



Offering Memorandum



2121 North Causeway Boulevard
METAIRIE, LA 70001

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TABLE OF CONTENTS

Property Summary	3
Property Highlights	4
Property Photos	5
Additional Photos	6
Floor Plans	7
Floor Plans	8
Regional Map	9
Aerial Map	10
Demographics Map & Report	11
Meet the Team	12
Disclaimer	13



PROPERTY SUMMARY

2121 NORTH CAUSEWAY BOULEVARD

METAIRIE, LA 70001

OFFERING SUMMARY

SALE PRICE:	\$5,500,000
BUILDING SIZE:	35,431 SF
USE:	Investment / Office
LOT SIZE:	127' x 390'
PRICE / SF:	\$155.23
CAP RATE:	7.0%



PROPERTY SUMMARY

2121 N. Causeway Boulevard is a multi-tenant office property located near the intersection of N. Causeway Boulevard and I-10 in Metairie, offering strong visibility, high traffic counts, and convenient access from across the New Orleans MSA and the Northshore.

The property is 94% occupied and leased to 18 tenants, providing in-place cash flow and a diversified rent roll. Many of the leases include annual rent increases, which have contributed to NOI growth, and the NNN lease structure helps reduce operating expense exposure for ownership. The property has also experienced strong leasing velocity in recent years.

Professionally managed by SVN Urban Properties, the property has undergone numerous capital improvements in recent years. It also offers abundant parking and additional revenue potential through lease-up of the remaining vacancy, renewal rent increases, and other income sources such as a billboard lease.

PROPERTY HIGHLIGHTS

- **Location** - Excellent accessibility from all neighborhoods in the New Orleans MSA
- **Abundant Parking** - 95 on-site parking spaces located in both the front and rear of the building.
- **Visibility** - Corner of N Causeway Blvd. and W Napoleon Ave. with 75,000+ vehicles per day and easy access to I-10.
- **94% Occupied** - Strong in-place cash flow with a diversified tenant mix.
- **Diversified Rent Roll** - 18 total tenants, with the largest tenant occupying only 14% of the building. All tenants on NNN Lease Structure.
- **Value-Add Upside** - Opportunity to increase rents, lease vacant space at higher rates or occupy space as an owner/user.
- **Excellent Owner-User Investment** - Optionality for purchaser to occupy up to +/- 5,000 sq ft



Location

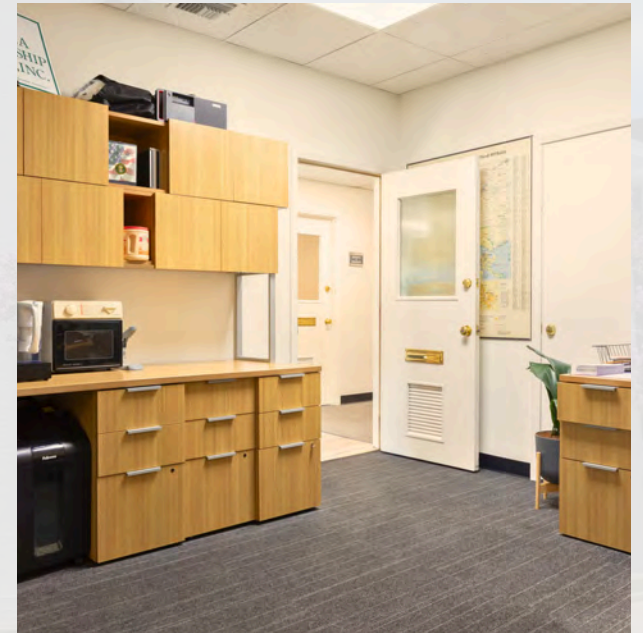
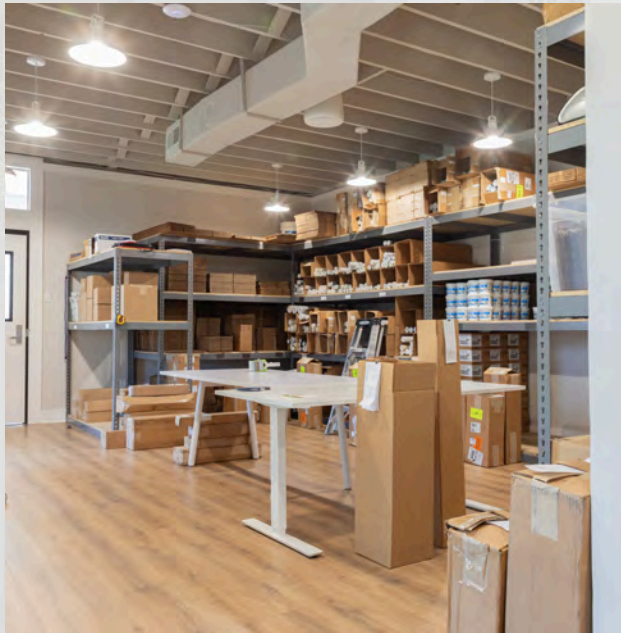


