



5TH FLOOR SUBLEASE OPPORTUNITIES IN II CITY PLAZA

400 CONVENTION ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$17-22 SF/YR (\$3,838 - \$10,208 - 16,537 SF | MULTIPLE SUITES AVAILABLE | FULL SERVICE LEASE

- 5th Floor Class A Space with Incredible Downtown Views
- Impressive Front Entrance & Lobby Experience
- Dedicated Parking Garage
- Walking Distance To Downtown Attractions

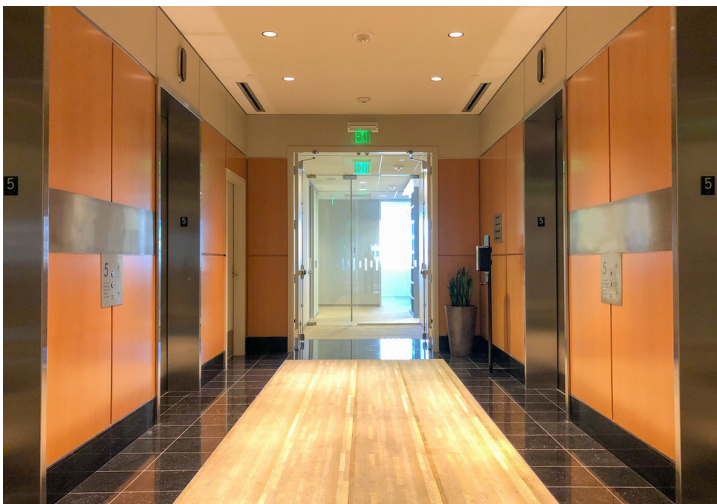
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800.895.9329 | <https://elifinrealty.com> | June 2026
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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- 5th-floor Full-Service sublease in II City Plaza.
- Multiple suites available ranging from 2,088 to 16,537 SF in contiguous space.
- Private offices with windows, conference rooms with windows, executive conference room, large open workspaces, small office nooks, a coffee bar, and incredible views of downtown Baton Rouge.
- Class A space with first-class amenities.
- Impressive front entrance and lobby experience.
- Dedicated parking garage.

LOCATION SUMMARY

- Ideally located in downtown Baton Rouge just 3 blocks from the Mississippi River.
- Enjoy being within walking distance of the 19th Judicial District Courthouse, 3rd Street restaurants and entertainment, Shaw Center, LA DEQ, the State Capitol, and many downtown hotels.

II CITY PLAZA

- 12 stories of beautiful glass and granite construction.
- 260,000 total square feet.
- Located at the corner of Convention St and Fourth St.
- Onsite management, 700 space parking garage.
- 8 miles from Baton Rouge Metropolitan Airport.

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AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,088 - 16,537 SF	Lease Rate:	\$17 - \$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	BASE RENT
Suite 500-B	Available	6,065 - 16,537 SF	Full Service	\$20.00 SF/yr	\$10,108 / month
Suite 500-C	Available	2,088 - 16,537 SF	Full Service	\$22.00 SF/yr	\$3,828 / month
Suite 500-D	Available	2,088 - 16,537 SF	Full Service	\$22.00 SF/yr	\$3,828 / month
Suite 500-E	Available	6,296 - 16,537 SF	Full Service	\$17.00 SF/yr	\$8,919 / month

