



The New Orleans Market News



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 2,175 to 20,000 s. f. available; \$16.50 - \$18.50 s. f. fully serviced.

■ Joe Gorman, CCIM (504) 733-7109



Huntington Ingalls Avondale Shipyard 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 and fabrication equipment also available. \$5,750,000.

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



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 5,091 s. f.; contiguous space of 9,779 s. f. may be assembled on third floor; free parking available onsite. \$18.50 s. f. fully serviced.

■ Joe Gorman, CCIM (504) 733-7109

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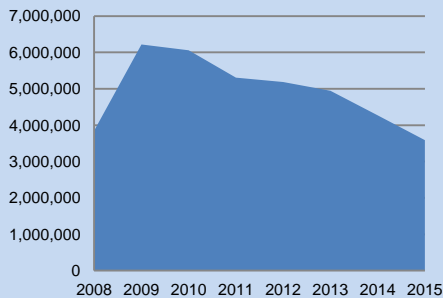


5440 Mounes Street, Ste. 100
Elmwood Business Park
New Orleans, LA 70123

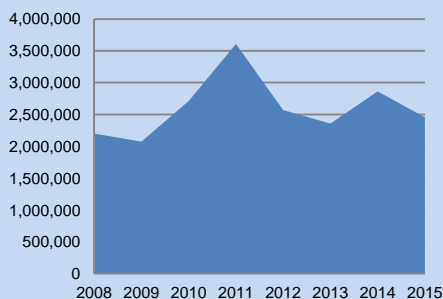
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Industrial Market Trends

Available Industrial (S.F.)



Industrial Activity (S.F.)



Waiting For The Fallout?

The New Orleans metropolitan area industrial market held steady as the amount of available space rose slightly from mid-2015 and demand as measured by activity was fairly consistent with the recently observed trendline.

Overall available industrial space fell 7% from 3,840,000 s. f. at year-end 2014 to 3,585,000 s. f. at year-end 2015; however, after bottoming at mid year to 3.52 million s. f., we may be seeing the signs of a reversal as inventory increased from that point through the end of 2015. Could this signal the end of a seven-year run of inventory reduction that saw a fall of 42%?

One need not look far to see the signs. Much has been said of the impact of falling oil prices and we are beginning to see the ripple effects in the form of newly available properties. The downturn in commodities has caused some uncertainty in metals storage occupancies. The motion picture industry is quiet for now on their ultimate future in Louisiana due to recent and potential further alterations to the film tax credit program related to the pending State budget crisis.

Sales and leasing activity for 2015 was 2,455,000 s. f. reflecting a 14% decrease from 2,865,000 s. f. in 2014. While this figure did not deviate far from recent year averages, looking forward the potential trickle down from slowdown in oil and gas-related businesses may portend lower demand for the near future.

The current supply and demand dynamic continues upward pressure on rental rates and sale prices; however we look for this trend to reverse with an increase in vacancy. 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.

Key Lease Transactions 4Q 2015 - 1Q 2016

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
311 Pride Dr	262,000	Graham Packaging	Renewal	Hammond
601 Edwards	60,000	Interline	Renewal	Elmwood
309 Jefferson Highway	162,000	Graham Packaging	Renewal	Jefferson

Key Sale Transactions 4Q 2015 - 1Q 2016

PROPERTY	SF	SELLER	BUYER	SUBMARKET
4432 Poche Ct	66,000	Home Bank	Fishermen's Union	NO East
523 First	60,000	Turnbull Bakeries	Residential Developer	Uptown
2606 St Louis	31,500	Tulane Industrial Laundry	Mixed Use Developer	Mid City
4400 Washington	51,000	4400 Washington Ave LLC	Krewe of Tucks	Uptown
250 Northpointe	30,000	Marine Power	Kicking 250 LLC	Northshore

Available Properties



Crane Served Fabrication Facility Available

129 E. THIRD STREET, KENNER

37,504 s. f. facility with 5,561 s. f. offices; two 3-ton cranes & four 5-ton cranes; 82,896 s. f. site zoned Special Industrial; add'l 68,800 s.f. land available; \$16,500/mo. net or \$1,980,000.

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



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

30,645 s. f. dock height distribution warehouse including 7,824 s. f. 2-storied office/showroom/will call area; van and dock height loading; 19' - 23' eaves; 1.034 acre site; reduced to \$5.25 s.f., net.

