

# CB&I PLAZA

---

4171 ESSEN  
LANE

**Bill Sanders, CCIM**

☎ 225.237.3343

☎ 225.247.6648

✉ [bsanders@beaubox.com](mailto:bsanders@beaubox.com)





## THE BUILDING

---

*Beau Box Commercial Real Estate is pleased to offer the opportunity to sublease a portion of the premier Class A office building in the United Plaza | Jefferson corridor at a fraction of market cost.*

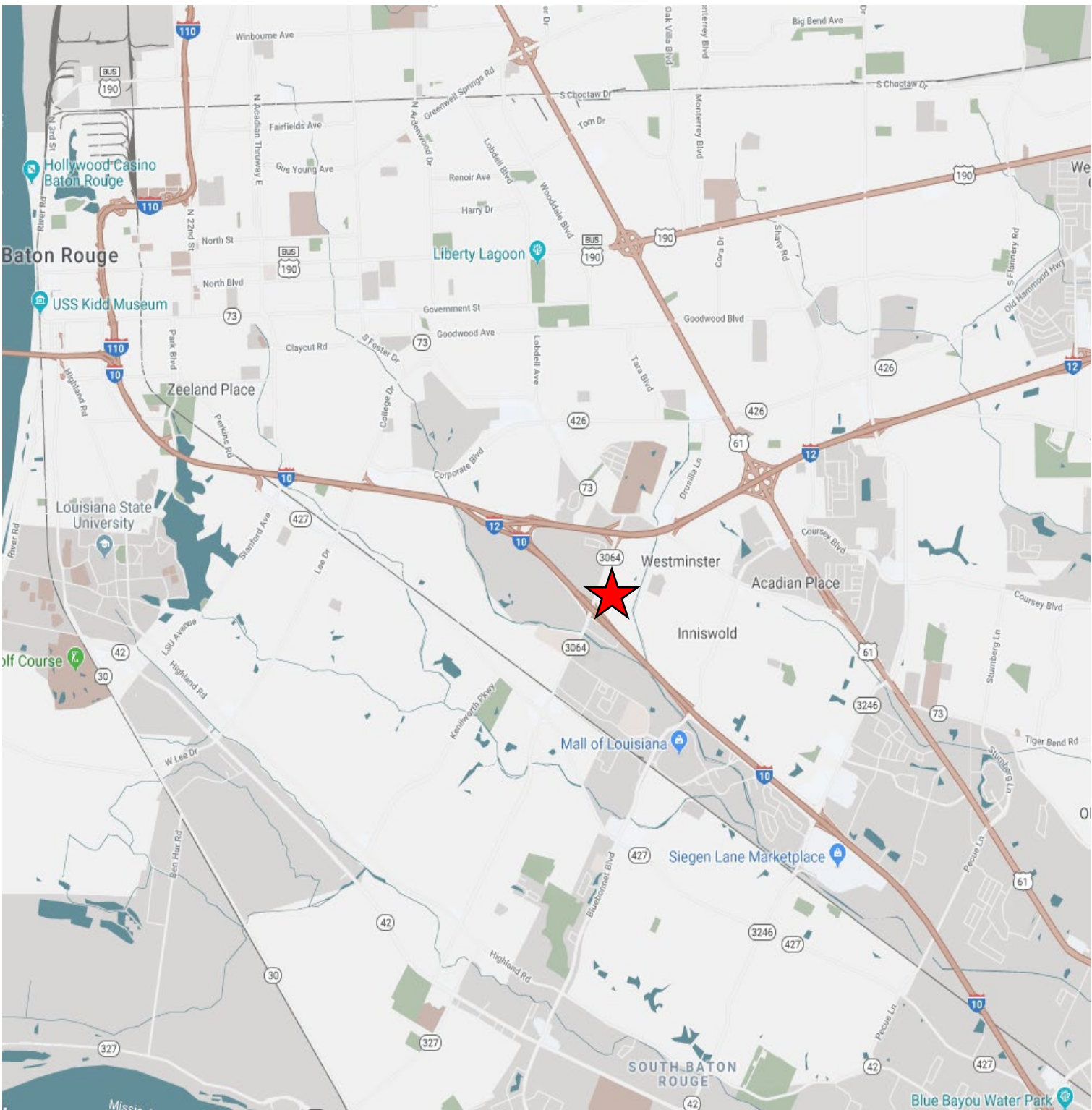
*Originally constructed in 2001 as the corporate headquarters for The Shaw Group, which was acquired by CB&I, later sold and now operating as APTIM, 4171 Essen Lane boasts sweeping panoramic views of Baton Rouge on a sprawling stretch of land surrounded by live oaks.*

