



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

Office Space in New Orleans' Only Research Park

2021 Lakeshore Drive

NEW ORLEANS, LA 70122



OFFICE BUILDINGS IN PARK-LIKE ATMOSPHERE

2021 Lakeshore Drive, New Orleans, LA 70122

Stretched along the southern shores of Lake Pontchartrain, The Beach at UNO is the only research park in the Greater New Orleans area.

This atmosphere fosters collaborative opportunities between industry and The University of New Orleans and advances the development of the greater New Orleans economy through providing space for growing businesses and public and non-profit enterprises.

There are six individual buildings located on this thirty-acre site which house over 600,000 sf of office, laboratory, and conference facilities.

Four of these five-story buildings currently have space available for lease:

- » Advanced Technology Center (ATC)
- » Center for Energy Resource Management (CERM)
- » Information and Technology Center #1 (ITC-1)
- » Information and Technology Center #2 (ITC-2)

Corporate Realty both leases and manages The Beach.



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THE BEACH AT UNO

AMENITIES



PARKING

There is abundant and free parking for both tenants and visitors.



DINING OPTIONS

It is a short walk across the street to the University Center Campus Dining and other food services that are located on the UNO campus. Breakfast, lunch, and dinner are available as well as on-campus and off-site catering. Food trucks come at least twice a week.



SECURITY

There is 24/7 security patrol. Tenants access the buildings using electronic key cards, and their suites using keys.



PUBLIC TRANSPORTATION

New Orleans Public Transit bus lines with stops at The Beach.



FITNESS CENTER

The UNO Recreation and Fitness Center, located directly across the street, offers a wide range of exercise equipment, programs, classes, and basketball and racquetball courts in more than 87,000 sf. Membership rates are available for tenants.



CONFERENCE CENTER

Slated for a state-of-the-art renovation and soon to be known as The Sandbox is The Lindy Boggs Conference Center, located within the research park. There are six conference rooms of various sizes, from a large auditorium and amphitheater to smaller rooms, and all are available to tenants at discounted rates.



LIBRARY FACILITIES

Tenants have use of the Earl K. Long Library facilities and services.



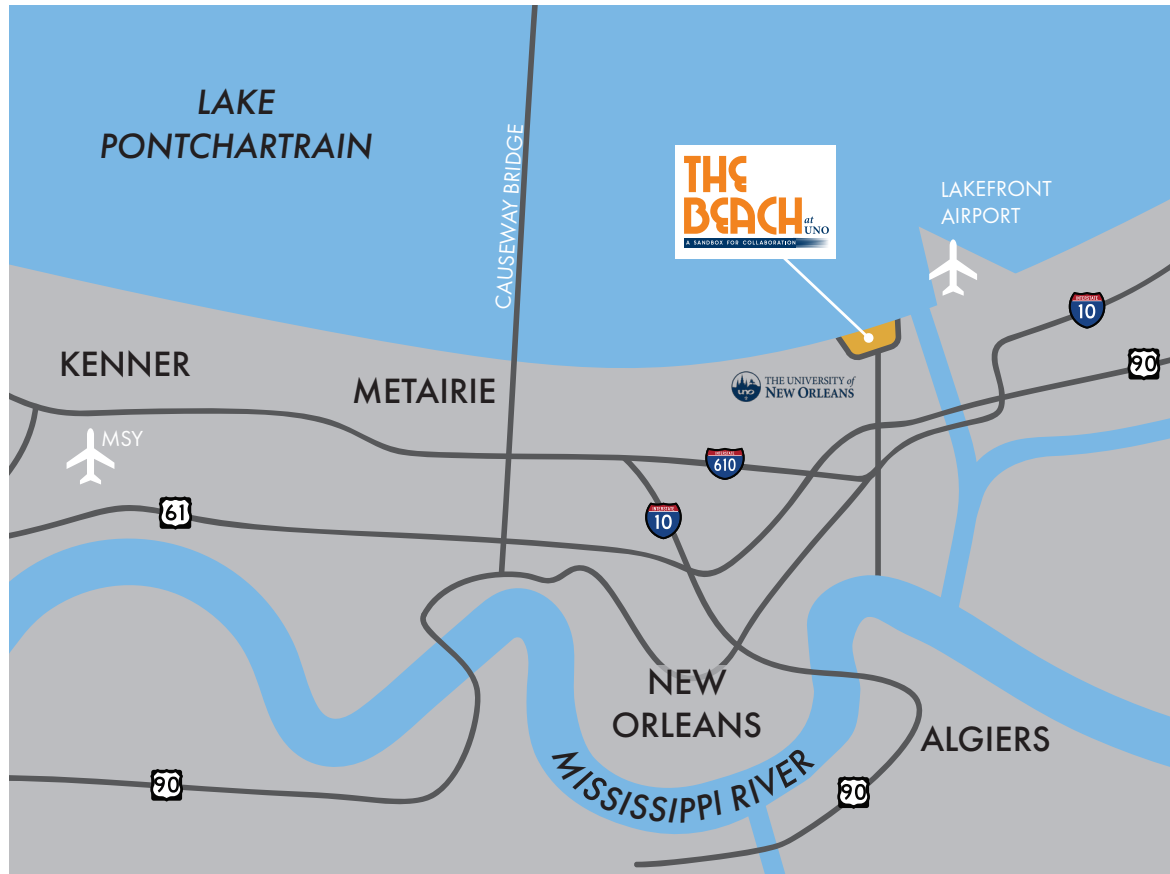
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LOCATION