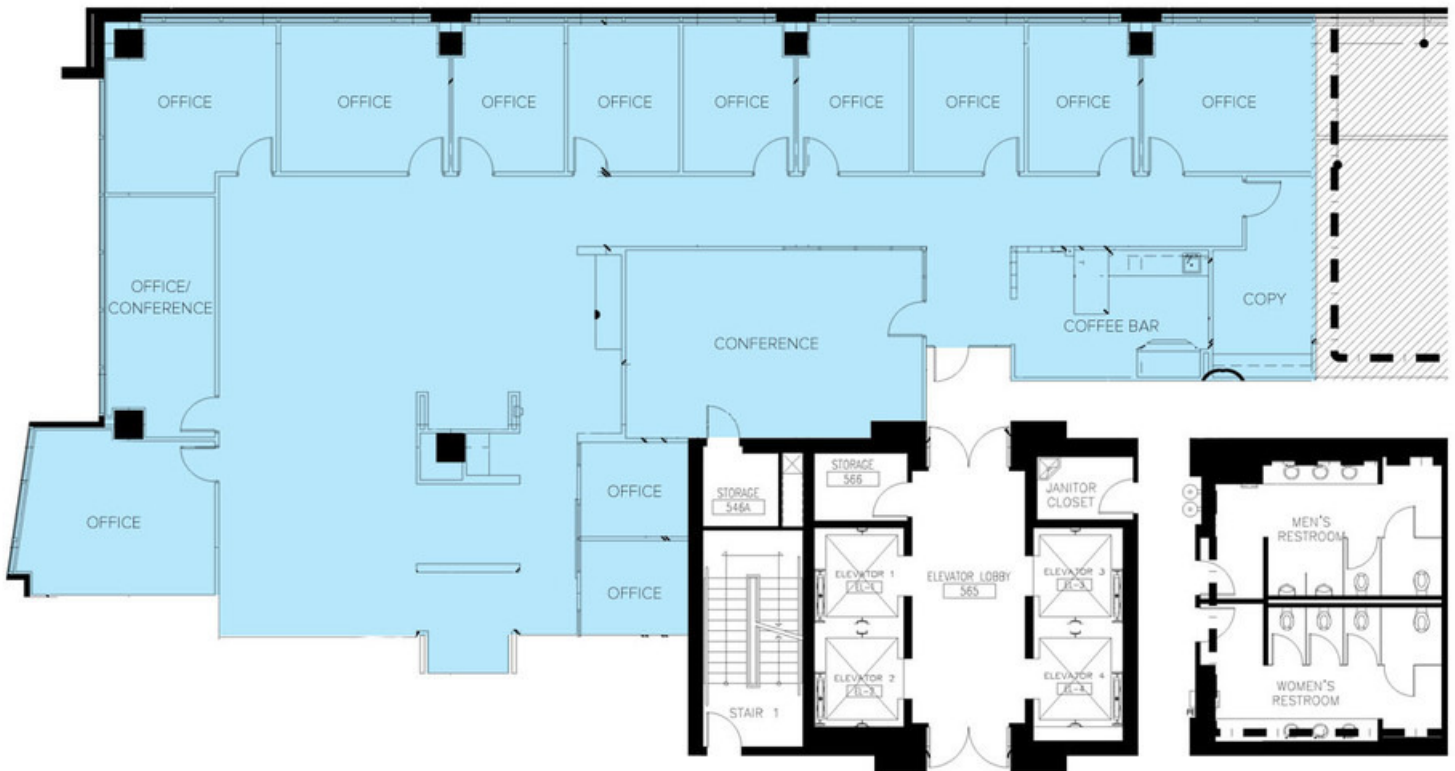
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FLOORPLAN - SUITE 500-B

II CITY PLAZA - 5TH FLOOR

SUITE 500-B
6,065 SF



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INTERIOR PHOTOS



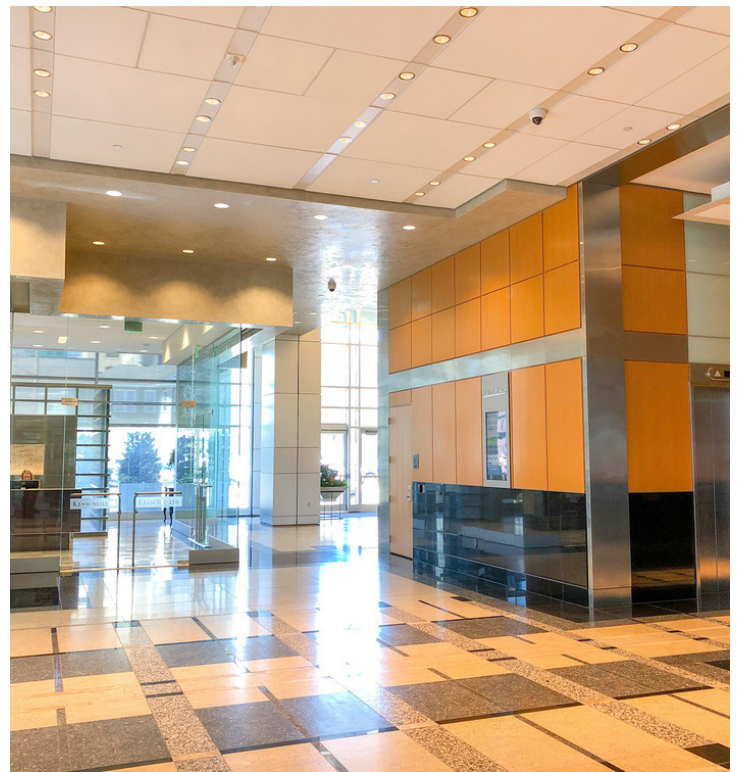
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GROUND FLOOR + LOBBY