*Ideally positioned between Interstates 10 and 12, with free covered parking for employees and ample surface parking for visitors, the building can accommodate full floor availabilities with the flexibility to offer furnished or unfurnished space, based on a tenant's specific needs. The top floor executive suite is equipped with multiple conference rooms, Class A finishes throughout, and open air balconies, a feature unique to the building.*

*Onsite amenities include: a full cafeteria, a fitness center equipped with locker rooms, ample parking, secure entry, dry cleaning services and access to exterior courtyards surrounded by shaded oaks.*

*Sublease opportunities are available with the potential to extend beyond the sublease term with the building owner.*





# BATON ROUGE





## CB&I PLAZA

+/- 180,000 Total SF Available For Sublease  
Floors 3, 4, 5, 6, 9, 11 & 12

Master Lease Expires 5/2022

Longer Term Available

---

+/- 20,000 Square Foot Floor Plates

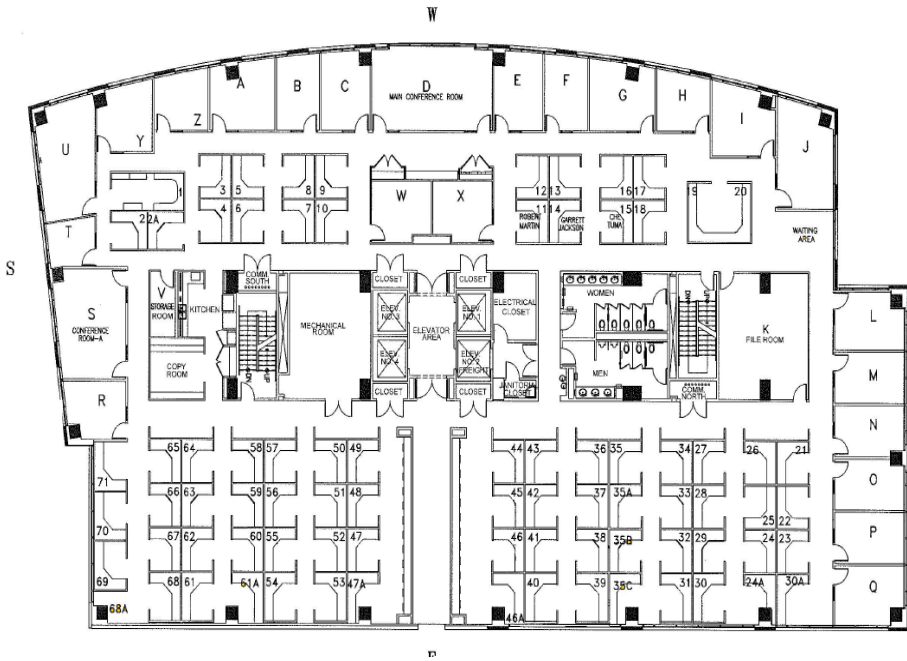
Can be Demised to +/- 5,000 SF

---

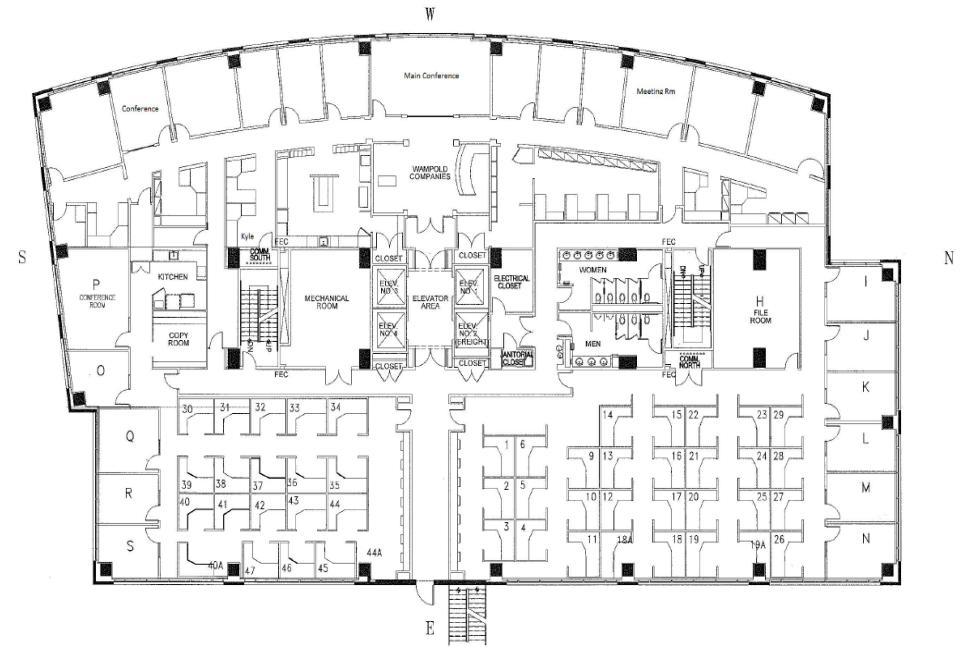
\$17.00 Per Square Foot (Full Service Gross)  
with competitive TI package from building  
owner



