

# The New Orleans Market News



## Lafayette Office Building For Sale

5750 JOHNSTON STREET, LAFAYETTE, LA

5-stories in excellent condition with 2 large conference rooms, cafeteria, fitness center, mail room, UPS battery back-up with generator hookup capability, renovated restrooms and 400+ parking spaces. Please call listing agent for further info/pricing.

■ Joe Gorman, CCIM (504) 733-7109



## Huntington Ingalls Avondale Shipyards For Sale

5100 RIVER ROAD, AVONDALE, LA

206 acre waterfront industrial complex with direct inland water and Gulf of Mexico access, along with rail and highway access; has the ability to manufacture any large scale fabrication desired.

■ Gerard E. Henry, SIOR (504) 733-4555

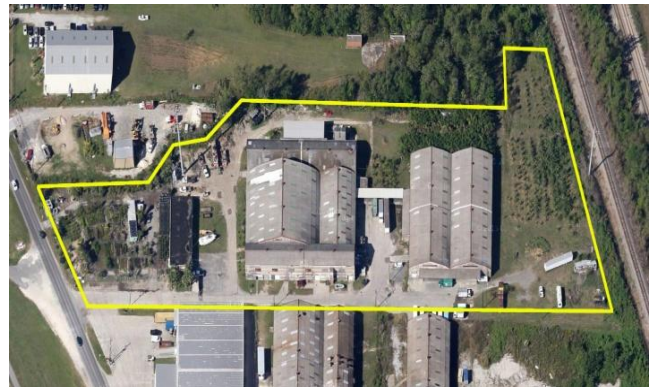


## Avondale Engineering & Construction Facility

550 MODERN FARMS ROAD, WAGGAMAN

82,000 s. f. fabrication facility with 2,350 s. f. offices; ceilings 54' center and 35' side; 5 bridge cranes from 15 to 30 ton capacity; main yard 18 acres fenced/mostly stabilized; additional acreage available. \$5,750,000.

■ Gerard E. Henry, SIOR (504) 733-4555



## St. Rose Warehouse Complex For Sale or Lease

10018 RIVER ROAD, ST. ROSE (ST. CHARLES PARISH)

All or part 84,800 s.f. total building area: 50,000 s. f. ground level quonset warehouse; 30,000 s. f. truck level quonset warehouse; 4,800 s. f. office building; 7.99 acre site zoned light industrial. \$1,975,000 for entire complex; owner may consider subdividing; please contact agent for lease pricing.

■ David B. Quinn, SIOR (504) 733-5981

*A Trusted Name in Commercial Real Estate  
Since 1934*

WWW.MAXDERBES.COM

Licensed by the Louisiana Real Estate Commission  
Licensed by the Mississippi Real Estate Commission

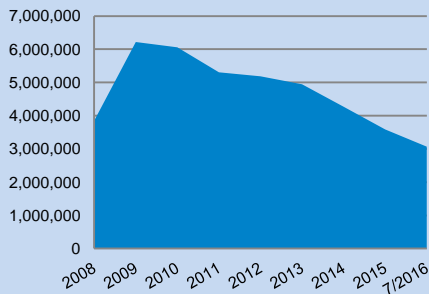


5440 Mounes Street, Ste. 100  
Elmwood Business Park  
New Orleans, LA 70123

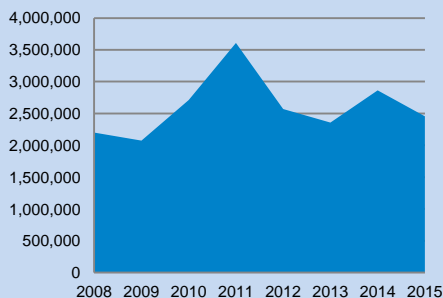
504-733-4555

# Industrial Market Trends

Available Industrial (S.F.)



Industrial Activity (S.F.)



## Market Overview

Pushing against various challenging economic headwinds, the New Orleans metropolitan area industrial market surprised by posting a 20-year low in available inventory. The true underlying market trend, however, requires a closer look.

Overall available industrial space fell 14% from 3,585,000 s. f. at year-end 2015 to 3,068,000 s. f. at mid-year 2016. The bellwether Elmwood submarket fell to 860,000 s.f. available, the first posting below 1 million s.f. in over 20 years of market tracking data. These historically low readings seem counterintuitive in light of the current decline in oil-related businesses, media-reported pullback in the motion picture industry, and state budget crisis with impending tax consequences. Market participants would appear to have more than enough reason to remain on the sidelines.

Sales and leasing activity for the first half of 2016 was 1,500,000 s. f., a decrease of 13% over 1,725,000 s.f. in first half 2015. Looking closer at the market activity, one Westbank lease transaction alone accounted for 418,000 s. f. or 28% percent of activity and 81% of the inventory reduction. Removing the impact of this particular lease, one could infer the first half pace has been slower than typical, with the market treading water for the time being.