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PRIVATE OFFICE VIEWS



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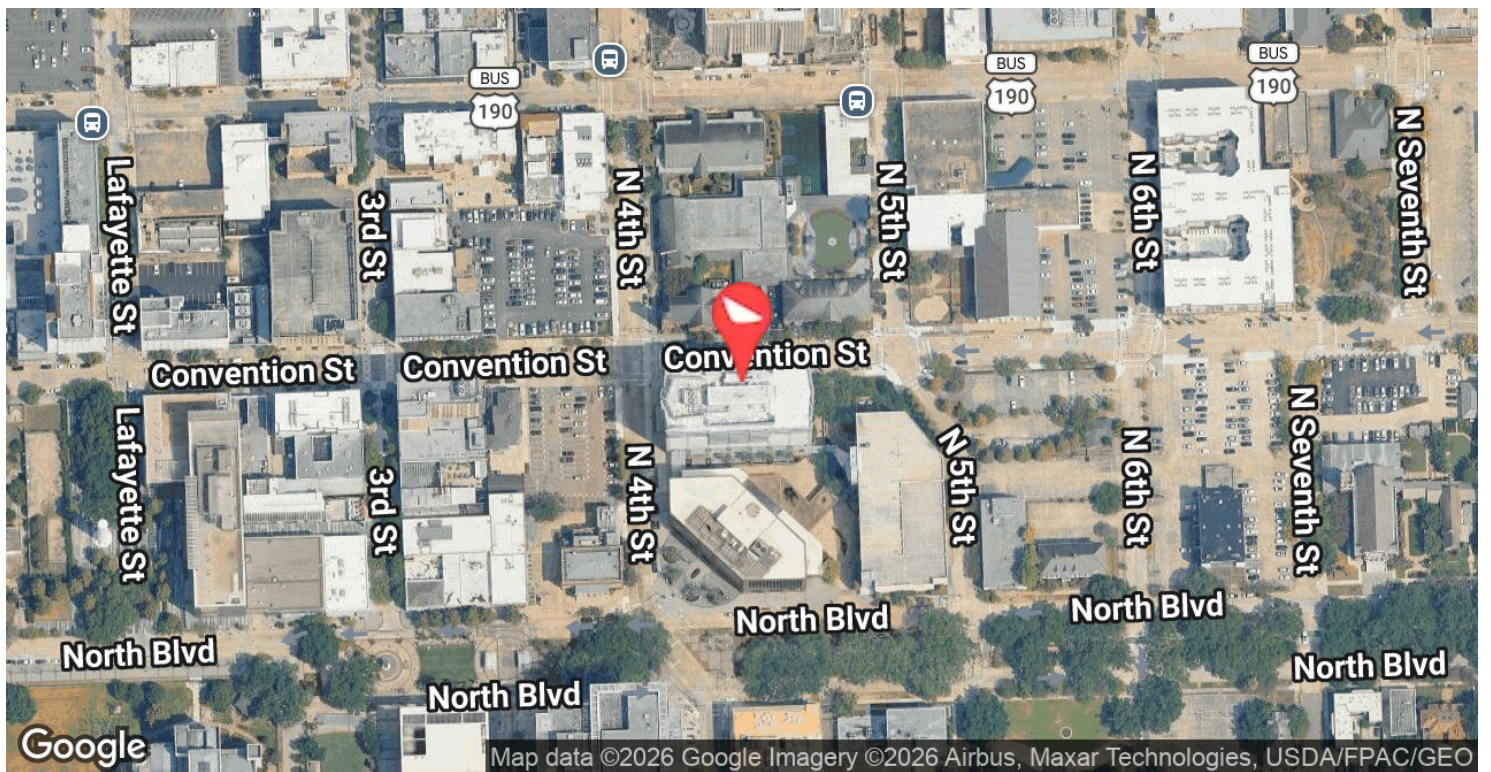
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LOCATION MAPS



