



New Orleans Office Availabilities

5,000 - 7,000 SF starting at \$18 PSF

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Jim - Several new office spaces have just come on the market that match your requirements. The location of the space on Canal looks ideal. Please take a look and get back to me with your comments.

Side note: The lease rates in New Orleans are very competitive right now, but if necessary we can expand your search to neighboring cities as well.

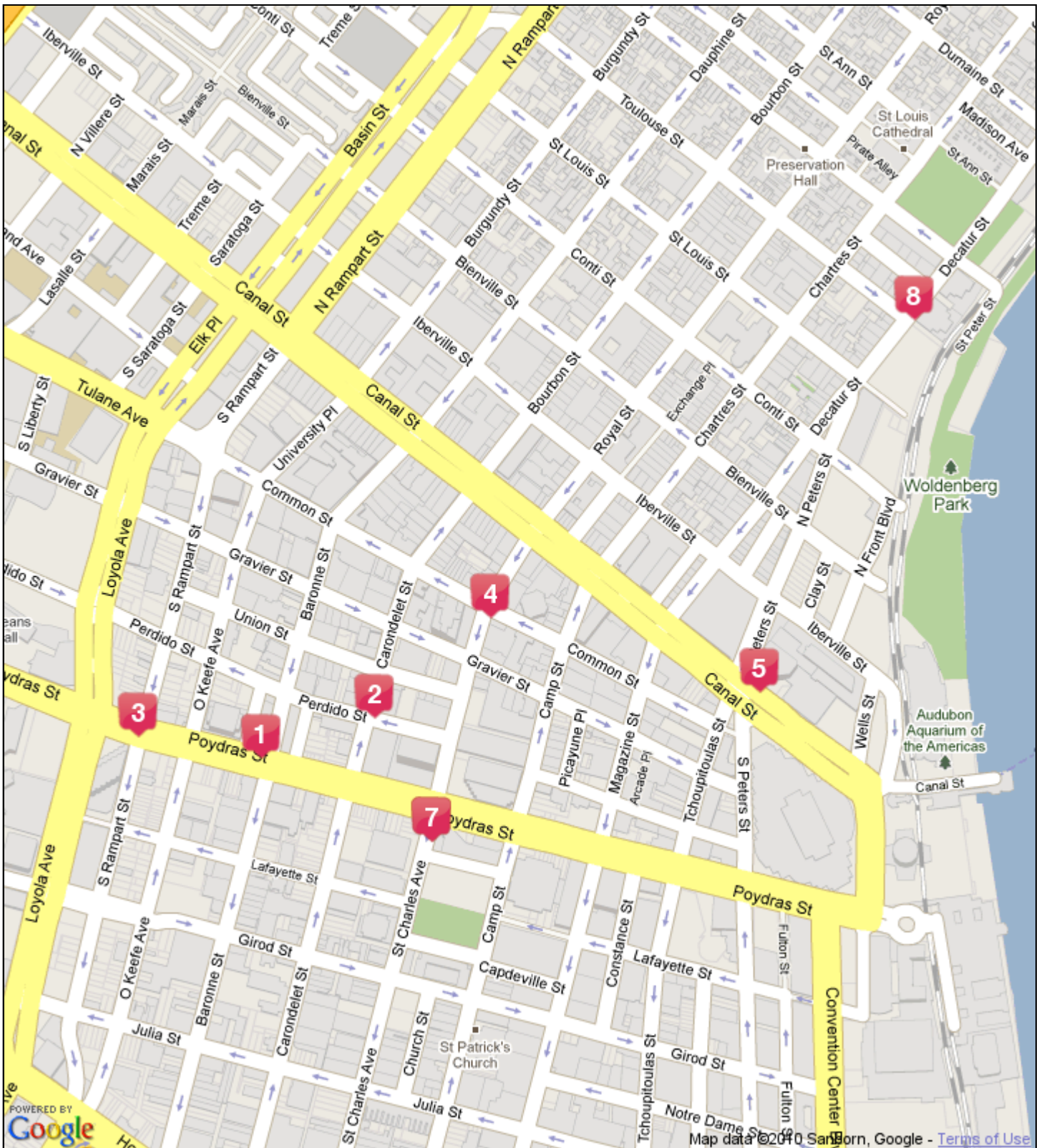
Prepared By



Richard E. Juge
RE/MAX COMMERCIAL BROKERS INC
3331 Severn Ave
Suite 200
Metairie, LA
(504) 838-0001
rjuge@nolacommercial.com

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ID# 552919

1. 909 Poydras Building, Suite: 1230 (Lease Pending) - 909 Poydras Street New Orleans, LA 70130

Rental Rate:	\$18.50 PSF (Annual)	Available Space:	6,317 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Suite:	1230	Subtype:	Office Building
Space Type:	Relet	Building Size:	545,157 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	3/25/2010		

