



**MassMutual**

# CORPORATE ATRIUM

5555 Hilton Avenue, Baton Rouge, LA 70808

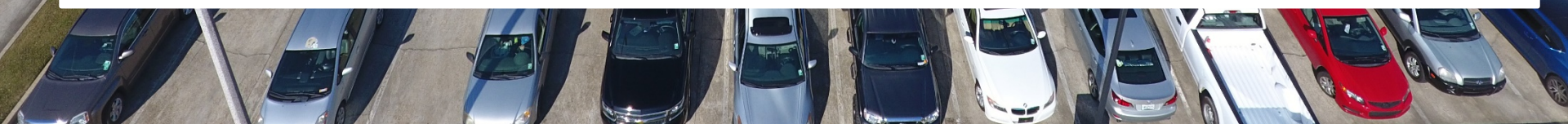
**FOR LEASE**

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1700 City Farm Drive | Baton Rouge, LA 70806, USA



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**Overview:**

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Corporate Atrium is situated on the northeast side of Hilton Avenue at its intersection with Energy Drive. Corporate Atrium is located in the highly-desirable Acadian/ College submarket of Baton Rouge, and features superb visibility and access from Interstate 10, College Drive, and Corporate Boulevard. The Property features ingress and egress via two curb cuts along the north side of Hilton Avenue and two curb cuts along the west side of Energy Drive. Corporate Atrium is a six-story glass and aluminum framed building complemented by a monument sign between the two main entrances. The exterior of the building is illuminated by ground-mounted light fixtures.

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**Key Facts:**

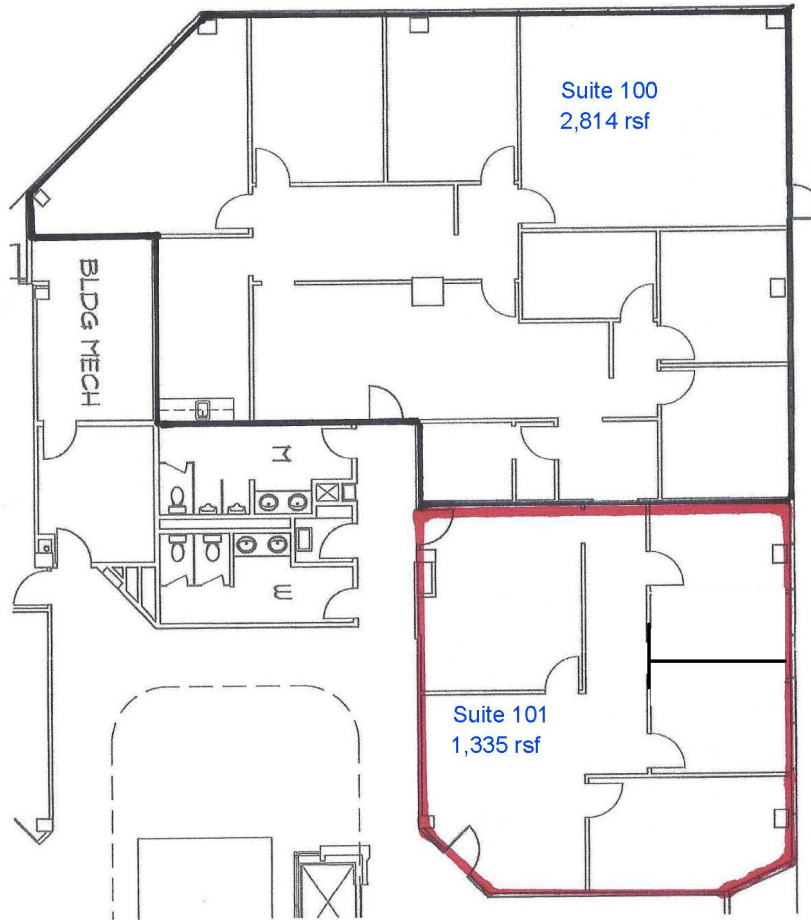
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Address:	5555 Hilton Avenue Baton Rouge, LA 70808
Building Size:	76,446 net rentable square feet
Typical Floor Plate:	14,400 square feet
Year Built:	1983
Number of Stories:	Six
Parking:	Concrete paved surface parking for 227 vehicles; 2.97/1,000 NRSF
Adjacent Properties:	North: Hotel South: Hotel, Office Building East: Hotels, Shopping Center, Office Center West: Vacant Land
Exterior Finish:	Exterior facade is clad with a metal-framed, glass curtain wall system
Lobby Finish:	The lobby includes a six story atrium with flooring of polished granite and ceramic tile

