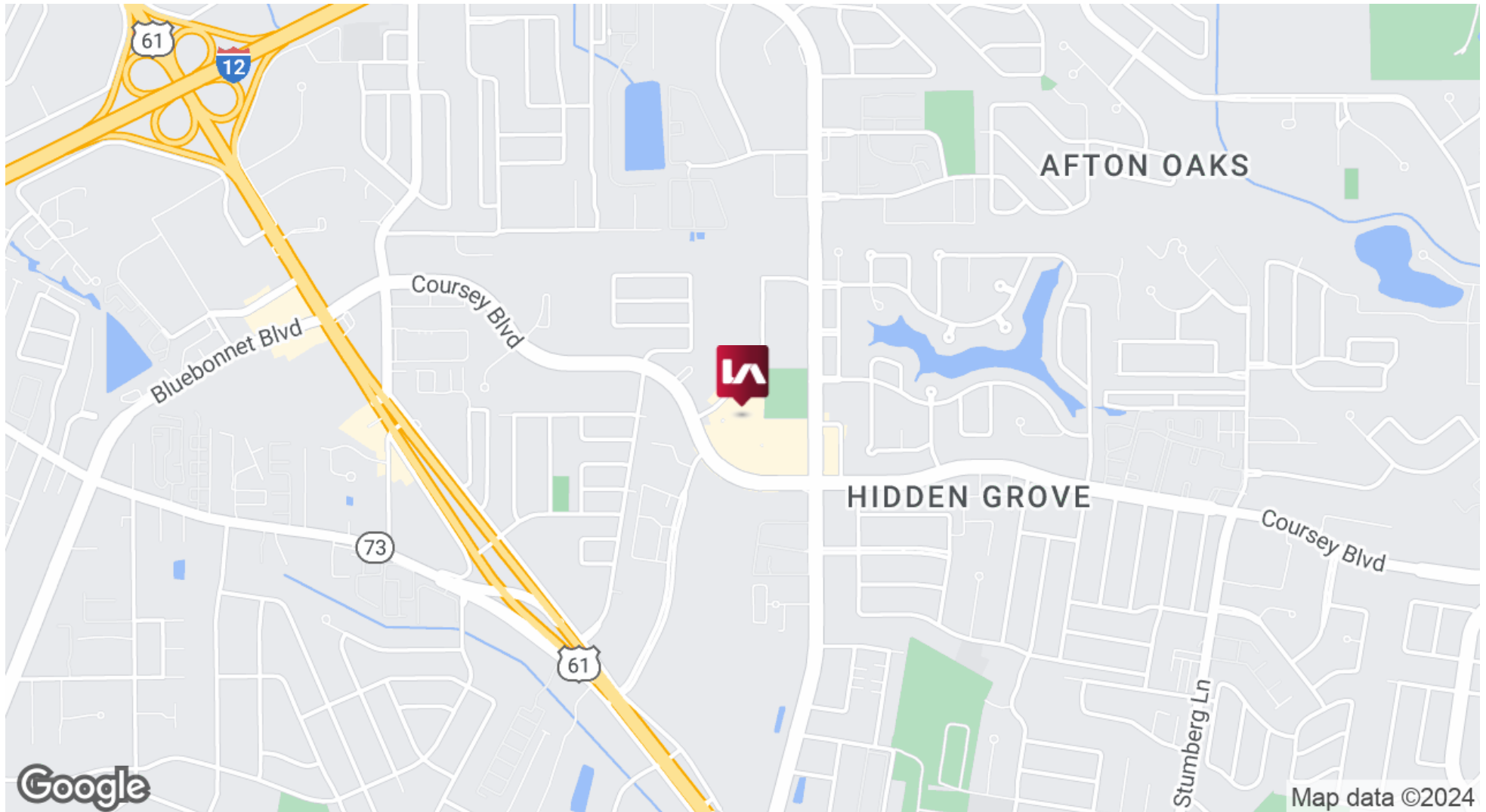
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