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



Office Warehouse For Sale or Lease

819 CENTRAL AVENUE, JEFFERSON

70,612 s.f. total; main bldg.: 1st fl. 27,817 s. f. office + AC production; 2nd fl. 26,795 s. f. in 3 office suites; leased rear warehouse building 16,200 s. f.; 2.89 acre site. 1st floor \$6.75 s.f., net; office \$10.00 s. f., gross incl. utilities; Sale \$2,650,000.

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



Food Processing/Distribution For Sale or Lease

500-508 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

48,000 s. f. main building including 4,367 s. f. office and 10,614 s.f. +/- cooler/freezer area plus 13,700 s. f. former ice plant building; dock loading; 3.77 acre site. Call for sale or lease pricing.

■ David B. Quinn, SIOR (504) 733-5981



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



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



Elmwood Distribution Space for Lease

1000 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

138,000 square feet of dock height distribution space with 5,563 s. f. second floor offices; 24' clear with 31' center ceiling height; 19 dock doors and one ramp; sprinklered. \$3.95 s. f. net.

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



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



Waterfront Industrial Site For Sale

4000 PETERS ROAD, HARVEY

10.3 acres total site area with Harvey Canal water frontage; dry land of 8.3 acres is cleared, filled and stabilized; approx. 2 acres are in boatslip; M-3 heavy industrial zoning. \$995,000.

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

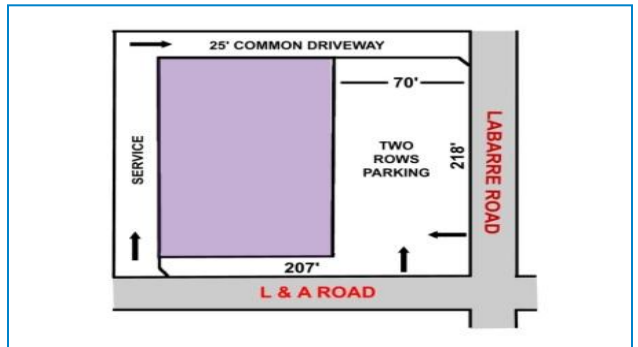


Industrial Acreage For Sale

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



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

Available Properties



Office Warehouse For Sale or Lease

36 COMMERCE COURT, ELMWOOD BUSINESS PARK

9,084 s. f. warehouse incl. 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



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



Climate Controlled Warehouse For Lease

1751 AIRLINE DRIVE, METAIRIE

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

■ Gerard E. Henry, SIOR (504) 733-4555
or Ben Derbes, CCIM (504) 733-6703



Open Warehouse with Office For Lease

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



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. \$3.00 s. f. Nearby 9.62 ac. site at end of Utah Beach Dr. available, cheap.

■ Keith G. Henry, SIOR (504) 733-2299



Hammond Flex Space Sale or 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

Available Properties



High End Office/Warehouse For Lease or Sale
68445 JAMES STREET, ALAMOSA PARK, MANDEVILLE

14,260 s. f. building on 35,000 s. f. land; 8,128 s. f. quality office space on 2 floors and 6,131 s. f. warehouse/shop area; truckwell and 6 grade level doors. \$1,395,000 or \$11.50 s. f., net.

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



Elmwood Lot For Sale
520 TIME SAVER AVENUE, ELMWOOD BUSINESS PARK

34,888 s. f. zoned M-1, light industrial; site is stabilized and major portion is fenced; one of very few remaining sites in Elmwood; \$12.00 per s. f.

■ Keith G. Henry, SIOR (504) 733-2299



Warehouse with Yard For Sale or Lease
2612 ENGINEERS ROAD, BELLE CHASSE

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

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



Airport H-I Land For Sale or Lease
WEST ACCESS ROAD, KENNER

1.6 acres near airport; Heavy Industrial zoning; \$4,750/month, gross or \$650,000 (\$325,000 for 35,000 s. f.).

■ Ben Derbes, CCIM (504) 733-6703



Hammond Warehouse For Sale or Lease
118 ROBIN HOOD DRIVE, HAMMOND

4,000 s. f. with 2,450 s. f. offices and 1,100 s. f. AC work area; 14' eave height; one ground level overhead door; near Interstate 55. \$8.80 s. f., net or \$339,000.