Limited supply continues to hold rental rates and sale prices at higher levels; however, some softening of demand is evident. Typical marketing times remain 4 to 6 months for quality properties, while secondary properties (poor location or condition) continue in the 9 to 12 month time frame, if not longer. Overall, the market remains strong for functional space, yet many challenges lie ahead in the short term.

## Key Lease Transactions 2016

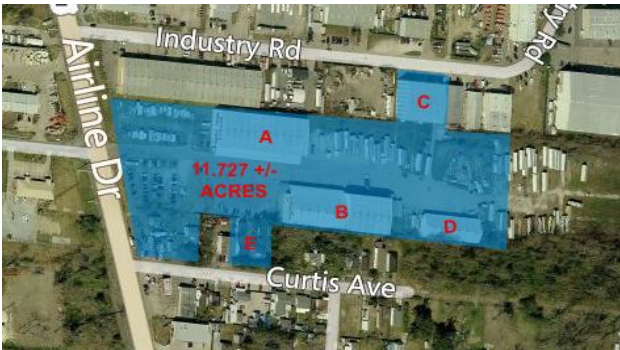
PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
7500 4th	418,000	New Orleans Motion Picture Studios	New Lease	Westbank
1525 Kuebel	82,650	Lennox	New Lease	Elmwood
6140 Jefferson Highway	57,360	TruckPro	Renewal	Elmwood

## Key Sale Transactions 2016

PROPERTY	SF	SELLER	BUYER	SUBMARKET
5500 Jefferson Highway	64,000	Jefferson Highway Commerce Center	CJ6 Property LLC	Elmwood
2801 Tchoupitoulas	45,000	Greenleaf Wholesale Florist	Tchoup2801 LLC	Uptown
6000 Jefferson Highway	74,000	Greif Packing LLC	Jefferson Highway Commerce Center	Elmwood
1320 Sams	25,665	Chemtura Corporation	Cant-Rent Building LLC	Elmwood
Industry Road	8 acres	Johnson-Warehouse Louisiana LLC	Renton Properties LLC	Kenner



# Available Properties



## Airline Drive Property For Sale

100 W. AIRLINE DRIVE, KENNER

95,250 s. f. semi dock height storage warehouse complex; 5 buildings with 6,400 s. f. offices; 33.5' clear height; 11.7 acre site zoned C-2/H-I; excellent commercial exposure. \$4,500,000.

■ Ben Derbes, CCIM (504) 733-6703



## Harvey Canal Waterfront Industrial Sites For Sale

740/1075/1080 PETERS ROAD, HARVEY

Heavy industrial sites filled & stabilized: 1080 Peters: 2.4 acres waterfront; \$645,000. 1075 Peters: 7.2 acres non-waterfront with office/whse.; \$1,800,000. 740 Peters: 2.5 ac. waterfront; \$645,000.

■ Joe Gorman, CCIM (504) 733-7109



## Ponchatoula Warehouse For Sale

250 EAST WILLOW STREET, PONCHATOULA

65,973 s. f. total with 61,451 s. f. sprinklered main warehouse building and 2 ancillary outbuildings of 4,522 s. f.; dock and grade level loading; 4.6 acre +/- site. \$1,350,000.

■ David B. Quinn, SIOR (504) 733-5981  
or Jack Quinn (504) 210-1349



## Large Warehouse Suite For Lease

600 ST. GEORGE AVENUE, JEFFERSON

98,195 s. f. office/warehouse space; available March 1, 2017 or sooner. \$3.50 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



## Elmwood Distribution Space For Sublease

700 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

80,000 s. f. distribution/warehouse space with up to 1,450 s. f. offices; sprinklered; 20' to 23' clear heights; covered dock loading with ramp. Please contact agent for pricing.

■ David B. Quinn, SIOR (504) 733-5981



## Distribution Warehouse For Sublease

5042 BLOOMFIELD STREET, JEFFERSON

100,000 s. f. sprinklered warehouse facility with 3,968 s. f. office; dock & grade loading; 17.5' to 22' clear heights; 213,000 s. f. hard-packed storage yard. Please contact agent for pricing.

■ David B. Quinn, SIOR (504) 733-5981



# Available Properties



## Mississippi River Sand/Clay Mining Industrial Site

LA HIGHWAY 18, EDGARD, LA

1,143 total acres on west bank St. John Parish; includes 63 acre riverfront bature sand mining site w/adjacent 56 acre industrial site and 1,024 rear acres with permitted clay mine operation; owner may sell individual parcels, i.e. Tract 4 or Tract 1A/1B; contact listing agent for further details and pricing.

■ David B. Quinn, SIOR (504) 733-5981



## Cold and Dry Distribution Space For Lease

508 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

Up to 31,500 s. f. distribution space including 4,367 s. f. office; cooler/freezer area available; dock height loading and ample off-street parking. Please contact listing agent for further details and lease pricing.

■ David B. Quinn, SIOR (504) 733-5981



## Broussard Industrial Acreage For Sale

500 BLOCK MOULIN ROAD, BROUSSARD, LA

28.45 acres total site area; land is cleared and filled; industrial zoning; near Highway 90. \$1,750,000 (\$1.40 per square foot).