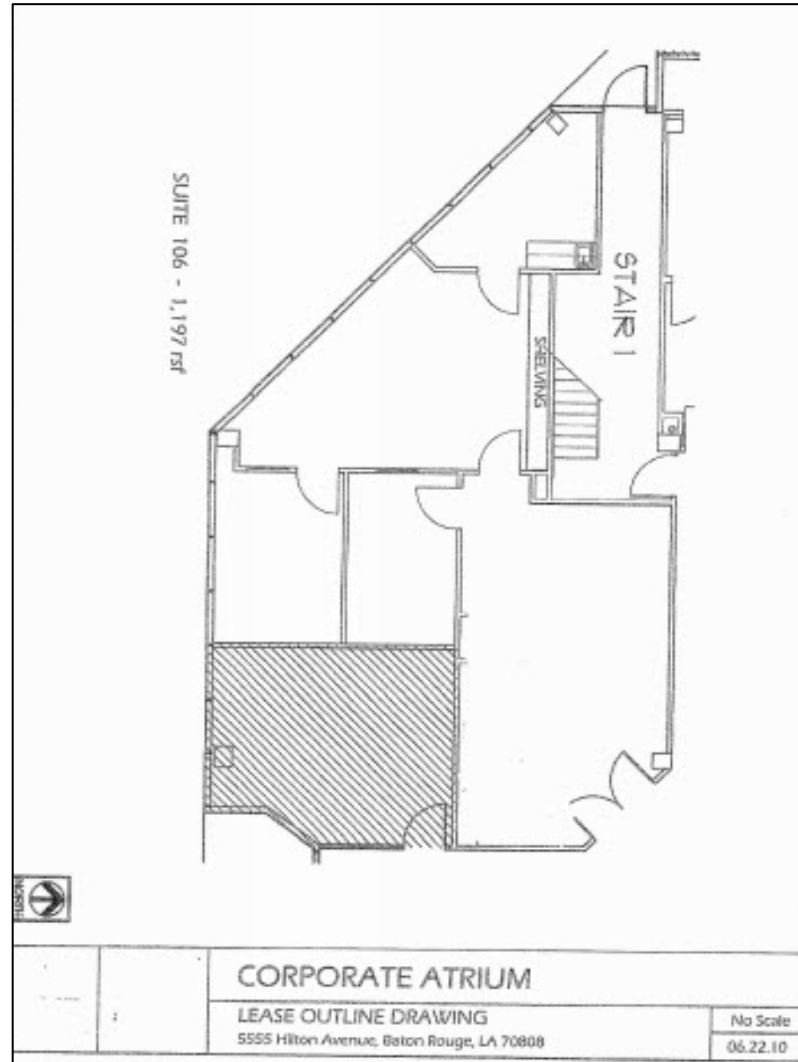




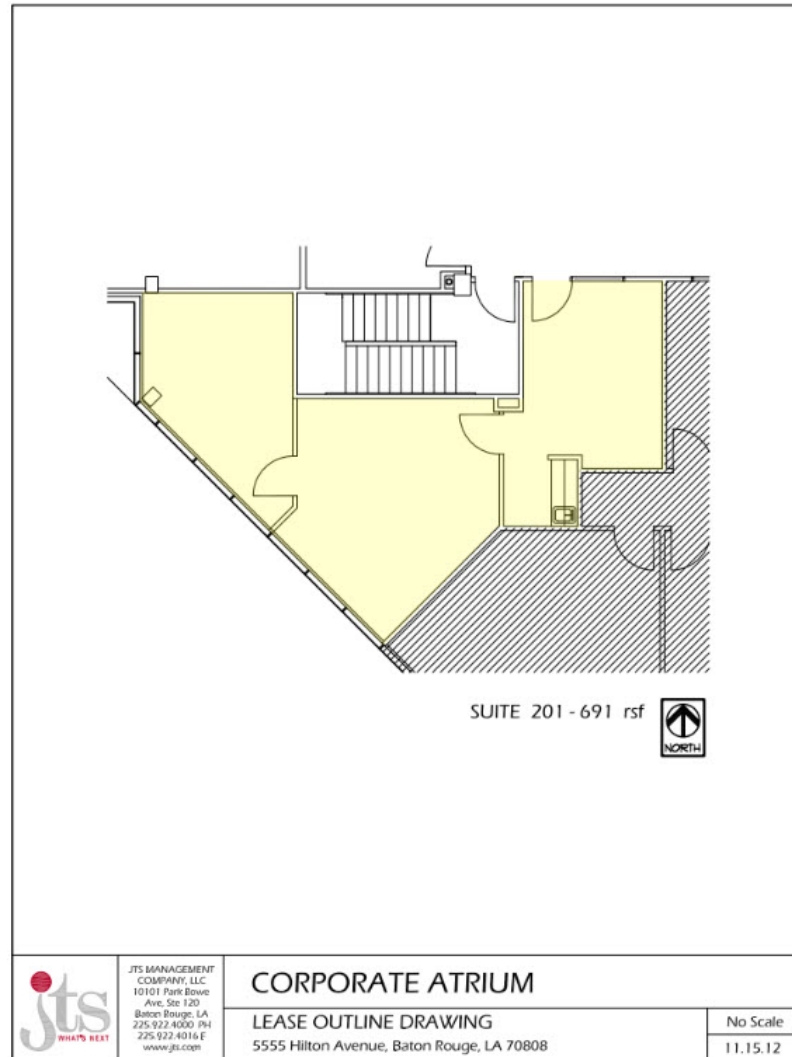
Corporate Atrium