■ Jack Quinn (504) 210-1349



Climate Controlled Warehouse
204 TOLEDO DRIVE, LAFAYETTE

7,500 s. f. AC warehouse with 1,250 s. f. offices & fenced stabilized yard; 2 ground level doors; sublease through 12/31/17 - longer term available. \$3,900 per month, gross. Co-listed w/Randy Lolley of The Lolley Group.

■ Keith G. Henry, SIOR (504) 733-2299

Available Properties



Service Center For Sublease

5400 PEPSI STREET, ELMWOOD BUSINESS 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. \$7,587.50 per month, net.

■ Keith G. Henry, SIOR (504) 733-2299



Office Warehouse Suites For Lease

940 INDUSTRY ROAD, KENNER

Distribution space with 20' - 24' eave height; dock height loading; 7,000 s.f. with 956 s. f. office; \$4.00 s. f. net. 12,000 s. f. with 1,000 s. f. offices; \$3.50 s. f. net.

■ David B. Quinn, SIOR (504) 733-5981



Confidential Auto Service Facility

5117 AIRLINE DRIVE, METAIRIE, LA

5,850 s. f. auto service facility on 13,059 s. f. site; five 10' x 12' overhead service bay doors; do not disturb tenant. \$3,750/month, net or \$475,000.

■ Ben Derbes, CCIM (504) 733-6703



Office Warehouse with Yard for Lease

3520 WESTBANK EXPRESSWAY, HARVEY

5,000 s. f. with 1,250 s. f. offices; 3 ground level doors; 46,610 s. f. site with fenced and compacted yard; zoned M-1, light industrial. \$3,250 per month, gross.

■ Bryce French (504) 427-2090



Westbank Office/Warehouse for Lease

3823 SPENCER STREET, HARVEY

4,000 s. f. warehouse with 750 s. f. offices; 1 ground level overhead door; 9,750 s. f. site zoned C-2, Commercial. \$2,167 per month, net.

■ Bryce French (504) 427-2090



Multitenant Office Warehouse For Sale

5616 SALMEN STREET, ELMWOOD BUSINESS PARK

18,600 s. f. three-tenant office/warehouse on 31,620 s. f. site; concrete tilt construction with three ground level loading doors and one truck well. \$795,000.

■ David B. Quinn, SIOR (504) 733-5981

Available Properties



Dock Height Warehouse For Lease

940-A INDUSTRY ROAD, KENNER

12,817 s. f. storage with dock height loading via 2 overhead doors; can be combined with adjacent 14,000 s. f. office space. \$3.00 s.f., net.

■ David B. Quinn, SIOR (504) 733-5981



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



Industrial Site For Lease

167 HARBOR CIRCLE, NEW ORLEANS

3,000 s. f. office building plus 1,200 s. f. vehicle service/ warehouse; 1 acre paved site with covered parking for 50 vehicles. \$2,400 per month, net.

■ Bryce French (504) 427-2090



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. \$2,083/month, net.

■ Bryce French (504) 427-2090



Office/Warehouse Suite For Lease

5616 SALMEN ST., ELMWOOD BUS. PARK

5,440 s. f. with 856 s. f. office/showroom; 18' eaves; one 12' x 14' overhead door; \$2,650 per month, net.

■ David B. Quinn, SIOR (504) 733-5981



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 Suites for Lease

264 HARBOR CIRCLE, NEW ORLEANS

Suite G: 2,500 square feet at \$1,200/month, gross. Suite H: 5,000 s. f. with 1,500 s. f. office at \$1,875/month, gross. Suites can be combined.

■ Ben Derbes, CCIM (504) 733-6703

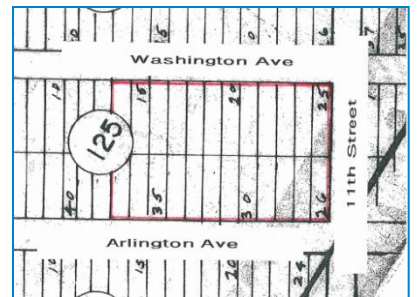


Service Center Suite For Lease

1305 DISTRIBUTORS ROW, ELMWOOD

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



West Bank Indust. Land For Sale

WASHINGTON AVE. @ 11TH ST., HARVEY

60,000 s. f. land measuring 200' x 300'; cleared and filled with three-street frontage; zoned M-1/OW-1. \$3.00 per s. f.

