



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

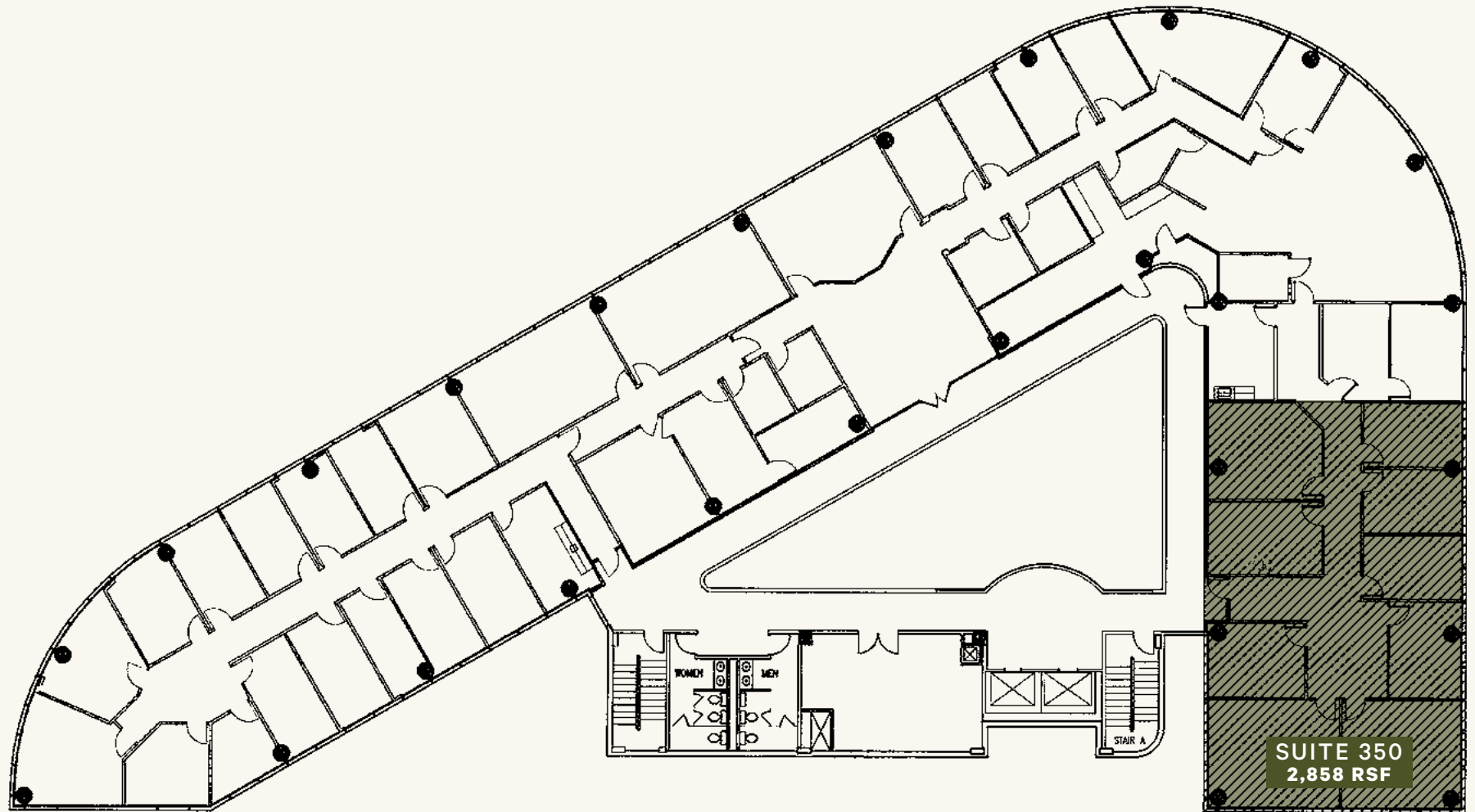
1ST FLOOR

FLOOR PLAN