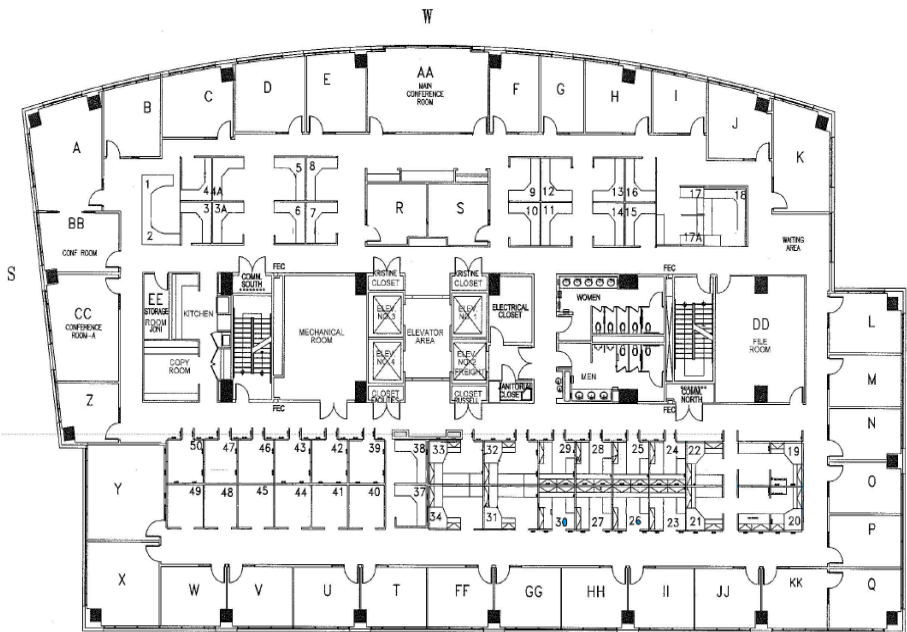
### 3<sup>rd</sup> Floor



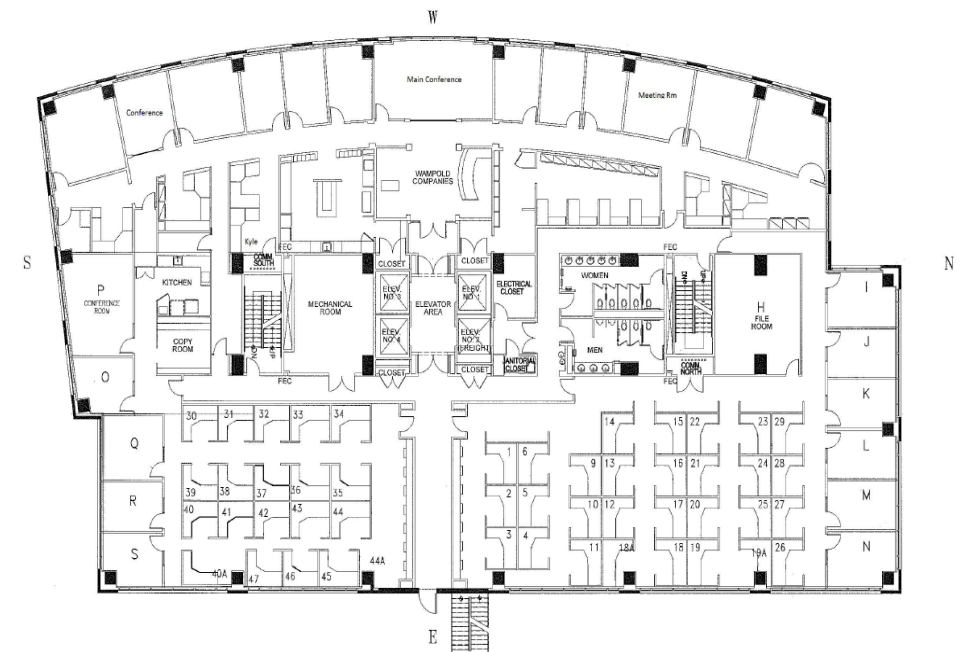
## 4<sup>th</sup> Floor



## 5<sup>th</sup> Floor

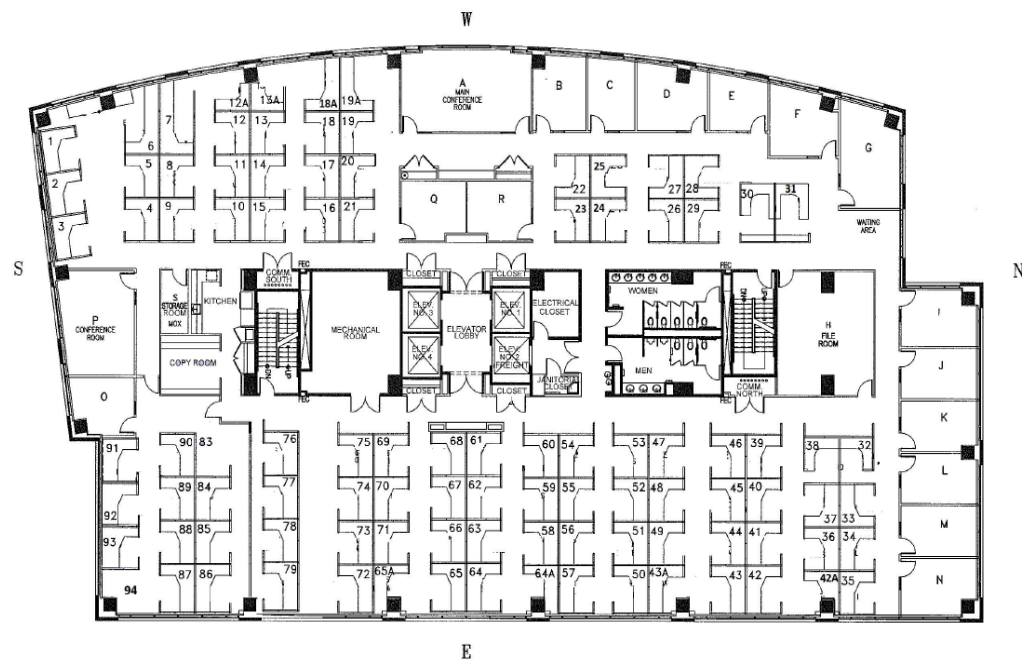