Occupancy



Diversified Rent Roll

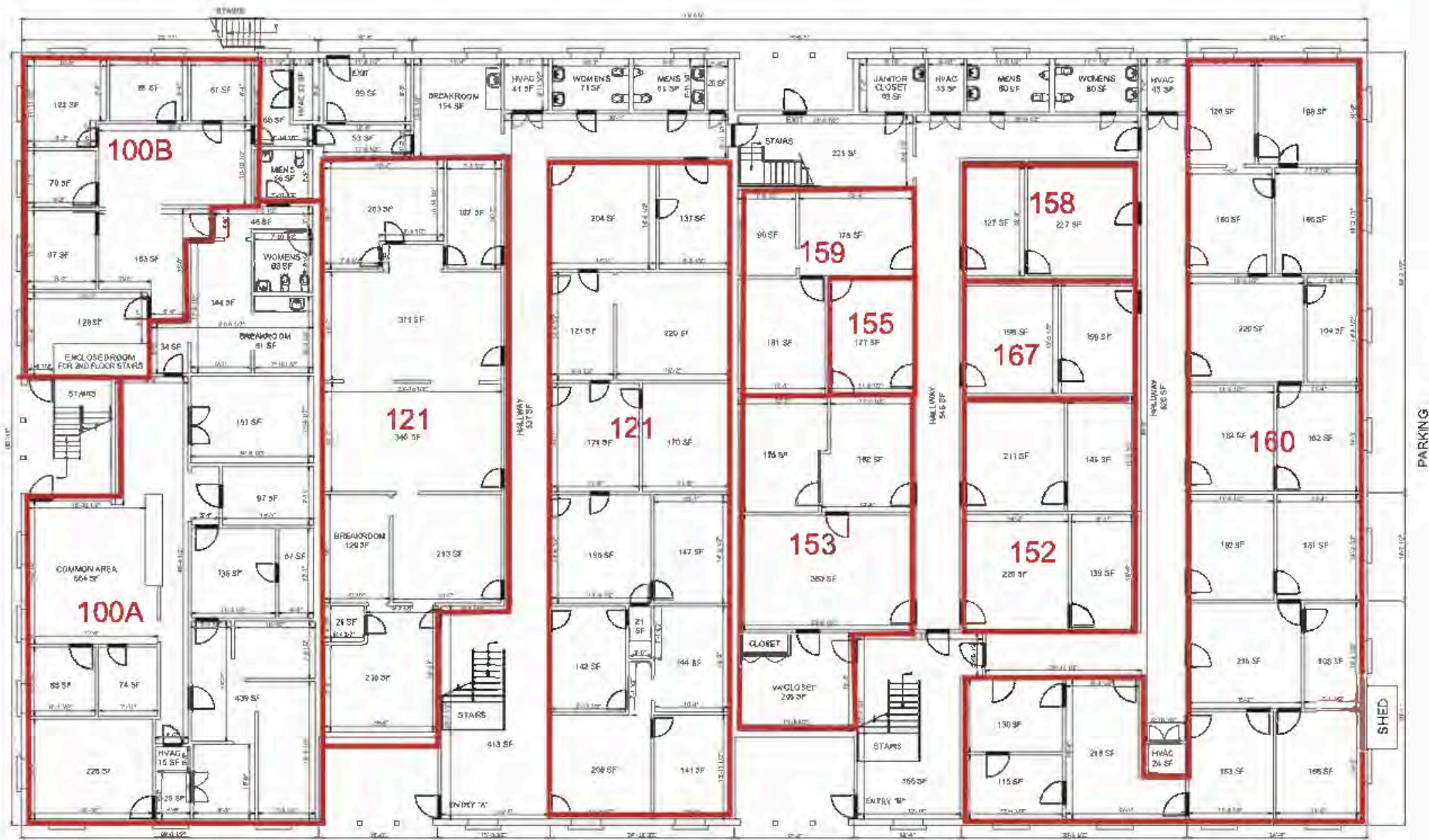
PROPERTY PHOTOS



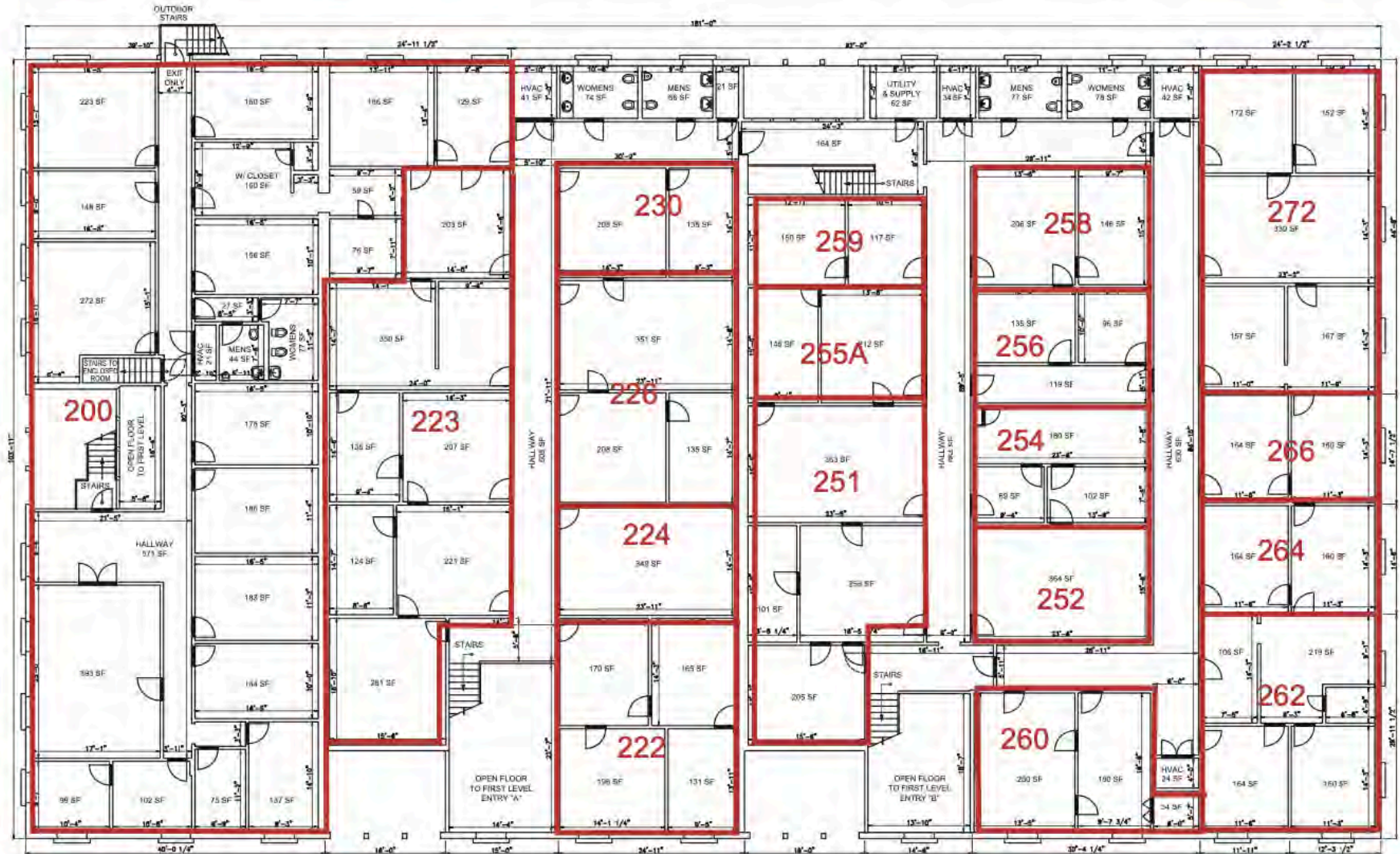
ADDITIONAL PHOTOS

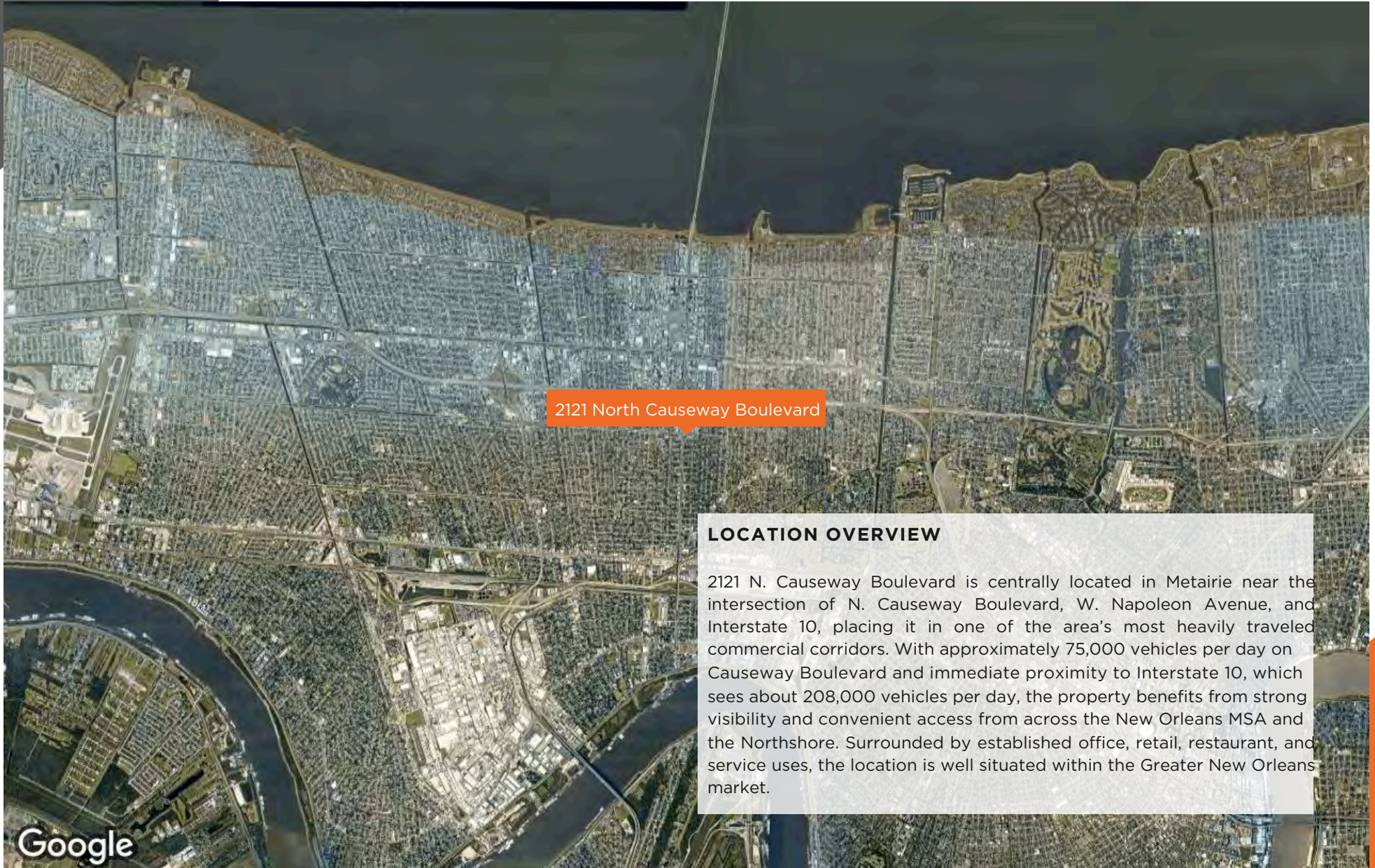


FIRST FLOOR



SECOND FLOOR





2121 North Causeway Boulevard

LOCATION OVERVIEW

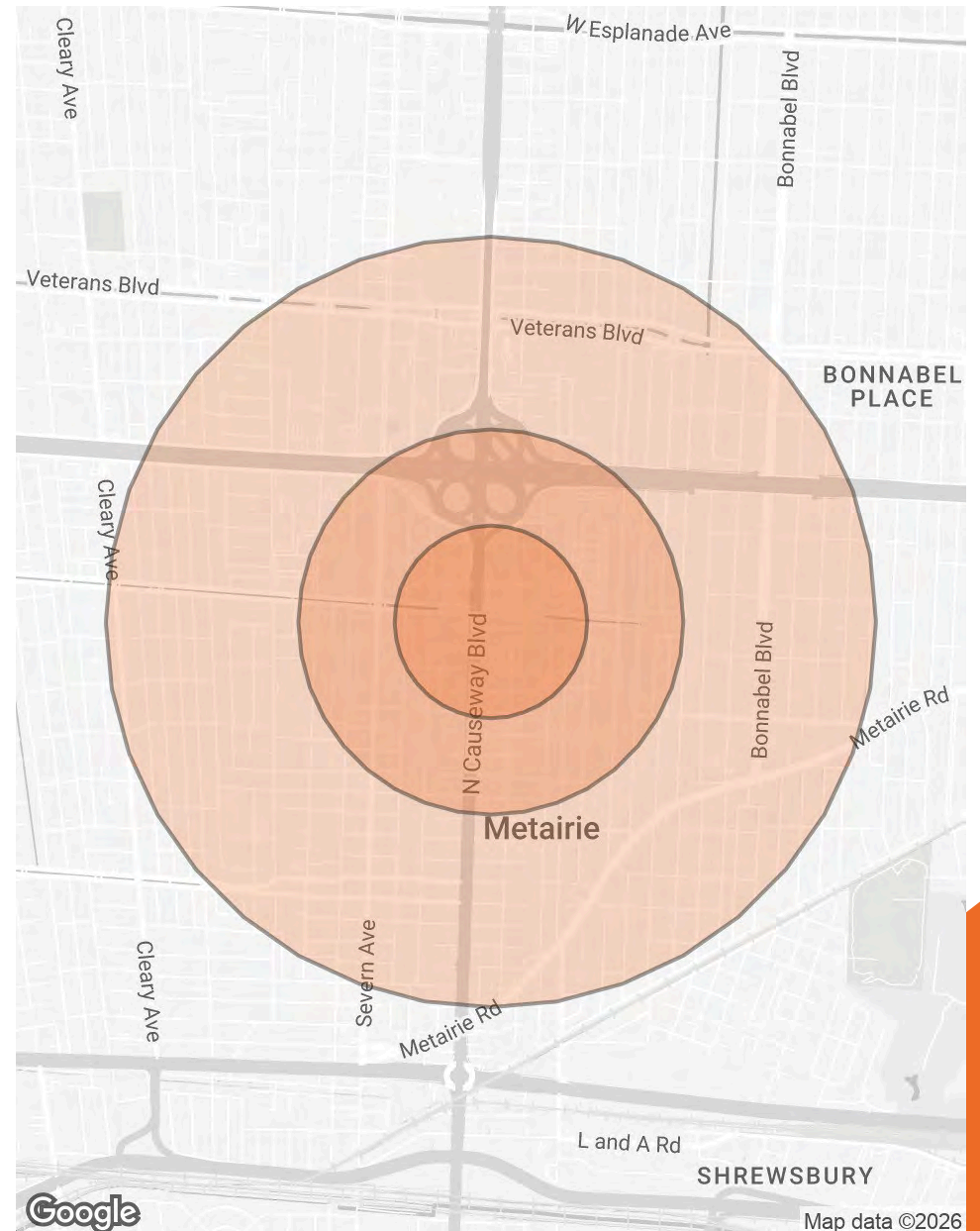
2121 N. Causeway Boulevard is centrally located in Metairie near the intersection of N. Causeway Boulevard, W. Napoleon Avenue, and Interstate 10, placing it in one of the area's most heavily traveled commercial corridors. With approximately 75,000 vehicles per day on Causeway Boulevard and immediate proximity to Interstate 10, which sees about 208,000 vehicles per day, the property benefits from strong visibility and convenient access from across the New Orleans MSA and the Northshore. Surrounded by established office, retail, restaurant, and service uses, the location is well situated within the Greater New Orleans market.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,534	6,254	21,934
AVERAGE AGE	39.2	38.5	41.2
AVERAGE AGE (MALE)	37.3	36.6	39.4
AVERAGE AGE (FEMALE)	41.3	40.5	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	714	2,854	10,626
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$100,804	\$97,856	\$98,921
AVERAGE HOUSE VALUE	\$356,446	\$350,720	\$407,611

2023 American Community Survey (ACS)



MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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