



# Class A Office For Sub-Lease Floors 2 & 3

4455 American Way, Baton Rouge, LA 70816

Overview

Location

Second Floor

Third Floor



## Property Highlights:

- Located north of Coursey Blvd. between Airline Hwy. and Sherwood Forest Blvd. in SE Baton Rouge
- 17,525 - 35,050 SF available
- Parking Ratio: 7 per 1,000 SF
- Lease rate: \$16.00 PSF
- Full Service Gross
- Contact agent for more information

**Brent Garrett, CCIM, SIOR**  
225.237.3343 | bgarrett@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

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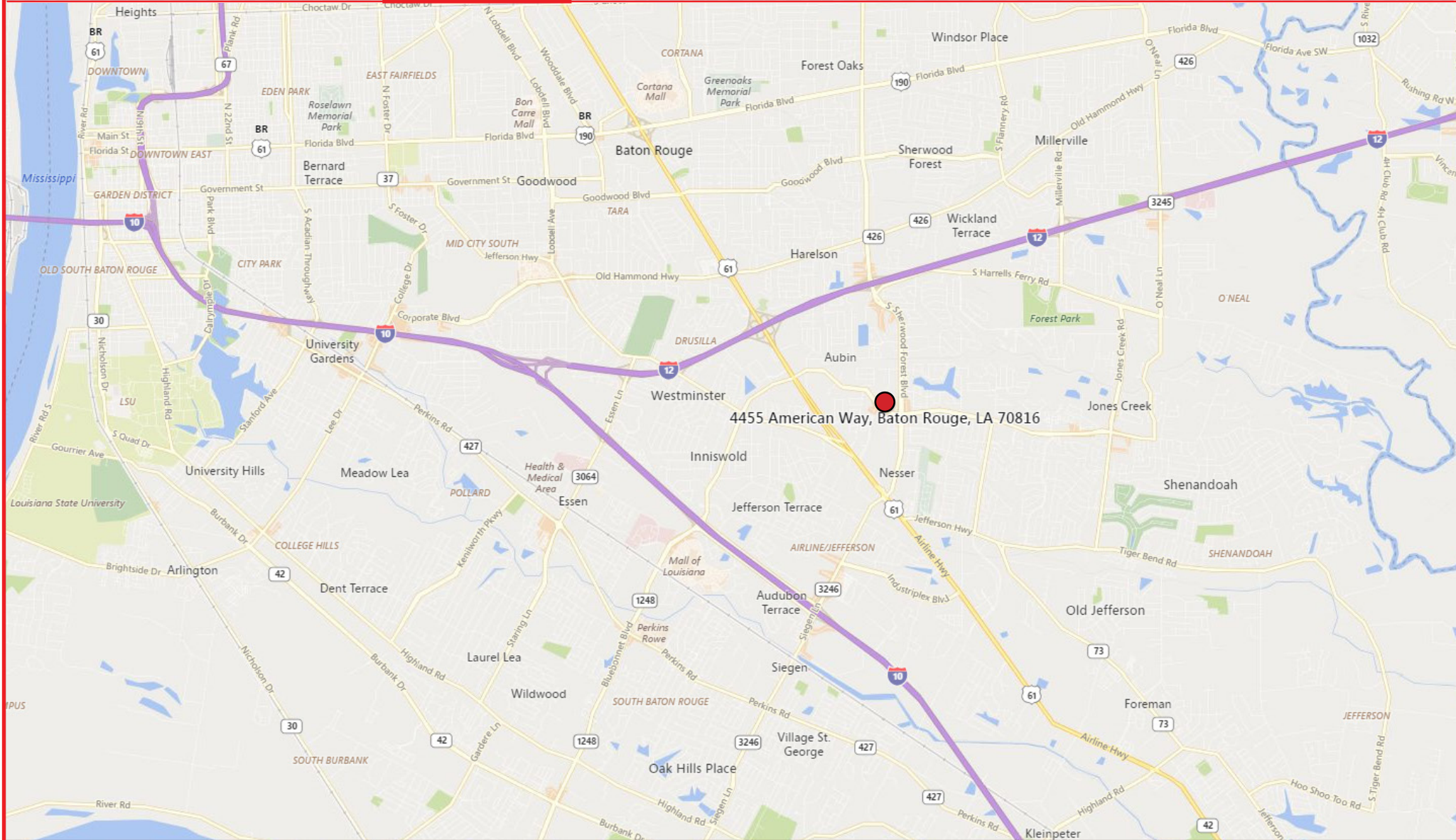
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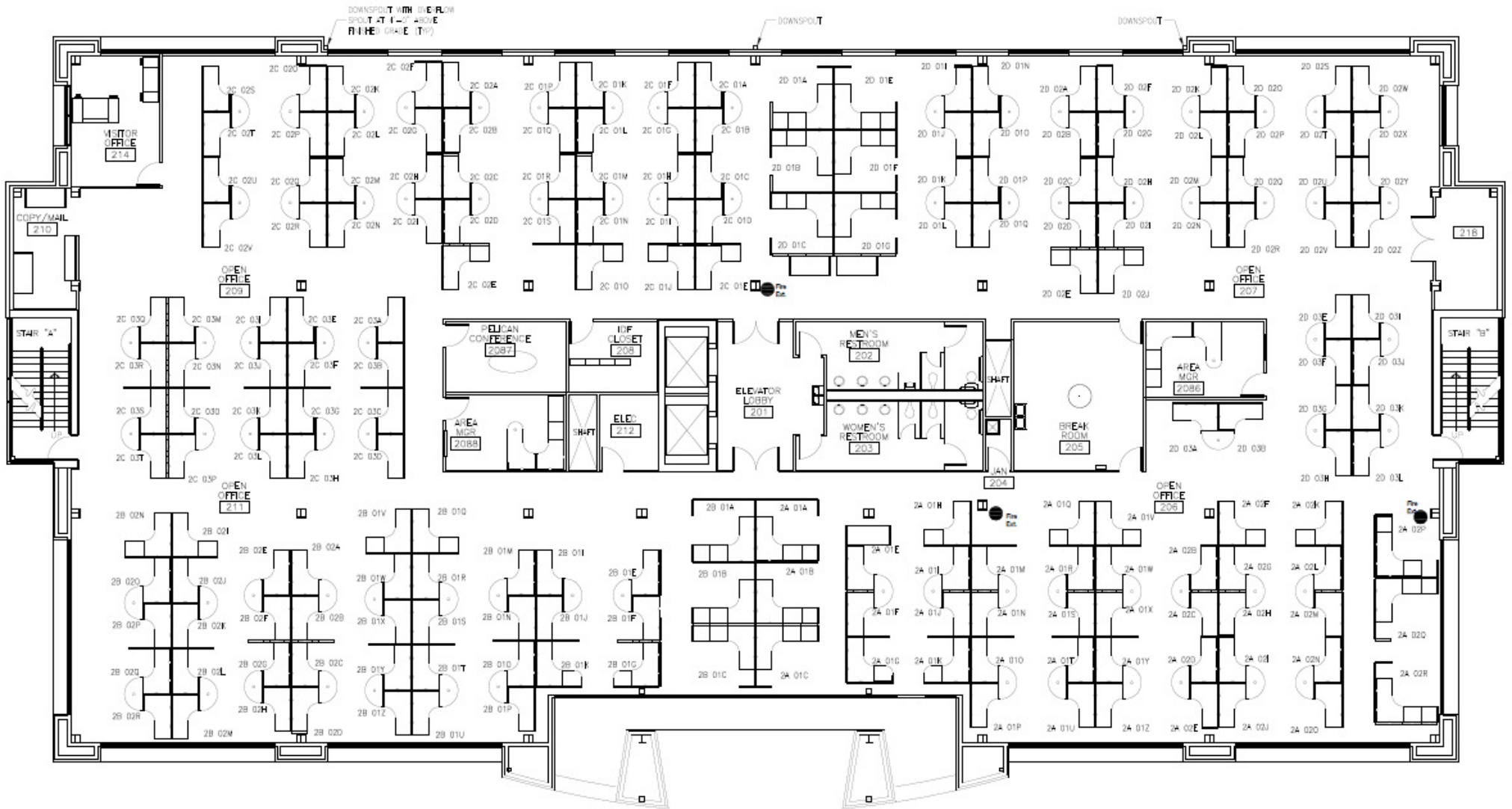
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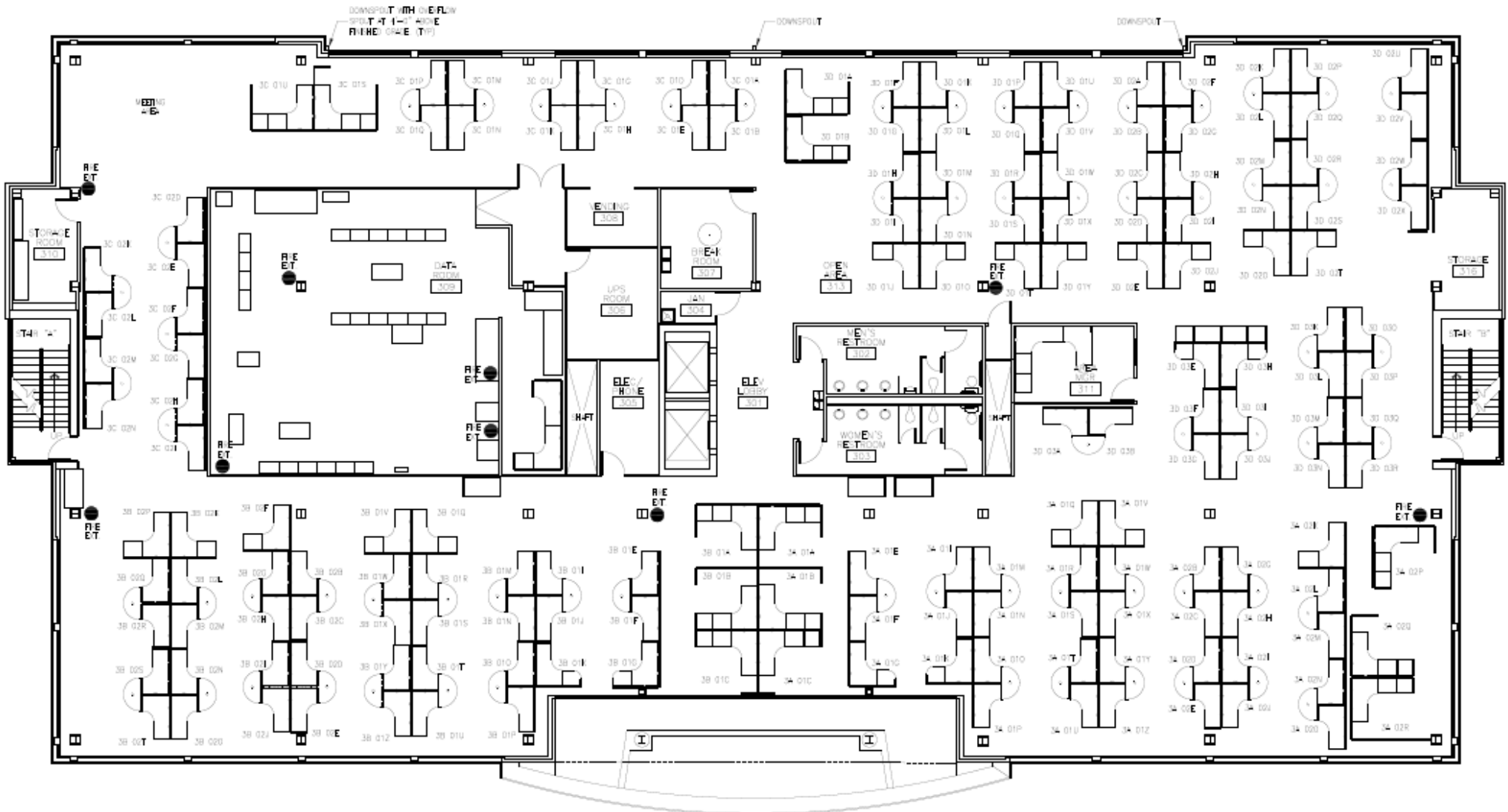
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