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

Available Properties



Office Warehouse For Lease

908 INDUSTRY ROAD, KENNER

14,850 s. f. with 212 s. f. offices and 2,756 s. f. air conditioned storage/shop area; 3 ground level doors and 1 truckwell; 31' eaves. \$4.25 s. f., gross.

■ Ben Derbes, CCIM (504) 733-6703



Office Storage Building For Sale

51 FOUNDRY ROAD, WAGGAMAN

3,500 s. f. office/storage on 1/2 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 Light Industrial. \$3,900/ per month, net.

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



Climate Controlled Storage

122 INDUSTRIAL AVENUE, JEFFERSON

Four 16' x 117' temperature controlled storage bays; recessed truckwell loading. \$1,500 per month per unit.

■ Joe Gorman, CCIM (504) 733-7109



Crane Service Warehouse

1403 MACARTHUR AVENUE, HARVEY

6,000 s. f. with 3 ton overhead crane; 25,750 s. f. site with fenced yard; 1 acre lot adjacent available for lease; office buildout negotiable; \$3.50 s. f., gross.

■ Bryce French (504) 427-2090



Office/Warehouse Space for Lease

5229 RIVER ROAD, ELMWOOD BUS. PARK

6,000 s. f. with 2,000 s. f. offices; one 12' x 14' ground level overhead door; available May 1, 2016 or possibly sooner. \$2,900 per month, net.

■ Ben Derbes, CCIM (504) 733-6703



Office Warehouse For Lease

5621 SALMEN ST., ELMWOOD BUS. PARK

3,000 s. f. with 1,800 s. f. offices; two drive thru ground level doors; small rear yard. \$2,750 monthly, net.

■ 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. \$6.50 s. f., gross, per unit.

■ Bryce French (504) 427-2090



Elmwood Office/Warehouse Space

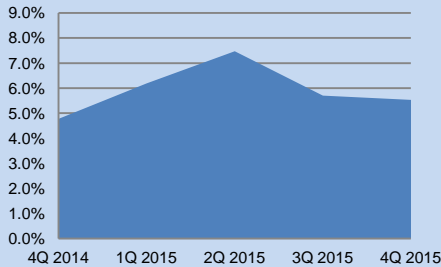
1524 EDWARDS AVE., ELMWOOD BUS. PK.

787 or 874 s. f. office suites and 1,855 s. f. office/ warehouse; Suites 1 and 3 can be combined for 2,642 s. f. \$8.00 s. f., net.

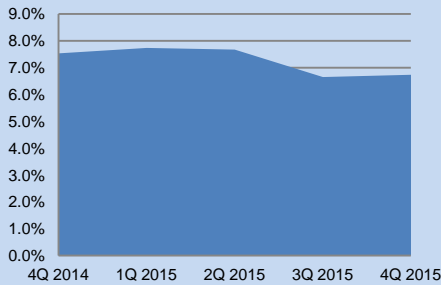
■ Jack Quinn (504) 210-1349

Office Market Trends

Metairie - Class A Office Vacancy



Metairie - Class B Office Vacancy



Suburban Market Experiencing Changing Climate Jimmy Newton, CCIM

Although suburban vacancy dipped in latter half 2015, we will likely see this trend the opposite direction in 2016. 2015 saw oil prices move lower than expected, which is certain to impact our office market. As larger oil and gas related entities and those serving the industry face lease rollover, we will then gauge the impact on the suburban office sector.

Metairie Class A vacancy compressed 1.94% in 2nd half 2015, closing at 5.53% while posting positive absorption of 39,643 sf. Simultaneously, the Class B market experienced a slight 0.94% reduction in vacancy with positive absorption of 12,876 sf. Our Class B suburban marketplace will experience addition of 123,000 sf at 2121 Airline Drive, the former owner-occupied Cox building and soon to be Burns and Wilcox Center. This building adds 50,000 sf available to market and, coupled with the impact of downsizing oil & gas related tenants, should increase vacancy in the Class B/C market and to a lesser extent Class A.

