

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease

Property Features

- Class "A" Office Space
- One of Baton Rouge's most recognizable office buildings
- 4/1000 Parking Ratio
- Close to restaurants, banks, hotels, and interstate 10.
- Full Service Lease



NAILatter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

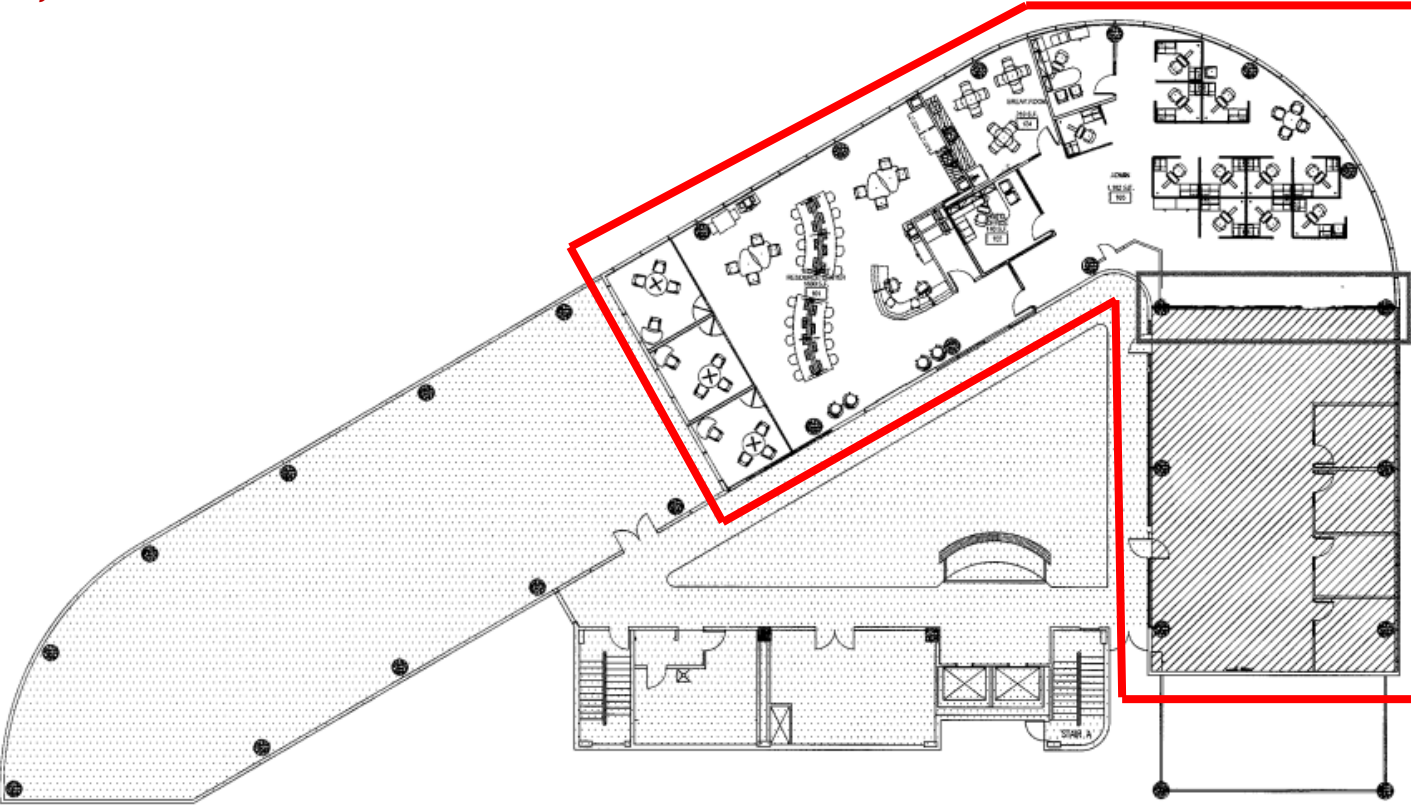
1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease

1st Floor

Entire 1st Floor Available
8,050 SF



Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

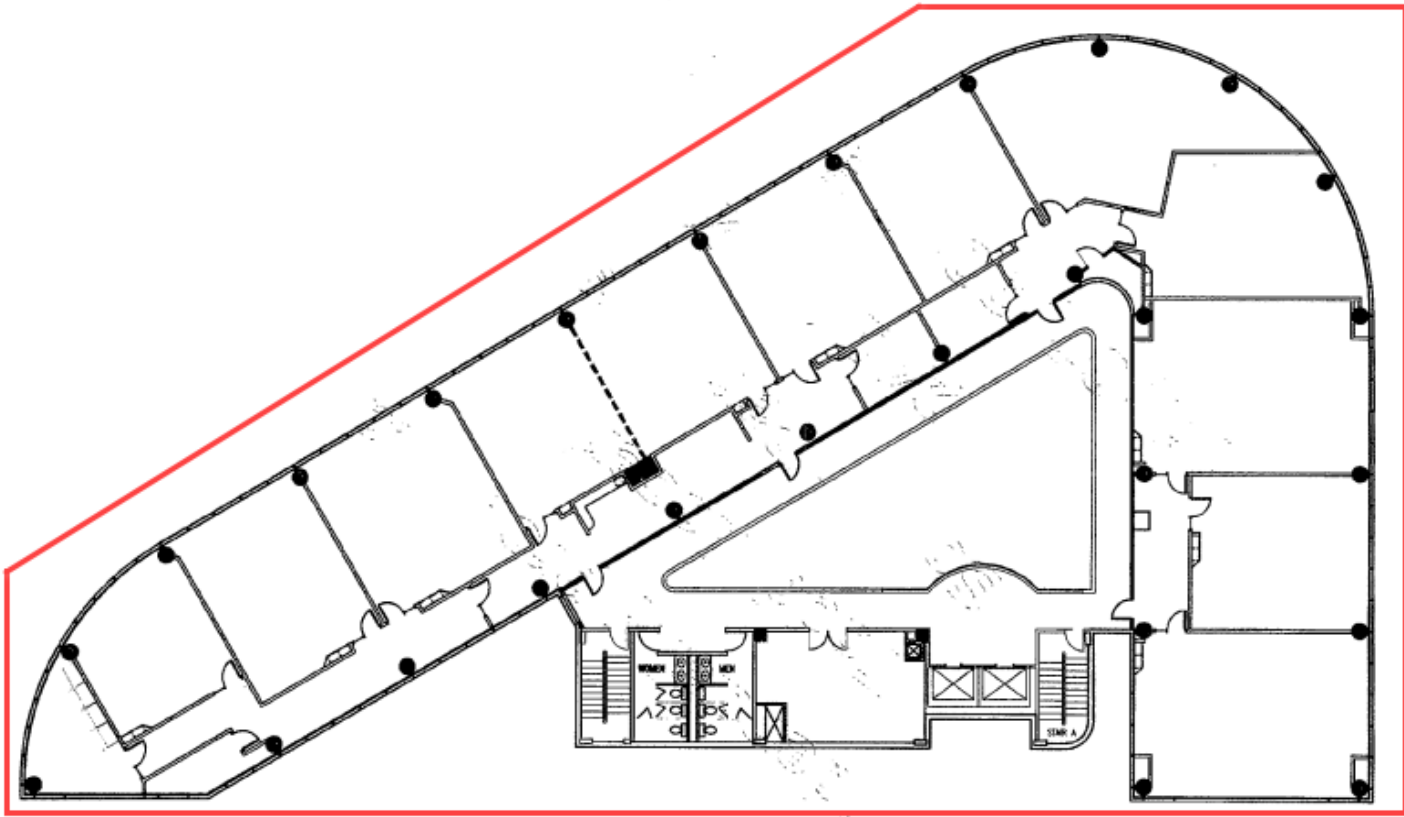
1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease

4th Floor

14,033 SF Available



NAI Latter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

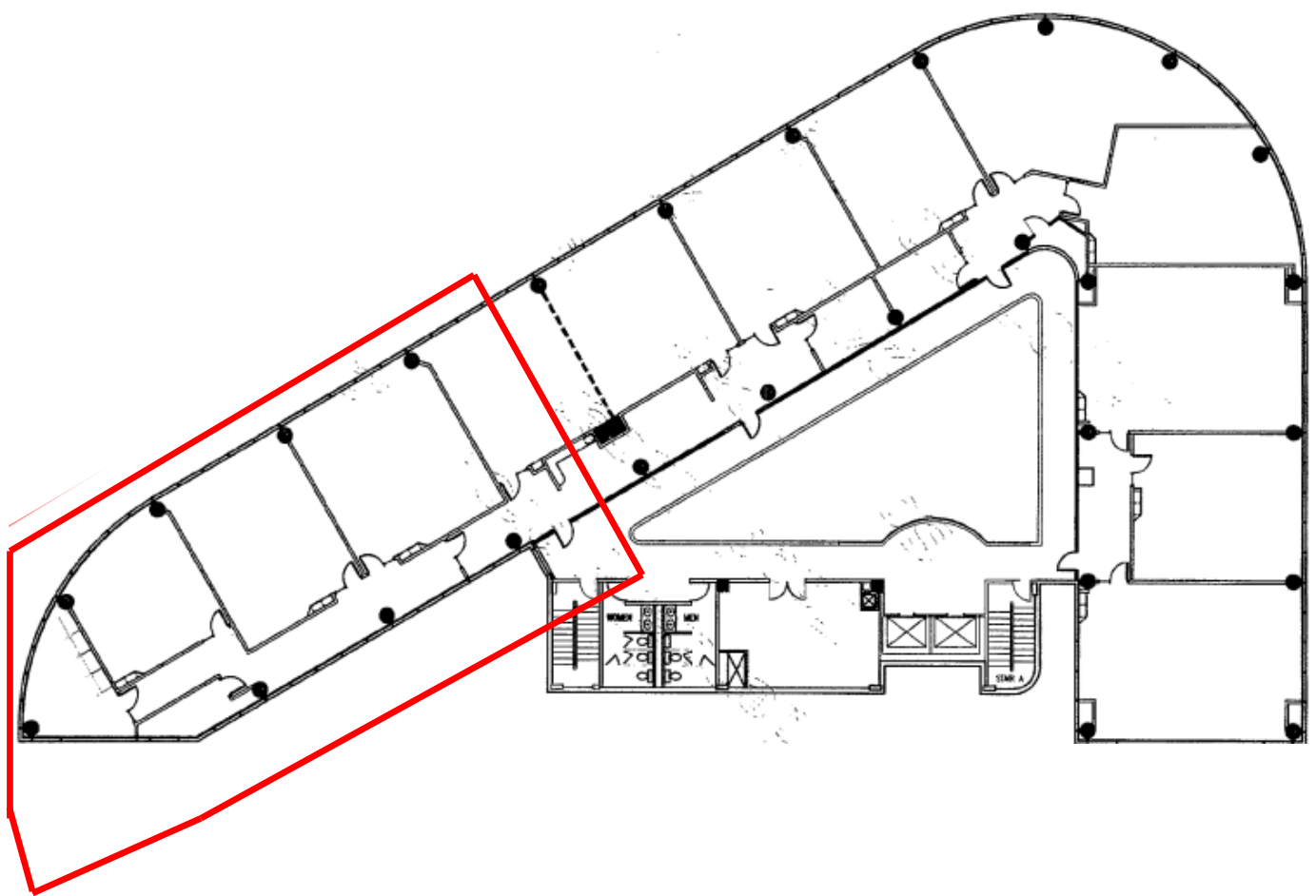
1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease

5th Floor

6,328 SF Available



NAI Latter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease



Jonann Stutzman
225.445.0473
jonann@latterblum.com

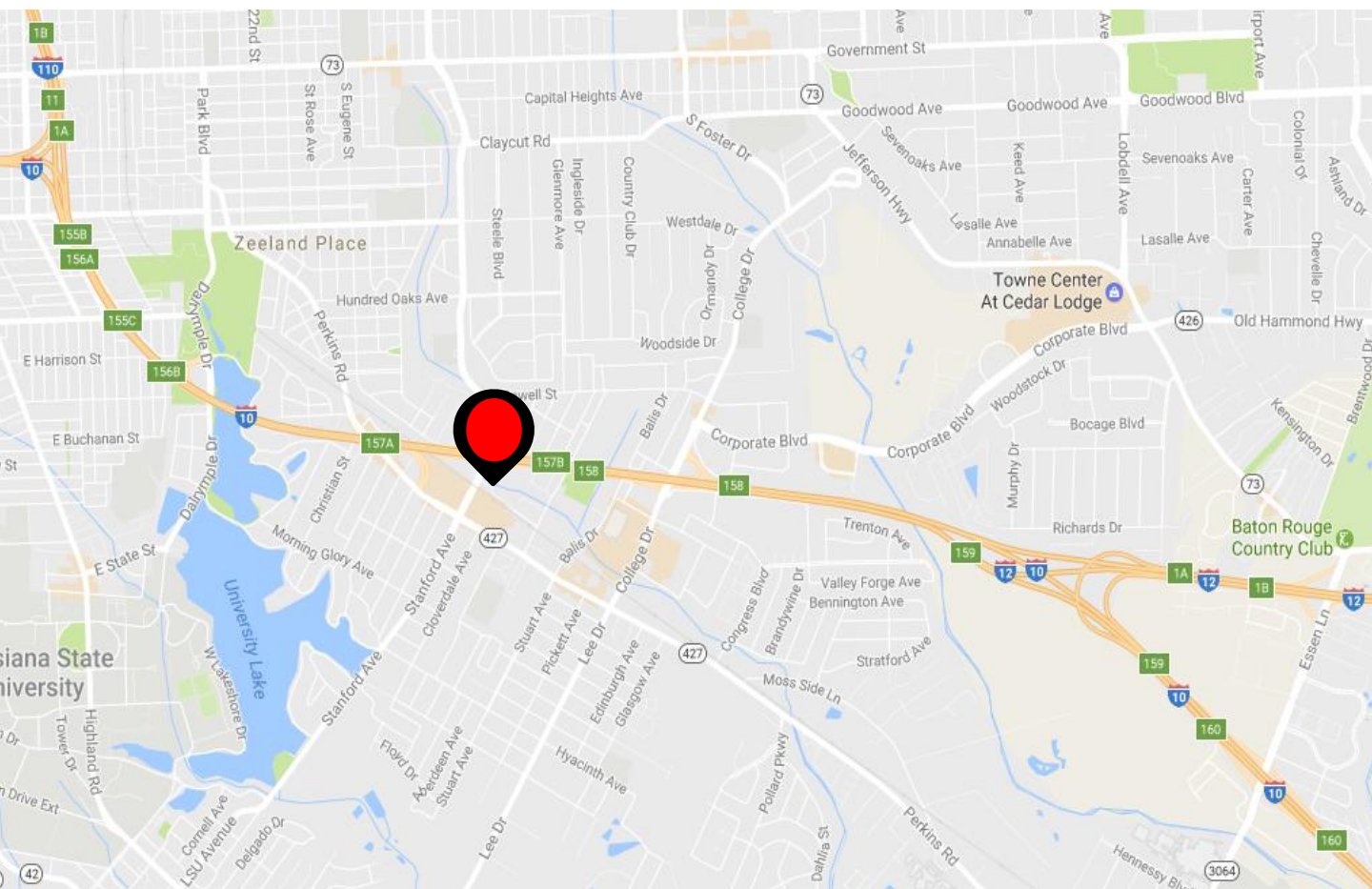
Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com

2431 S. Acadian Thruway Baton Rouge, LA 70808

Multi-Tenant Office Building
Office Space For Lease



NALatter & Blum

Jonann Stutzman
225.445.0473
jonann@latterblum.com

Ty Gose, CCIM
225.295.0800
ty@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

1700 City Farm Dr.
Baton Rouge, LA 70806 USA
225.295.0800
www.latterblum.com