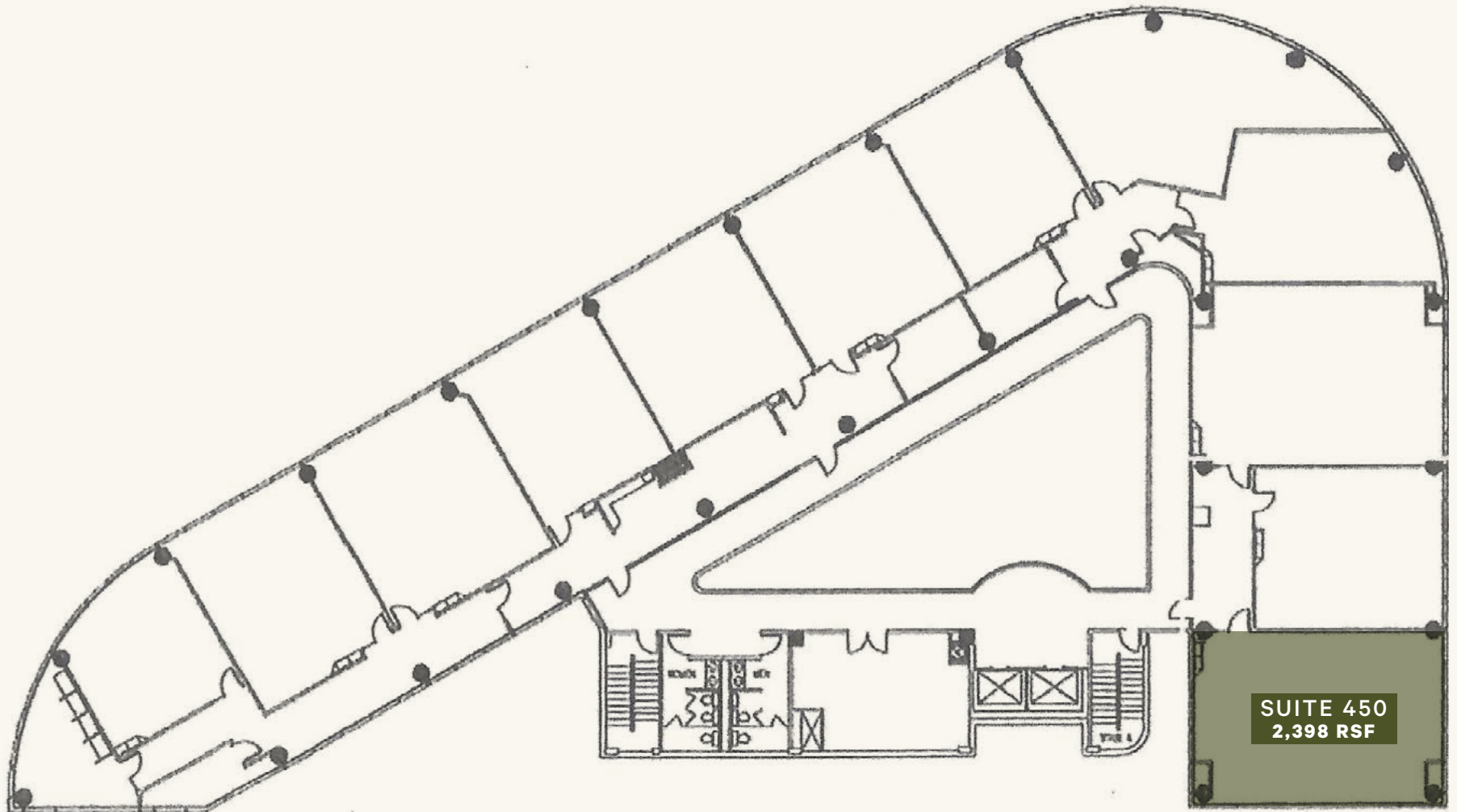
3RD FLOOR

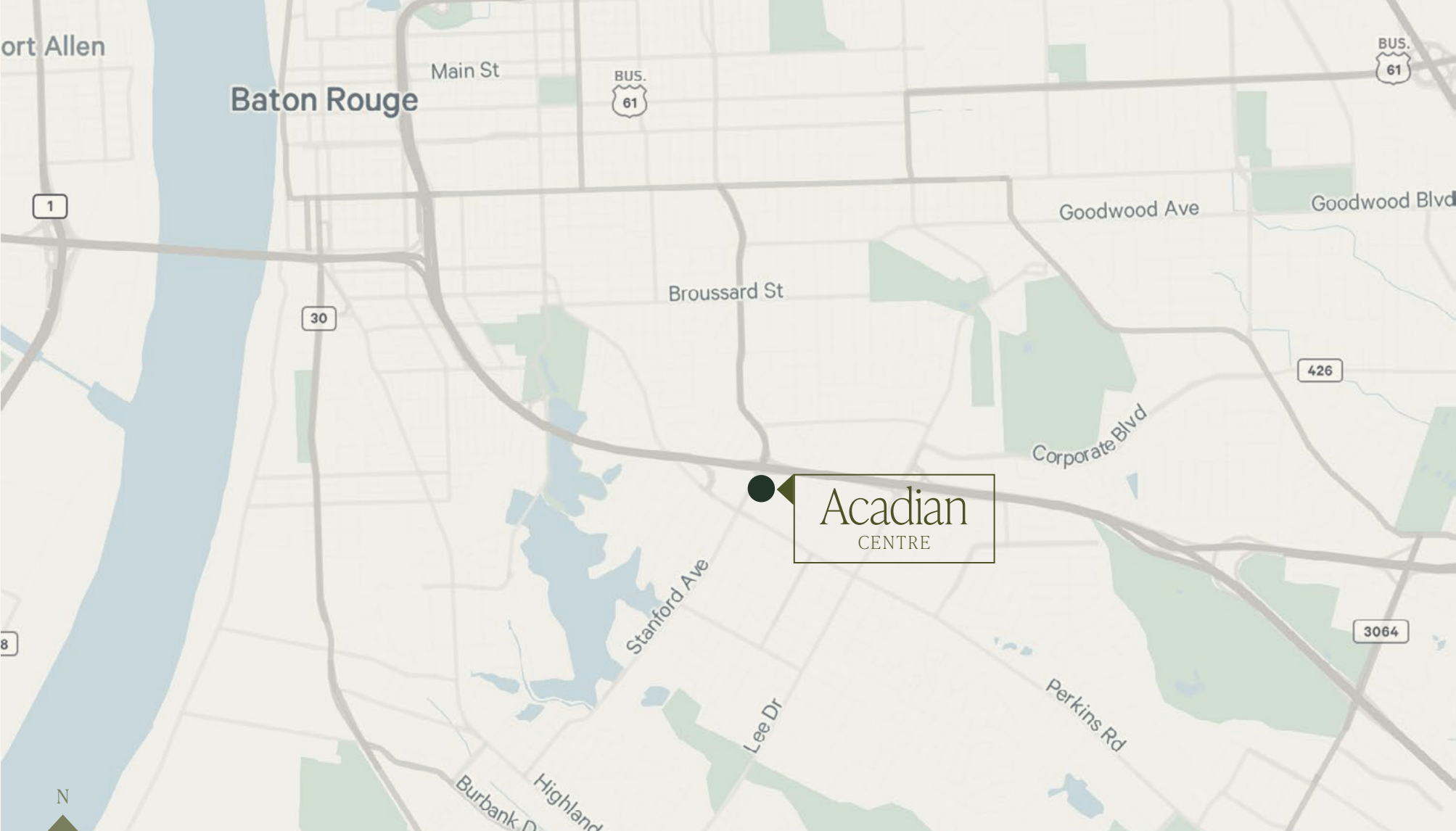
FLOOR PLAN



4TH FLOOR

FLOOR PLAN





WITHIN 1-MILE

30

restaurants & grocery

6

hotels

3

fitness



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