The Elmwood submarket continues to attract high density parking users, such as TriWest Healthcare Alliance (36,808 sf) in late 2015. Lack of competitive offerings with adequate parking continues to drive Elmwood demand. Elmwood Corporate vacancy dropped sharply to 35.44% by end 2015, with a rise in occupancy of 10.24% from 1st quarter 2015, while experiencing 27,980 sf positive absorption on the year. Kenner experienced upward trending vacancy of +4.7% in 4th quarter 2015, ending the year at 12.95% with negative absorption of (10,695) sf. Kenner will likely experience continued increase in vacancy during 2016, which we suspect will be attributed to market climate and smaller segment size magnifying loss of one or two sizeable tenants. Overall, the suburban market remains healthy and stable. Especially for new leases, 2016 should bring the return of a tenant's market.

Key Lease Transactions 2015 - 2016

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
Causeway Plaza II	22,320	Project Consulting Services	Renewal	Causeway Corridor
One Lakeway	41,390	Allstate	Renewal	Causeway Corridor
Heritage Plaza	26,000	Carr, Riggs, Ingram	New Lease	Metairie
880 Commerce Road West	36,808	Triwest Healthcare Alliance	New Lease	Elmwood

Key Sale Transactions 2015 - 2016

PROPERTY	SF	SELLER	BUYER	SUBMARKET
400 Labarre Road	70,000	Whitney National Bank	Ochsner	Jefferson Parish
2121 Airline	123,000	Cox Communications	Airline NOLA LLC	Metairie
2450 Severn	86,500	Severn Place Assoc	EIBRI, LLC	Metairie
3330 N. Causeway	56,000	UNO	Basin Orleans LLC	Causeway Corridor

Available Properties



Elmwood Office Space For Lease

201 EVANS ROAD, ELMWOOD BUSINESS PARK

Elmwood Oaks Office Park: office suites available from 442 s. f. to 9,570 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



Class A Metairie Sublease

ONE GALLERIA BOULEVARD, METAIRIE

3,622 up to 10,611 rentable s. f. Class A office space available at below market sublease rate; primary term expires 6/30/2016; longer term negotiable. \$12.00 s. f.

■ Jimmy Newton, CCIM (504) 733-8581



Metairie Retail Investment For Sale

2721-2727 N. CAUSEWAY BOULEVARD, METAIRIE

11,200 s. f. retail strip center containing three suites; 18,859 s. f. site; 17 parking spaces; located near Veterans and Causeway intersection. \$1,495,000.

■ Gerard E. Henry, SIOR (504) 733-4555
or Joe Gorman, CCIM (504) 733-7109



New Orleans CBD Office For Lease

757 ST. CHARLES AVENUE, NEW ORLEANS

Award-winning warehouse district office building corner St. Charles and Julia; Suite 201: 1,458 s. f. office space on the second floor; two reserved parking spaces also available for lease. \$18.00 s.f., gross.

■ Joe Gorman, CCIM (504) 733-7109



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. \$15.50 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. \$2,375,000.

■ Ben Derbes, CCIM (504) 733-6703



Office/Warehouse For Sale or Lease
236 HICKORY AVENUE, HARRAHAN

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



Office Space For Lease
312 TIMESAVER AVENUE, ELMWOOD BUSINESS PARK

Up to 7,285 s. f. office space; subdivided from larger office warehouse facility. \$8.80 s. f., gross, plus janitorial.

■ David B. Quinn, SIOR (504) 733-5981



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



Office/Retail Property for Sale or Lease
1181 ROBERT BOULEVARD, SLIDELL

5,500 s. f. configured for 4 tenants with Papa John's Pizza leasing 1,500 s. f.; approx. 4,000 s. f. contiguous space available for a buyer or for lease. \$9.17 - \$9.85 s. f., gross or \$349,000.

■ Ben Derbes, CCIM (504) 733-6703

Available Properties



Office Suite With Storage For Lease

940-A INDUSTRY ROAD, KENNER

14,000 s. f. with 13,250 s. f. two-story offices/AC area and 750 s. f. storage; can be combined with adjacent 12,817 s. f. dock height storage warehouse space. \$3.25 s. f., net.

■ David B. Quinn, SIOR (504) 733-5981



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. \$7,656 per month, net.