■ Gerard E. Henry, SIOR (504) 733-4555



## Distribution Space For Lease

803 JEFFERSON HIGHWAY, JEFFERSON

55,119 s. f. distribution space with 1,650 s. f. offices; 22' - 28' eaves; five recessed dock doors and one ramp; fully sprinklered; additional land available. \$5.00 s. f., net.

■ Gerard E. Henry, SIOR (504) 733-4555



## Office Warehouse For Lease

1001 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

29,474 s. f. dock height distribution warehouse including 6,653 s. f. 2-storied office/showroom/will call area; van and dock height loading; 19' - 23' clear; 1.034 acre site; reduced to \$5.25 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981  
or Jack Quinn (504) 210-1349



## Distribution Warehouse For Lease

5501 JEFFERSON HIGHWAY, ELMWOOD BUSINESS PARK

60,000 s. f. dock height warehouse space with 2 acres of yard and 1,500 s. f. office; fully sprinklered. \$3.95 s. f., net.

■ Gerard E. Henry, SIOR (504) 733-4555

# Available Properties



## Distribution Warehouse For Lease

900 DAKIN STREET, JEFFERSON

43,500 s. f. dock height Quonset style warehouse; 6 dock doors and one ramp; fully sprinklered. \$3.50 s. f., net.

■ Bryce French (504) 427-2090  
or Gerard E. Henry, SIOR (504) 733-4555



## Industrial Acreage For Sale

FOUNDRY ROAD, WAGGAMAN

39.558 acres undeveloped land zoned M-2 Industrial District; adjacent to fabrication and manufacturing facilities. \$1,450,000.

■ Gerard E. Henry, SIOR (504) 733-4555



## Climate Controlled Warehouse For Lease

1751 AIRLINE DRIVE, METAIRIE

27,357 s. f. sprinklered office/warehouse on 2 floors; 1<sup>st</sup> floor 11,181 s. f. with 14' eave; 2<sup>nd</sup> floor 16,176 s.f. climate controlled with 24' eave; four docks. \$4.95 s. f., net.

■ Ben Derbes, CCIM (504) 733-6703



## Youngville Warehouse With Yard For Sale

3940 VEROT SCHOOL ROAD, YOUNGVILLE, LA

11,161 s. f. with 3,650 s. f. offices on approx. 2 acres zoned industrial; 2 ground level over head doors; large stabilized storage yard area; 11,325 s. f. covered storage sheds. \$800,000.

■ Joe Gorman, CCIM (504) 733-7109



## West Bank Industrial Land For Sale

NINE MILE POINT RD. WEST, BRIDGE CITY

10.39 acres near newly completed Huey P. Long Bridge; zoned M-1; excellent access to eastbank. \$2.85 s. f. Nearby 9.62 ac. site at end of Utah Beach Dr. also available, cheap.

■ Keith G. Henry, SIOR (504) 733-2299



## Office Warehouse For Sale or Lease

36 COMMERCE COURT, ELMWOOD BUSINESS PARK

9,084 s. f. including 4,932 s. f. 2-story offices; 20' clear height; craneway can accommodate 10 ton crane; 3 ground level loading doors; \$3,850/mo. gross for rear 5,154 s. f. or \$825,000.

■ Ben Derbes, CCIM (504) 733-6703



# Available Properties



## Warehouse with Yard For Sale

136 POWER BOULEVARD, RESERVE, LA

6,637 s. f. with 1,226 s. f. offices; 20' eave; six overhead doors; 64,721 s. f. site zoned I-2, Industrial; fenced and compacted rear storage yard. \$745,000.

■ Bryce French (504) 427-2090



## Warehouse with Yard For Sale

212 SCORPIO STREET, HAHNVILLE

7,400 s. f. with 3 truck service bays; 1.52 acre site with paved and fenced yard area. Please contact listing agent for further details and pricing.

■ Bryce French (504) 427-2090



## Office/Showroom/Warehouse

5005 - 5015 BLOOMFIELD ST., ELMWOOD

41,500 s. f. office/showroom/ warehouse with 10,500 s. f. offices and 17,500 s. f. AC showroom/whse.; 22' clear height; sprinklered; 7 dock doors + 1 ramp; just off Clearview Pkwy. \$12,750/mo., net.

■ Ben Derbes, CCIM (504) 733-6703



## Office/Warehouse For Sale

100 W. VIRTUE STREET, CHALMETTE

Office warehouse just off Paris Road; 2 ground level overhead doors. Please contact listing agent for further details and pricing.

■ Bryce French (504) 427-2090



## Office/Warehouse For Sale/Lease

2530 LEXINGTON STREET, KENNER

7,700 s. f. with 3,900 s. f. high-end offices; 29,120 s. f. site with fenced stabilized storage yard, storage container units and covered storage areas. \$8.81 s.f., net or \$675,000.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Warehouse Space For Lease

1000 EDWARDS AVE., ELMWOOD BUS. PK.

19,000 s. f. warehouse space with dock height loading; 24' clear with 31' center ceiling height; sprinklered. \$3.95 s. f. net.