## 6<sup>th</sup> Floor

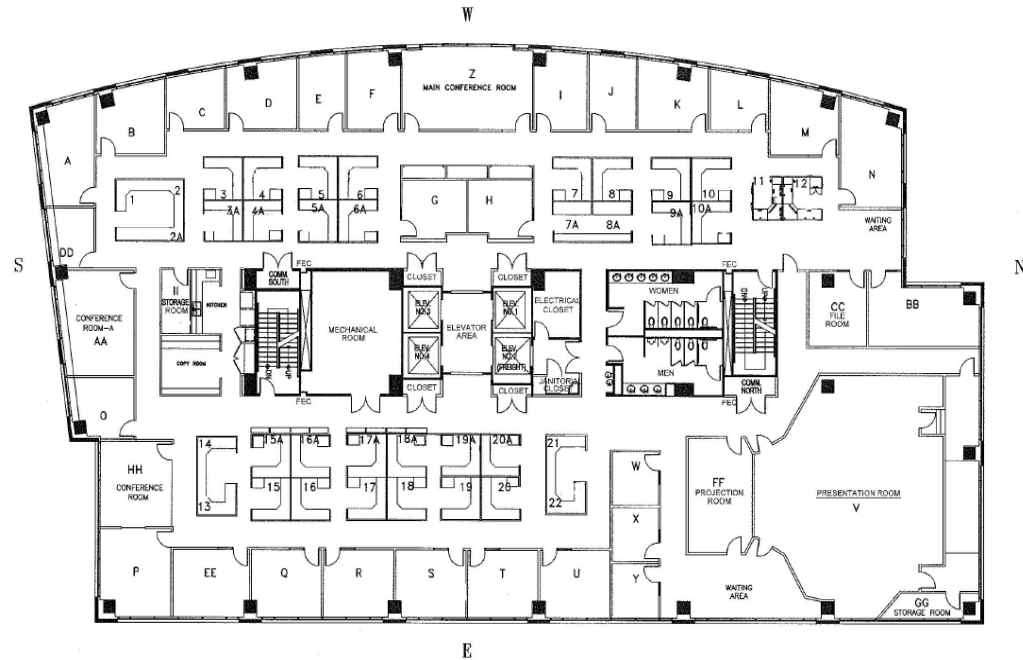




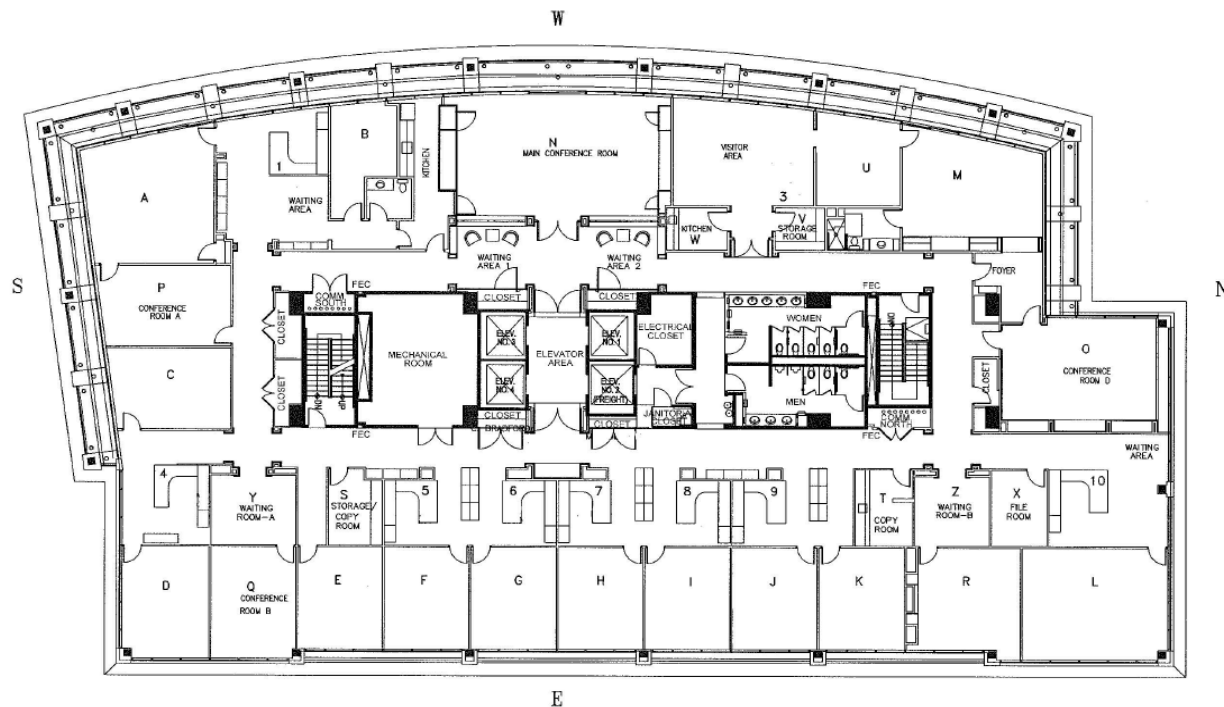
9th Floor



11th Floor



12th Floor



Executive Suite

## CB&I PLAZA



## CONTACT

**Bill Sanders, CCIM**

☎ 225.237.3343

📱 225.247.6648

✉ [bsanders@beaibox.com](mailto:bsanders@beaibox.com)



**Beau Box  
Commercial Real  
Estate  
5500 Bankers Ave.  
Baton Rouge, LA**

