



RETAIL/OFFICE PROPERTY FOR LEASE

Fountain Park Centre

1901 Manhattan Blvd, Harvey, LA 70058

Presented By:

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PROPERTY DESCRIPTION

Fountain Park Centre is ideally situated along Manhattan Blvd, the Westbank's premier commercial corridor where many National/Regional Credit Tenants are located. With a short drive from Downtown New Orleans, the trade area attracts shoppers from the city core given the limited concentration of retailers.

Manhattan Blvd's traffic count is approximately 46,200 vehicles per day, and, FPC benefits greatly from its signalized entry/exit allowing easy ingress and egress.

Tenants Include: Nobuko Sushi, Izzo's Illegal Burrito, Cardiovascular Institute of the South, Soza Clinic, Rivertower Wealth Management, Regus Executive Office Suites, Sylvan Learning Center, Block Advisers, Salon Rouge, Wicked 13, Law Office of Mark Spears, Royal Palm Event Center, Gulf Coast Bank & Trust, New Image Salon, the Spa at Fountain Park, Wisp, Premier Eye Care, New Orleans Dental Center, Vitality New Orleans, Alan Schoenberger, Brossette Brokering & Chartering Center.

PROPERTY HIGHLIGHTS

- Fountain Park Centre (FPC) is a Mediterranean Style, Mixed-Use, Lifestyle Center with Approximately 21,650 SF of Office and Retail Space for Lease Ranging in Size from 920 SF to 6,924 SF
- Multiple Spaces Ideally Situated for Build-to-Suit Opportunities
- 22.5991 Acre Development Site Directly Behind FPC, and, Adjacent to the new 360 Unit Class "A" Apartment Community "Waters at Manhattan".
- Excellent Tenant Base/Mix of Professional, Legal, & Medical Service Providers, Retailers, and Dining

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,124	39,304	96,597
Total Population	11,386	111,581	256,460
Average HH Income	\$50,027	\$60,917	\$61,701

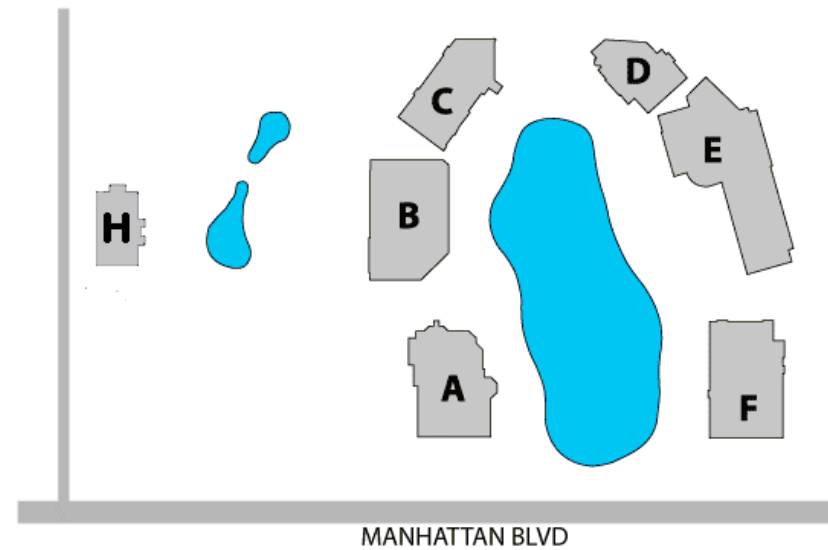
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LEASE INFORMATION

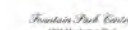
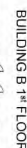
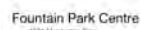
Lease Type:	NNN	NNN Charges:	\$8.50 SF/yr
Total Space:	920 - 6,924 SF	Lease Rate:	\$15.00 - \$18.00 SF/yr