■ Gerard E. Henry, SIOR (504) 733-4555



## Hammond Flex Space Sale/Lease

116 ROBIN HOOD DRIVE, HAMMOND

11,700 s. f. total building w/ 2,925 to 4,250 s. f. suites for lease at negotiable rates. Entire building for sale at \$660,000.

■ Jack Quinn (504) 210-1349



## Crane Service Warehouse For Sale

FOUNDRY STREET, PLAQUEMINE, LA

22,140 s. f. in 2 adjacent ground level warehouses; up to 36' clear height; (3) 10-ton cranes; 1.15 acre site. \$419,500.

■ Bryce French (504) 427-2090



## Warehouse with Yard Sale/Lease

2612 ENGINEERS ROAD, BELLE CHASSE

4,600 s. f. with 225 s. f. offices; 3 ground level overhead doors; 51,000 s. f. land filled & fenced; heavy industrial zoning. \$4,500 per month, net or \$475,000.

■ Gerard E. Henry, SIOR (504) 733-4555

# Available Properties



## Office Warehouse Sale or Lease

5801 PLAUCHE STREET, ELMWOOD

9,600 s. f. with 1,960 s. f. offices; 18' eave height; two ground level loading doors and one truck well; corner site. \$6.50 s. f., net or \$700,000.

■ Bert Duvic, CCIM, SIOR (504)733-4555

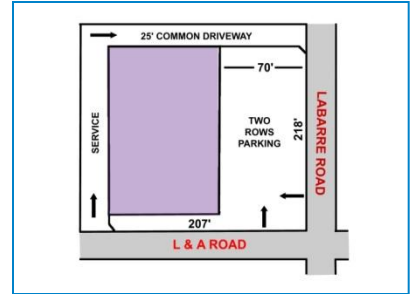


## Service Center For Sublease

5400 PEPSI ST., ELMWOOD BUS. PARK

Suite H: 18,210 s. f. including 8,000 s. f. offices; 5 ground level doors; 25 parking spaces; sublease through 7/31/17, longer term available. \$4.00 per s. f., net.

■ Keith G. Henry, SIOR (504) 733-2299



## Office Warehouse For Lease

LABARRE ROAD @ L & A ROAD, LABARRE BUSINESS PARK

Proposed 16,000 s. f. warehouse facility; prominent corner site near park entrance; build-to-suit offices; please call for pricing.

■ Gerard E. Henry, SIOR (504) 733-4555



## Office Warehouse with Yard

1000 MACARTHUR AVENUE, HARVEY

10,360 s. f. with 3,530 s. f. offices; 4 ground level doors; 1 acre site with fenced and compacted yard; zoned M-1, light industrial. \$7,312 per month, net.

■ Bryce French (504) 427-2090



## Commercial Office/Warehouse

1120 LAFAYETTE STREET, GRETNA

11,250 s. f. warehouse with 3,170 s. f. offices; high-end office buildout w/contemporary finishes; 4 ground level overhead doors; 18,165 s. f. site zoned C-1, Commercial. \$6,975 per month, net.

■ Bryce French (504) 427-2090



## Metairie Office/Warehouse For Lease

2323 EDENBORN AVENUE, METAIRIE

9,200 s. f. with 2,700 s. f. offices; two ground level overhead doors; BC-2 zoning. \$6,250 per month, net.

■ Gerard E. Henry, SIOR (504)733-4555



## Airline Drive Warehouse For Lease

100 WEST AIRLINE DRIVE, KENNER

16,000 s. f. ground level warehouse space; sprinklered; 24' clear height; (3) 12' x 14' overhead doors; heavy industrial zoning. \$5,500/month, gross.

■ Ben Derbes, CCIM (504) 733-6703



## Office/Warehouse for Sublease

921-923 DISTRIBUTORS ROW, ELMWOOD

13,000 s. f. with 3,500 s. f. offices; truck well and grade level loading; 20' eaves; sublease through 1/31/18, longer term available. \$5.00 per s. f., net.

■ Bert Duvic, CCIM, SIOR (504)733-4555



## Metairie Office Warehouse Space

2411 EDENBORN AVENUE, METAIRIE

19,900 s. f. including up to 4,500 s. f. office; dock height loading; 20' eave height; 1 acre fenced yard; \$7,500 per month, net.

■ Keith G. Henry, SIOR (504) 733-2299



# Available Properties



## Showroom/Warehouse For Sale

1931 WHITNEY AVENUE, GRETNA, LA

18,000 s. f. showroom/warehouse just off Westbank Expressway; 2 floors of 9,000 s. f. each; C-2, Commercial zoning. \$480,000.

■ Bert Duvic, CCIM, SIOR (504)733-4555



## Office/Showroom/Whse. For Lease

1521 -1523 EDWARDS AVENUE, ELMWOOD

7,040 s.f. with 2,070 s.f. office/ showroom and 2 grade level overhead doors; 18' eaves. \$5,200/month, net.

■ Bert Duvic, CCIM, SIOR (504)733-4555



## Kenner Industrial Lot For Sale

THIRD STREET, KENNER

68,800 s. f. land zoned S-I, Special Industrial; mostly cleared and filled with good elevation; located near airport. \$5.00 per s. f.