■ Ben Derbes, CCIM (504) 733-6703



Elmwood Service Center For Lease

5440 MOUNES STREET, ELMWOOD BUSINESS PARK

Suite 108: 1,700 s. f. mostly office area with 200 s. f. storage plus 600 s. f. mezzanine; \$1,900/month, gross. Suite 108B: 700 s. f. can be leased separately for \$850/month, gross.

■ Keith G. Henry, SIOR (504) 733-2299



Elmwood Office Space For Lease

5413 POWELL STREET, ELMWOOD BUSINESS PARK

850 or 1,700 s. f. consisting of connected office suites; recently renovated. \$850 mo. gross each; discount for multiple suites; also, rear lower 875 s. f. climate controlled room; rear access.

■ Keith G. Henry, SIOR (504) 733-2299



Metairie Office Space For Lease

3233 LISA DRIVE, METAIRIE

2,100 s. f. 2nd 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. \$183,000 (\$7.00 s. f.)

■ Keith G. Henry, SIOR (504) 733-2299

Available Properties



Bio-Medical District Development Site For Sale

2501/05 TULANE AVENUE, NEW ORLEANS

Adjacent to new VA hospital complex and University Medical Center; 6,426 s. f. site zoned MU-1; can be combined with adjacent available sites; contact listing agent for further info.

■ Keith G. Henry, SIOR (504) 733-2299



Metairie Office Building For Sale For Lease

2332 SEVERN AVENUE, METAIRIE

3,900 s. f. +/- office building between S. I-10 Service Road and West Napoleon Ave.; Suite 100 for lease: 1,500 s. f. on first floor; \$2,100 per month, gross plus electricity. Contact agent for sale pricing.

■ Jack Quinn (504) 210-1349



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



Metairie Office Space For Lease

4405 N. I-10 SERVICE ROAD, METAIRIE

2,796 s. f. office space on 1st 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



Elmwood Office Space For Lease

1000 EDWARDS AVENUE, ELMWOOD BUSINESS PARK

5,563 s. f. office space on second floor; located corner Mounes Street. \$3,940.45 monthly, gross.

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



Service Center Suite For Lease

5700 CITRUS BOULEVARD, ELMWOOD BUSINESS PARK

2,000 s. f. office with rear entrance in attractive service center. \$1,166/month, net.

■ Ben Derbes, CCIM (504) 733-6703

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. \$345,000.

■ Keith G. Henry, SIOR (504) 733-2299



Office Spaces For Lease

641B RIVER HIGHLANDS ROAD, COVINGTON

Modern upscale single story offices near I-12 & Hwy. 190. Suite A: 2,775 s. f. @ \$4,250/month, gross; Suite B: 1,400 s. f. @ \$2,125/month gross. Suites may be combined for 4,175 s. f.

■ Ben Derbes, CCIM (504) 733-6703



Office/Flex Space For Lease

5732 SALMEN STREET, ELMWOOD BUSINESS PARK

Suite B: 2,080 s. f. office space; \$9.00 s. f., net. Suite C: 2,920 s. f. office space; \$9.00 s. f., net.

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



Metairie Retail Suite For Lease

2721 - 2727 CAUSEWAY BLVD., METAIRIE

Located near intersection of N. Causeway Blvd. and Veterans Blvd.; 2,826 s. f. retail/showroom - \$16.00 s. f., net.

■ Joe Gorman, CCIM (504) 733-7109



Commercial Site For Sale

8454 JEFFERSON HIGHWAY, HARAHAH

Corner Normandy Avenue - 13,725 s. f. lot zoned commercial; 100' frontage on Jefferson Highway. \$195,000.

■ Jack Quinn (504) 210-1349



Metairie Office Suites For Lease

2920 KINGMAN STREET, METAIRIE

2 story office building near Clearview and Interstate 10; Suite 116: 759 s. f. first floor; \$885/month, full service. Suite 201 & 212: 372 to 744 s. f. second floor; \$434/month - \$14.00 s. f., full service.

■ Keith G. Henry, SIOR (504) 733-2299

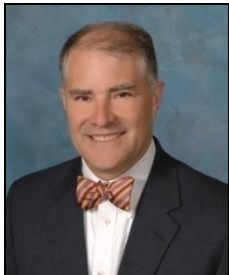
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