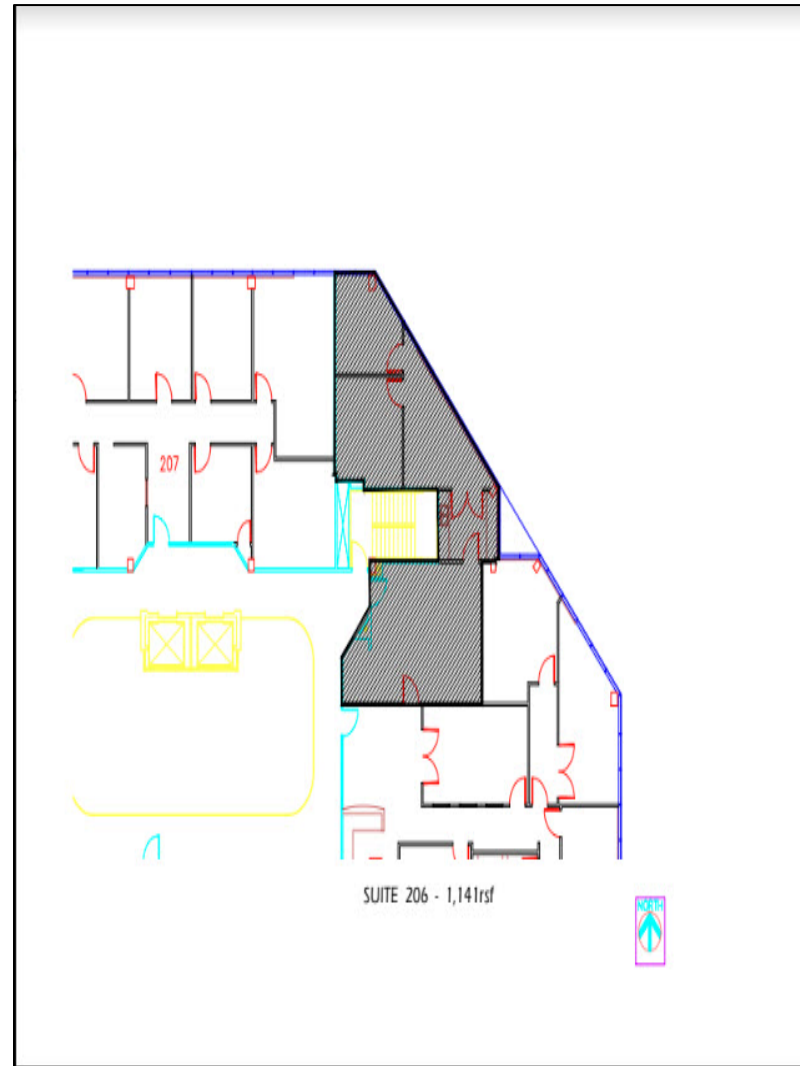
- Total: 4,149 SF
- Ste 100: 2,814 SF
- Ste 101: 1,335 SF
- \$21 PSF
- Full Service Lease