■ David B. Quinn, SIOR (504) 733-5981



## Open Warehouse with Office

1212 FIRST AVENUE, HARVEY

35,000 s. f. open sided warehouse with 500 s. f. offices; partially paved foundation; 21' ceilings; up to 4 fenced acres; owner will negotiate improvements. \$2.50 s. f., gross.

■ Bryce French (504) 427-2090



## Climate Controlled Warehouse

204 TOLEDO DRIVE, LAFAYETTE

7,500 s. f. AC warehouse with 1,250 s. f. offices & fenced stabilized yard; sublease through 12/31/17 - longer term available. \$3,500/mo. gross. Co-listed with/Randy Lolley of The Lolley Group.

■ Keith G. Henry, SIOR (504) 733-2299



## Hammond Industrial Land For Sale

CONRAD ANDERSON ROAD, HAMMOND

3.5 acres +/- in Hammond Industrial Park just north of Hammond Airport; \$1.50 s. f., subject to survey.

■ Gerard E. Henry, SIOR (504)733-4555



## Office Warehouse For Lease

100 EDWARDS AVE., ELMWOOD BUS. PARK

2,000 s. f. with 1,000 s. f. office/sales counter area; good visibility on Edwards near corner Jefferson Hwy.; one ground level overhead door. \$1,700/month, net.

■ Bryce French (504) 427-2090



## Service Center Suite For Lease

1301 EDWARDS AVE., ELMWOOD BUS. PK.

Suite B: 3,000 s. f. with 880 s. f. office build-out; one ground level overhead door; great access and visibility. \$2,250 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Kenner Office/Warehouse For Lease

2735 VIRGINIA STREET, KENNER

Suite C: 2,250 s. f. with 360 s. f. office; one ground level overhead door; one block off Veterans Boulevard near airport. \$950 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



# Available Properties



## Office/Warehouse w/Yard For Lease

2305 L & A ROAD, LABARRE BUSINESS PK.

8,984 s. f. office warehouse with 7,829 s. f. offices; 3 ground level overhead doors; 23' x 50' canopy; 33,454 s. f. land area paved and fenced. \$11.00 s. f., net.

■ Bryce French (504) 427-2090



## Office Storage Building For Sale

51 FOUNDRY ROAD, WAGGAMAN

3,500 s. f. office/storage on ½ acre paved fenced site; M-2, Industrial zoning; large open offices w/overhead door. \$340,000.

■ Gerard E. Henry, SIOR (504)733-4555



## Uptown Warehouse With Yard

1515 S. LOPEZ STREET, NEW ORLEANS

4,350 s. f. with 2,350 s. f. offices; 39,032 s. f. land area filled and fenced; 6 ground level doors; zoned C-1, General Commercial. \$3,900/ per month, net.

■ Bryce French (504) 427-2090  
or Gerard Henry, SIOR (504)733-4555



## Office Warehouse Suite For Lease

110 PHLOX STREET, METAIRIE

5,700 s. f. with 3,000 s. f. offices; one ground level 12' x 14' door; 20' eaves; C-2 light commercial zoning. \$7.37 s. f., net, water and sewer included.

■ Bert Duvic, CCIM, SIOR (504)733-4555



## Climate Controlled Storage

122 INDUSTRIAL AVENUE, JEFFERSON

Two 1,872 s. f. (16' x 117') temperature controlled storage bays; recessed truckwell loading. \$1,500 per month per unit.

■ Joe Gorman, CCIM (504) 733-7109



## Service Center Space For Lease

901 EDWARDS AVE., ELMWOOD BUS. PARK

Suite 400: 2,610 s. f. with 1,275 s. f. offices; one 10' x 10' ground level overhead door; \$1,850 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Office Warehouse For Lease

5621 SALMEN ST., ELMWOOD BUS. PARK

3,000 s. f. with 1,750 s. f. offices; two drive thru ground level doors; small rear yard. \$3,200 monthly, gross.

■ Keith G. Henry, SIOR (504) 733-2299



## Ofc./Warehouse Suites For Lease

5612 JENSEN ST., ELMWOOD BUS. PARK

3,600 s. f. per suite w/ 800 to 1,200 s. f. offices; ample parking; located in the heart of Elmwood. \$1,950 per month, gross, per unit.

■ Bryce French (504) 427-2090



## Service Center Suites For Lease

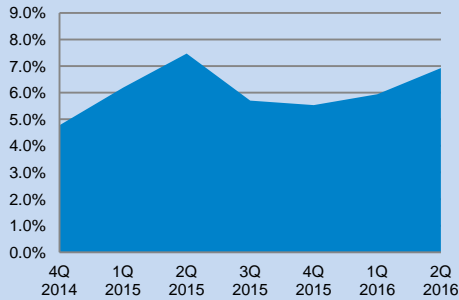
1501 EDWARDS AVE., ELMWOOD BUS. PK.

Suite 8: 1,250 s. f. with 700 s. f. office; add'l 500 s. f. warehouse available; good visibility and accessibility. \$1,200/month, gross plus \$350/month rear warehouse.