AVAILABLE SPACES

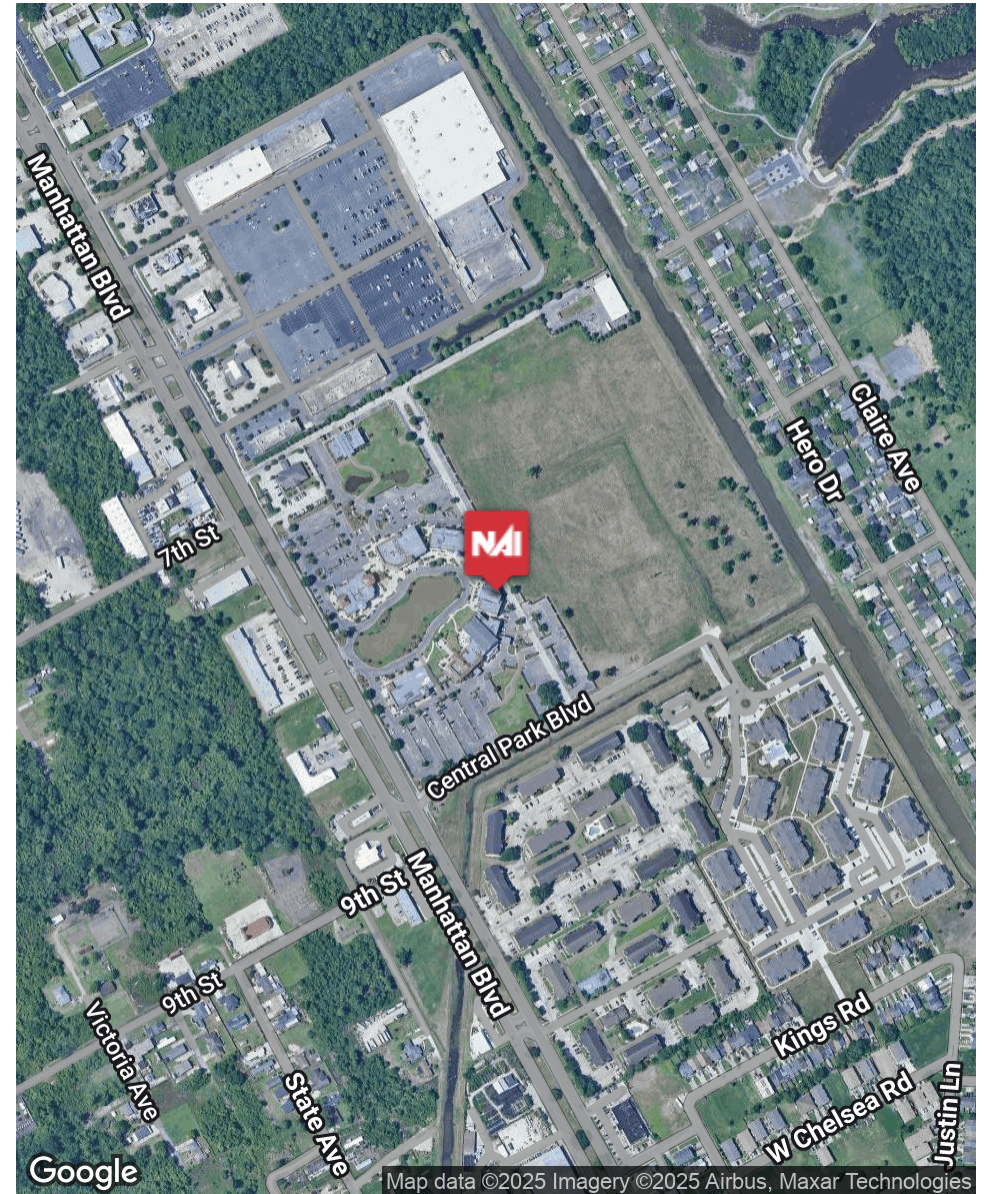
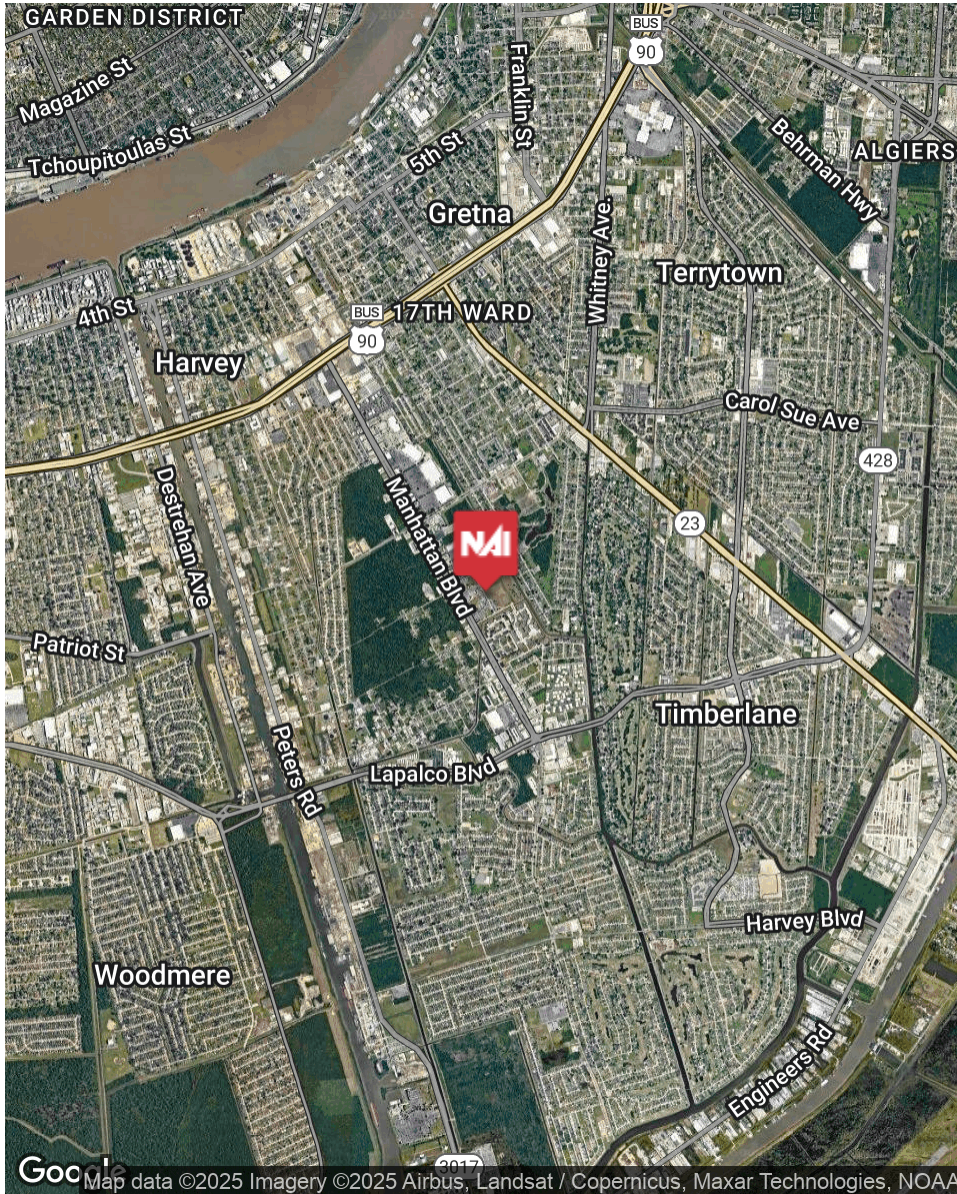
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A 101	Available	3,087 SF	NNN	\$18.00 SF/yr	End Cap Retail Space facing Manhattan Blvd located at the signalized entrance.
B 101	Available	1,277 SF	NNN	\$18.00 SF/yr	Retail Space
B 201	Available	5,142 SF	NNN	\$15.00 SF/yr	Wide open space in shell condition for Build-to-Suit
C 102	Available	2,291 SF	NNN	\$17.00 SF/yr	Inline ground level shell space for Build-to-Suit.
C 202	Available	920 SF	NNN	\$16.00 SF/yr	2nd Floor elevator serviced Office space with a common kitchenette, restrooms, and conference room available upon request.
F 104	Available	1,430 SF	NNN	\$18.00 SF/yr	Ground level inline space. Previous tenant used as an office space.
F 200A	Available	1,397 SF	NNN	\$17.00 SF/yr	2nd Floor elevator serviced Office space with a common restroom.
H 200	Available	6,924 SF	NNN	\$15.00 SF/yr	Well appointed office space with gold lief & marble finishes throughout.
H 100	Available	3,287 SF	NNN	\$16.00 SF/yr	Ground level Fitness Center space. Equipment available at a to be negotiated price.

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For More Information:

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