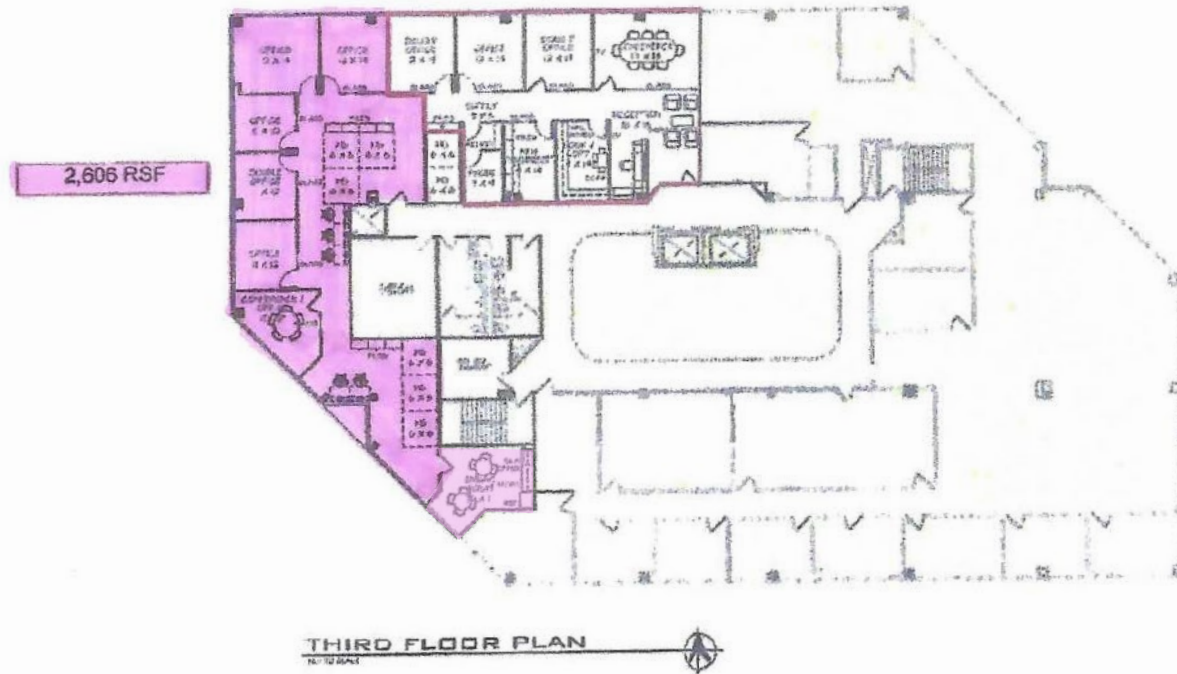
- 1,197 RSF
- \$21 PSF
- Full Service Lease