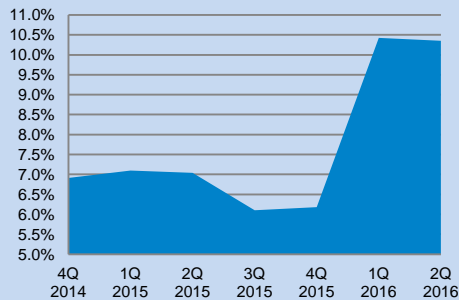
■ Keith G. Henry, SIOR (504) 733-2299

# Office Market Trends

Metairie - Class A Office Vacancy



Metairie - Class B Office Vacancy



## Suburban Market Overview

Jimmy Newton, CCIM

Market activity was limited in 1st half 2016 and, despite a changing business climate, there was no notable change in suburban market vacancy. Most large oil & gas-related entities have yet to reach expiration or negotiate a buyout, concealing any true market impact for now. With that being said, sublease space has now exceeded 100,000 sf in the Metairie submarket, the highest level in 10+ years (62,041 sf in Class A, 40,598 in Class B).

Metairie Class A vacancy increased just under 1% from 5.94% to 6.93% at end of 2nd quarter, while posting a 2nd quarter of negative absorption (-20,108 sf, more than double the 1st quarter negative total). After adding 50,000 sf at the former Cox building in the 1st quarter, Class B vacancy barely moved from 10.42% to 10.35% in 2nd quarter, with 1,087 sf positive absorption. The vacancy returns are not truly indicative of current market conditions, whereas the amount of sublease space paints a better picture of the future. One large engineering tenant renewed in the 2nd quarter and two more with substantial footprints should make a decision before the 1st quarter of 2017, providing a better indicator of the market direction and impact of reduced oil prices.

Elmwood mid-year vacancy held steady at 35.44%. The 990 Corporate Blvd. building (58,646 sf) should close by year end to an owner-user, which will dramatically impact vacancy in this submarket. Kenner vacancy increased slightly; however, another 17,000 sf tenant has indicated plans to vacate. Although not yet being actively marketed for sublease, this is more space eventually coming back to market.

Overall, landlords have yet to feel significant pressure and have negotiated accordingly as a whole. However, landlords with a firm handle on market activity, particularly those with less market share, are providing more concessions and offering more aggressive rates. While it may be premature to call the return of a tenant's market, I believe it's likely that we experience the market trending this way for the 2nd half of 2016 and into 2017.

## Key Lease Transactions 2016

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
Causeway Plaza III	40,000	Jacobs Engineering	Renewal	Causeway Corridor
Interstate II	20,000	Ellsworth Corp.	Renewal	Metairie
Metairie Centre	15,600	GSA	Renewal	Metairie
Two Lakeway	11,260	Upstream Exploration LLC	New Lease	Causeway Corridor
Galleria	10,711	Barriere Construction	Renewal	Causeway Corridor

## Key Sale Transactions 2016

PROPERTY	SF	SELLER	BUYER	SUBMARKET
1041 Veterans Blvd.	18,100	First NBC Bank	1041 Vets LLC	Metairie
701 - 713 Papworth Ave.	15,000	Appel Investment LLC	Union St. LLC	Metairie
990 Corporate Blvd.	58,646	Pending	Pending	Elmwood



# Available Properties



## Exchange Centre CBD Office Suites For Lease

935 GRAVIER STREET, NEW ORLEANS

Renovated office suites, fitness center, conference rooms, sundry shop and restaurant; suites from 1,195 to 20,000 s. f.; \$16.50 - \$18.50 s. f. fully serviced, including entire 15<sup>th</sup> floor 20,000 rsf.

■ Joe Gorman, CCIM (504) 733-7109



## Class A Office Space For Lease

2400 VETERANS BOULEVARD, KENNER

Five-story Class A glass façade office building; renovated suites available from 1,150 to 17,664 s. f.; 9,779 s. f. may be assembled 3rd floor; free parking available. \$18.50 s. f. fully serviced.

■ Joe Gorman, CCIM (504) 733-7109



## Elmwood Office Space For Lease

201 EVANS ROAD, ELMWOOD BUSINESS PARK

Elmwood Oaks Office Park: office suites available from 870 s. f. to 9,879 s. f.; live oak shaded campus; ample free surface parking. \$16.00 - \$18.00 s. f., gross, utilities included.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Below Market Metairie Sublease

3501 N. CAUSEWAY BOULEVARD, METAIRIE

4,064 s. f. office space available at below market sublease rate; primary term expires 12/31/2019; longer term negotiable; additional 1,264 s. f. available in contiguous suite. \$15.00 - \$15.50 s. f.

■ Jimmy Newton, CCIM (504) 733-8581



## Elmwood Office Space For Lease

5749 SUSITNA DRIVE, ELMWOOD BUSINESS PARK

7,000 s. f. first floor office space w/large open workspace, 5 private offices & large conference rm.; ample free parking; office partitions & furniture available/negotiable. \$12.00 s.f., full service.