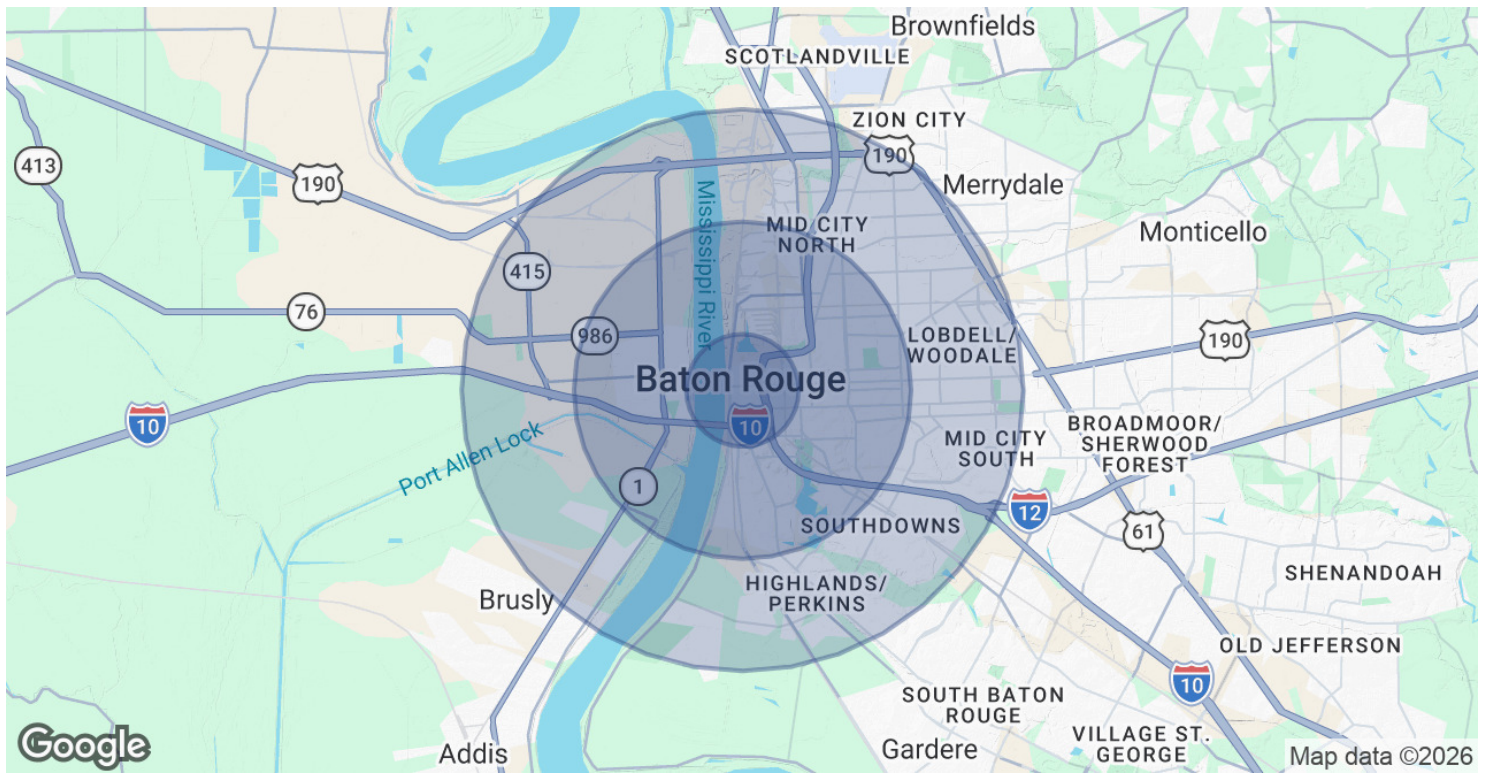
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,254	60,113	138,556
Average age	30.0	31.0	30.5
Average age (Male)	29.4	29.6	28.8
Average age (Female)	30.8	32.5	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,496	22,668	52,916
# of persons per HH	2.5	2.7	2.6
Average HH income	\$40,589	\$46,906	\$51,546
Average house value	\$100,702	\$166,844	\$225,290

* Demographic data derived from 2020 ACS - US Census

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