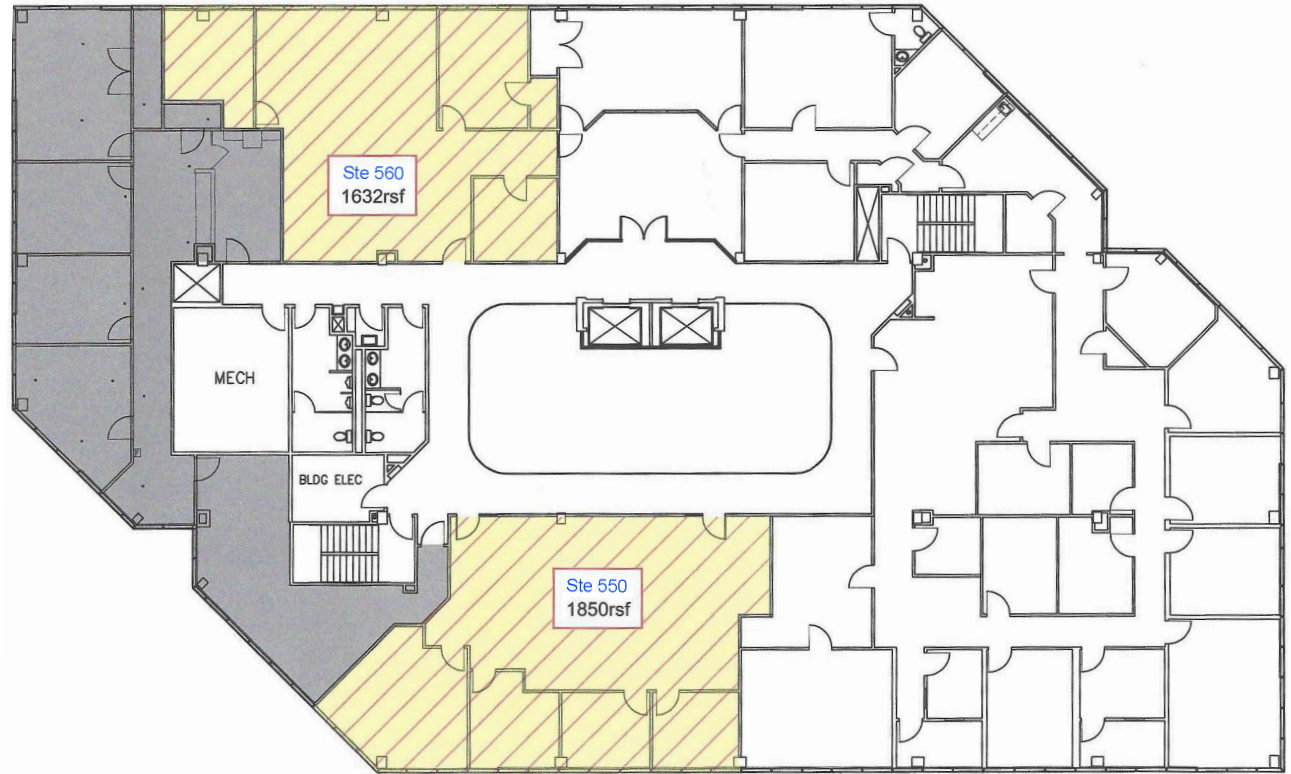
- 691 RSF
- \$21 PSF
- Full Service Lease



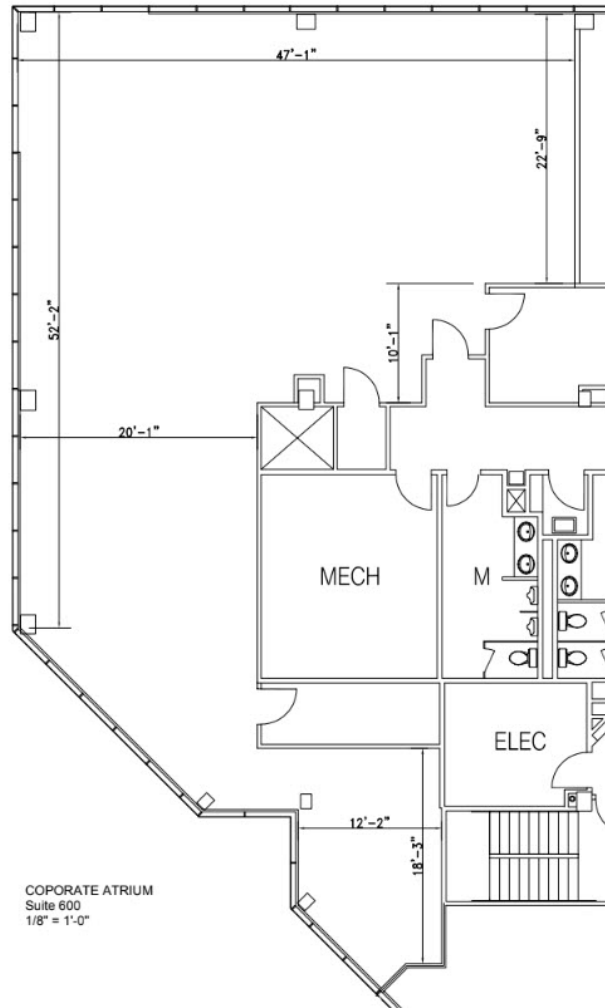
- 1,141 RSF
- \$21 PSF
- Full Service Lease



- 2,606 RSF
- \$21 PSF
- Full Service Lease



- Ste 550: 1,850 SF
- Ste 560: 1,632 SF
- \$21 PSF
- Full Service Lease



- 3,032 RSF
- \$21 PSF
- Full Service Lease