■ Bryce French (504) 427-2090



## Prime Commercial Land For Sale

LA HIGHWAY 59, MANDEVILLE

5.1 acres with 261' frontage just north of LA Highway 1088 intersection; NC-4 zoning. \$1,250,000.

■ Ben Derbes, CCIM (504) 733-6703

# Available Properties



**74 Room Motel For Sale**  
1730 SULLIVAN DRIVE, BOGALUSA

40,000 s. f. with 10,000 s. f. restaurant; renovated rooms and updated FF&E; 8.3 acre site allows for expansion; confidential listing with all inquiries to be made via listing agent. \$1,950,000.

■ Ben Derbes, CCIM (504) 733-6703



**Metairie Medical Office Building For Sale**  
2221 CLEARVIEW PARKWAY, METAIRIE

8,485 s. f. medical office on 2 floors with elevator; 23 parking spaces; excellent visibility near I-10; currently leased by 2 medical tenants; inquiries/tours through listing agent only. \$1,250,000.

■ Gerard E. Henry, SIOR (504) 733-4555



**Office Space For Lease**  
312 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

Up to 5,000 s. f. office space; subdivided from larger office warehouse facility. \$8.80 s. f., gross, plus janitorial.

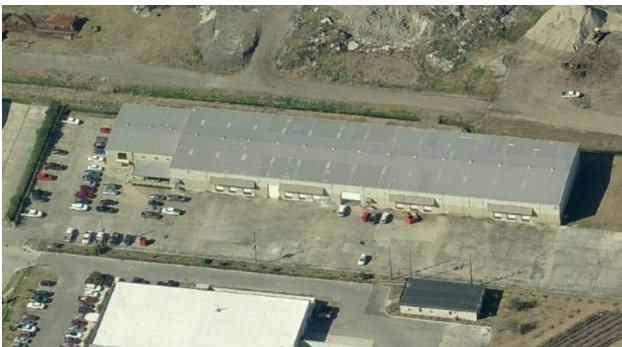
■ David B. Quinn, SIOR (504) 733-5981  
or Jack Quinn (504) 210-1349



**Waggaman Residential Tract For Sale**  
RIVER ROAD AT SOUTH KENNER AVENUE, WAGGAMAN

30 acre residential development tract at corner River Rd. and South Kenner Ave.; zoned S-1, Suburban; owner will consider subdividing into sizable portions. Please contact agent for further information.

■ Keith G. Henry, SIOR (504) 733-2299



**Office Space For Lease**  
#2 SCHENKERS DRIVE, KENNER

10,000 s. f. office space on 2 floors; \$7.00 s. f., net. Will lease together or separately, short term rates available on request.

■ Bert Duvic CCIM, SIOR (504) 733-4555



**Metairie Office Space For Lease**  
706 PAPWORTH AVENUE, METAIRIE

2-story building just off Veterans Blvd.; extensive updating with high-end finishes and amenities; 2,385 s.f. per floor. \$16.80 s. f. full service (\$3,339 per floor or \$6,678 for both floors).

■ Bryce French (504) 427-2090



# Available Properties



## New Orleans CBD Office For Lease

757 ST. CHARLES AVENUE, NEW ORLEANS

Award-winning warehouse district office building corner St. Charles and Julia; 6,300 s. f. office space on the first floor. \$18.00 s. f., gross.

■ *Joe Gorman, CCIM (504) 733-7109*



## Office/Showroom/Warehouse For Lease

5015 BLOOMFIELD STREET, ELMWOOD

17,500 +/- s. f. office/showroom or air conditioned storage; 20' clear height; potential single dock loading just off Clearview Parkway adjacent to Compass Furniture. \$5,833 per month, net.

■ *Ben Derbes, CCIM (504) 733-6703*



## Office/Warehouse For Sale or Lease

236 HICKORY AVENUE, HARAHAN

5,000 s. f. office/retail/warehouse with good exposure just off Jefferson Highway; 2 ground level overhead doors; \$2,000 monthly, net or \$345,000 for sale.

■ *Bert Duvic, CCIM, SIOR (504) 733-4555*



## Renovated Elmwood Office Suites For Lease

5413 POWELL STREET, ELMWOOD BUSINESS PARK

850 – 3,500 s. f.; Suites A, B, C & D: 850 s. f. each, can be connected. \$780/month, gross each, discount for multiple. Suite W: ground floor open plan private entrance @ \$650/month, gross.

■ *Keith G. Henry, SIOR (504) 733-2299*



## Metairie Office Space For Lease

3233 LISA DRIVE, METAIRIE

2,100 s. f. 2<sup>nd</sup> floor office space; 8 reserved parking spaces; one block off Veterans Blvd. \$1,400/month, gross.

■ *Jack Quinn (504) 210-1349*



## Commercial Site For Sale

1000 BLOCK SEVEN OAKS AVENUE, BRIDGE CITY

26,141 s. f. site on former Bridge City Avenue near newly completed Huey P. Long Bridge; next to new Dollar General; cleared and filled. \$6.50 per s. f.