Bryan Burns (Contact) 504-799-3124 Transwestern



ID# 2002413

2. Factor's Row, Suite: Available - 800 Perdido St. New Orleans, LA 70112

Rental Rate:	\$17.32 - 24 PSF (Annual)	Available Space:	8,612 SF	Type:	Retail-Commercial
Lease Type:	NNN	Suite:	Available		For Lease
Space Type:	Relet	Building Size:	82,029 SF	Also:	Office
		Modified:	3/25/2010	Subtype:	Street Retail
				Zoning:	CBD-1

Now pre-leasing Factor's Row & Thiberge Building in the heart on New Orleans' Central Business District. Located on the corner of Perdido and Carondelet immediately adjacent to One Shell Square, Factor's Row offers retail space from 413 square foot to 2,396 square foot. The Thiberge Building would be ideal for single office tenancy. The second, third, and fourth floors of Factor's Row will consist of luxury residential apartments.

Joe Gardner (Contact) 504-523-4481 Stirling Properties New Orleans



ID# 200462

3. Energy Centre, Suite: 2000 - 1100 Poydras St New Orleans, LA 70163

Rental Rate:	\$18 PSF (Annual)	Available Space:	17,634 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Suite:	2000	Subtype:	Office Building
Space Type:	Relet	Building Size:	761,500 SF	Zoning:	See Agent
Office Class:	Class A	Modified:	3/25/2010		

Energy Centre is a state of the art Class A tower located at the heart of the Poydras office corridor. A distinctive parallelogram shape with tiered bay windows, the building is clad with polished granite panels and reflective bronze glass. Energy Centre has high quality finishes and amenities which include bank and ATM machine, full service restaurants, sundry shop and newsstand. Other distinguishing features include extended operating hours Monday through Friday 7:00 to 8:00 pm and Saturday 8:00 am to 5:00 pm and ample garage parking within the building and annex. - Loss Factor: 16%. - TERMS: Gross Lease w/Base Year

Mary Carrone (Contact) 504-569-2052 Corporate Realty



ID# 201152

4. Place St. Charles, Suite: 3311 - 201 St. Charles Avenue New Orleans, LA 70170

Rental Rate:	See Agent	Available Space:	13,171 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Suite:	3311	Subtype:	Office Building
Space Type:	Relet	Modified:	3/25/2010	Zoning:	See Agent
Office Class:	Class A				

Located in the heart of New Orleans financial district, Place St. Charles is the premier office tower in the Central Business District. With 58,000sf of retail space on the first two floors, including a restaurant and food court, Place St. Charles offers the convenience of unsurpassed tenant amenities. Banking, ATT Wireless Store, UPS Store, Dry Cleaner, Jeweler, Hair and Nail Salon, Barbershop, Art Gallery, GBass Men's Clothing, Mrs. Field's Cookies, Shoeshine stand and more.

Attached to the Hampton Inn, just blocks from the French Quarter.

Bennett K. Davis, CCIM (Contact) 504-582-1416 Corporate Realty

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ID# 1893827

5. One Canal Place, Suite: see Agent - 365 Canal Street New Orleans, LA 70130

Rental Rate:	See Agent	Available Space:	6,543 SF	Type:	Office For Lease
Lease Type:	See Agent	Suite:	see Agent	Subtype:	Office Building
Space Type:	Relet	Modified:	3/25/2010	Zoning:	See Agent
Office Class:	Class A				

Andrea A. Huseman (Contact) 504-587-1450 Corporate Realty



ID# 1413260

6. Federal Reserve Bank Building, Suite: Data - 525 St. Charles Avenue New Orleans, LA 70130

Rental Rate:	\$19 PSF (Annual)	Available Space:	7,000 SF	Type:	Office For Lease
Lease Type:	See Agent	Suite:	Data	Subtype:	General
Space Type:	Relet	Modified:	3/25/2010	Zoning:	See Agent

Office space and data center for lease in the Federal Reserve Bank Building.

Helen Siegel (Contact) 504-581-5005 Corporate Realty



ID# 1504508

7. 525 St. Charles Avenue, Suite: Data Center - 525 St. Charles Ave. New Orleans, LA 70130

Rental Rate:	See Agent	Available Space:	7,000 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Suite:	Data Center	Subtype:	Office Building
Space Type:	Relet	Modified:	3/25/2010	Zoning:	See Agent

Federal Reserve Bank Building with office space available for lease.

Helen Siegel (Contact) 504-581-5005 Corporate Realty



ID# 2008689

8. Jax Brewery Millhouse, Suite: Available - 600 Decatur St New Orleans, LA 70130

Rental Rate:	\$18 PSF (Annual)	Available Space:	7,624 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Suite:	Available	Subtype:	Office Building, Executive Suites
Space Type:	Relet	Modified:	3/25/2010	Zoning:	C
Office Class:	Class B				

Over 110 years old, and long since the days of being a brewhouse, The Jax Brewery Millhouse sits in the middle of the French Quarter across Decatur from historic Jackson Square. Truly a unique office opportunity for any tenant searching for CBD convenience and New Orleans culture.

Barrett Cooper (Contact) 504-523-4481 Stirling Properties New Orleans