■ *Keith G. Henry, SIOR (504) 733-2299*

# Available Properties



## Metairie Office Building For Sale or Lease

2332 SEVERN AVENUE, METAIRIE

3,960 s. f. +/- office building between S. I-10 Service Road and West Napoleon Ave.; Suite 100 for lease: 1,500 s. f. 1st floor; \$2,100/mo., gross plus electricity or \$495,000 sale entire building.

■ Jack Quinn (504) 210-1349



## Metairie Office Space For Lease

4405 N. I-10 SERVICE ROAD, METAIRIE

2,796 s. f. office space on 1<sup>st</sup> floor; near Clearview/I-10 interchange and Clearview Mall; free onsite parking available. \$18.00 s. f., fully serviced.

■ Joe Gorman, CCIM (504) 733-7109



## Service Center Suite For Lease

5700 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

Suite B-1: 4,264 s. f. office/showroom and climate controlled space in attractive service center; ground level loading via 12' x 12' overhead door; \$2,843 per month, net.

■ Ben Derbes, CCIM (504) 733-6703



## Service Center Suite For Lease

1305 DISTRIBUTORS ROW, ELMWOOD BUSINESS PARK

Attractive service center building; Suite D-H: 6,250 s. f. with 5,000 s. f. office build-out; \$10.00 s. f., gross.

■ Bryce French (504) 427-2090



## Commercial Office/Storage Unit For Lease

1210 VETERANS BOULEVARD, KENNER

Highly visible location near I-10; Suite #2: 2,000 s. f. with 1,000 s. f. office; one ground level overhead door. \$1,500 per month, gross.

■ Gerard E. Henry, SIOR (504) 733-4555



## Napoleon Plaza Retail Suite For Lease

4953 W. NAPOLEON AVENUE, METAIRIE

1,500 s. f. ground level retail suite situated within an eight tenant retail building, one block east of Transcontinental; showroom, private office, and restroom. \$1,750 per month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



# Available Properties



## Commercial For Sale

1200 MONTICELLO AVENUE, JEFFERSON

4,625 s. f. office with garage/utility; one block off Jefferson Highway near Orleans Parish line; 13,848 s. f. site zoned C-2. Reduced to \$325,000.

■ Keith G. Henry, SIOR (504) 733-2299



## Magazine Retail Space For Lease

3648 MAGAZINE STREET, NEW ORLEANS

1,850 s. f. former art gallery space in the heart of the demand Magazine Street retail corridor. \$3,850 per month, net

■ Ben Derbes, CCIM (504) 733-6703



## Office Suite For Lease

5732 SALMEN STREET, ELMWOOD BUSINESS PARK

Suite B: 2,025 s. f. office space; 3 private offices, conference room, cubicle area and reception/showroom. \$10.00 s. f., net, water and sewer included.

■ Bert Duvic, CCIM, SIOR (504) 733-4555



## Hammond Commercial Land For Sale

110 ROBIN HOOD DRIVE, HAMMOND

15,000 sq. ft. of land with dimensions of 75' on Robin Hood Dr. by depth of 200'; C-H, Commercial Highway zoning. \$70,000.

■ Jack Quinn (504) 210-1349



## Commercial Site For Sale

8454 JEFFERSON HIGHWAY, HARAHAN

Corner Normandy Avenue - 13,725 s. f. lot zoned commercial; 100' frontage on Jefferson Highway. \$187,500.

■ Jack Quinn (504) 210-1349



## Metairie Office Suites For Lease

2920 KINGMAN STREET, METAIRIE

2 story office building near Clearview and Interstate 10; Suite 110: 1,392 s. f. \$1,624/month. Suite 202: 372 s. f. \$434/month. \$14.00 s. f., full service, 5 day janitorial.

■ Keith G. Henry, SIOR (504) 733-2299

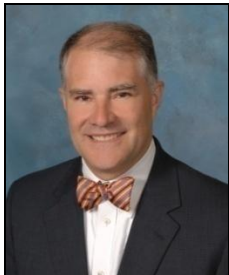
# Max J. Derbes, Inc.

5440 Mounes Street, Suite 100  
Elmwood Business Park  
New Orleans, LA 70123  
504-733-4555 / 1-888-385-4949

PRSR STD  
U.S. Postage  
Paid  
New Orleans, LA  
Permit No. 385

## The New Orleans Market News | Fall 2016

Licensed by the Louisiana Real Estate Commission - Licensed by the Mississippi Real Estate Commission



David B. Quinn, SIOR  
Principal



Gerard E. Henry, SIOR  
Principal



Keith G. Henry, SIOR



Bert Duvic, CCIM, SIOR



Joe Gorman, CCIM



Ben Derbes, CCIM



Jimmy Newton, CCIM



Jack T. Quinn



Bryce French

The information contained herein was obtained from sources deemed reliable, but Max J. Derbes, Inc. does not guarantee its accuracy.  
Copyright 2016, Max J. Derbes, Inc.

[WWW.MAXDERBES.COM](http://WWW.MAXDERBES.COM)



Max J. Derbes, Inc.  
REALTORS ■