<10 MINUTES

- » local restaurants and grocery stores
- » I-10 or I-610
- » Lakefront Airport

15 MINUTES

- » Lakeview Neighborhood
- » Metairie
- » Mid-City Neighborhood

20 MINUTES

- » New Orleans Central Business District
- » French Quarter
- » Lower Garden District
- » New Orleans International Airport



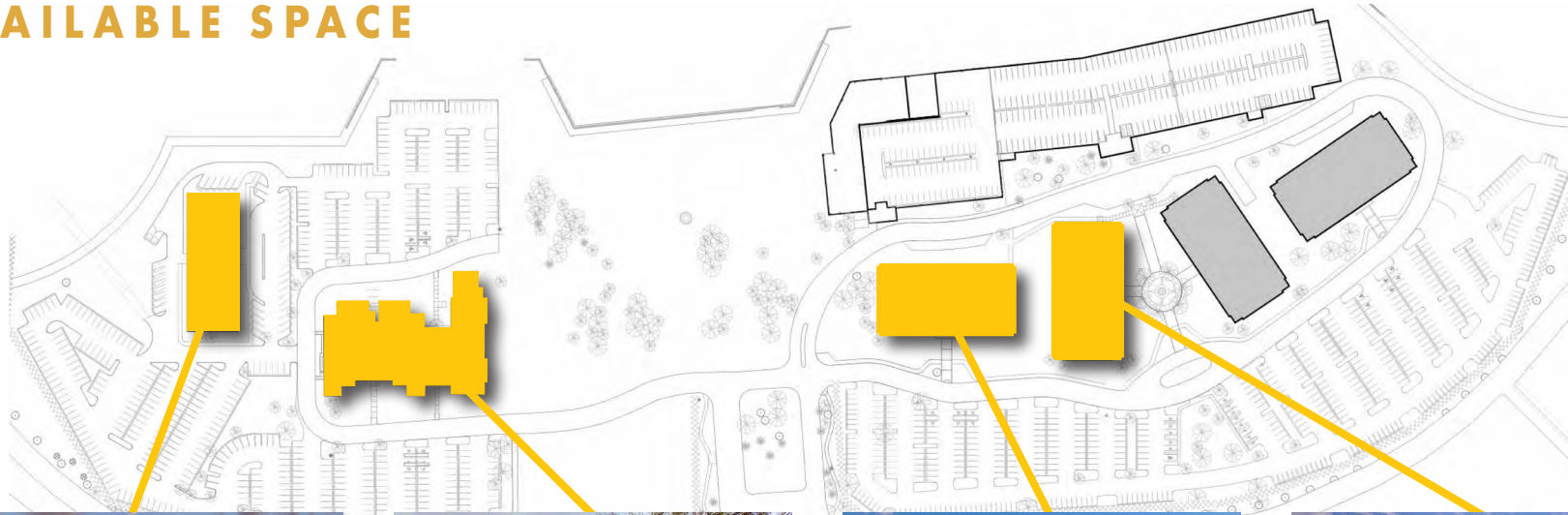
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AVAILABLE SPACE



ADVANCED TECHNOLOGY CENTER (ATC)

Located at 2021 Lakeshore Drive, this 78,860-sf building features offices. A standard floor plate is 15,500 sf.



CENTER FOR ENERGY RESOURCES MANAGEMENT (CERM)

Located at 2045 Lakeshore Drive, this 104,506-sf building features office spaces and lab spaces. A standard floor plate is 17,500 sf.



INFORMATION AND TECHNOLOGY CENTER #1 (ITC-1)

Located at 2219 Lakeshore Drive, this 104,000-sf building features offices with lab spaces. A standard floor plate is 20,000 sf.



INFORMATION AND TECHNOLOGY CENTER #2 (ITC-2)

Located at 2233 Lakeshore Drive, this 104,000-sf building features offices with lab spaces. A standard floor plate is 20,000 sf. Four floors (approximately 80,000 sf) are offered fully furnished, ideal for a full-floor tenant.



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THE BEACH AT UNO

HIGHLIGHTS



ATMOSPHERE

There's a bit more room to breathe than the busy downtown and all the amenities you need right within reach.

This community atmosphere has a steady lineup of food trucks and tenant events throughout the year to keep the greater collective connected to one another.

Upcoming improvements include covered walkways between buildings, landscaping improvements, expanded food service options, and collaborative work spaces.



ACADEMIC CONCIERGE

The Beach at UNO is owned by the UNO Research & Technology Foundation — a 501(c)(3), operating as a public-private partnership to support the research, scholarship, and commercialization activities at UNO.

Its internal team is fully committed to acting as liaison between the university, research park tenants, and external business ecosystem.

Tenants can benefit from close collaboration with UNO — participating in joint proposals and collaborative research endeavors and supporting workforce needs.



TENANTS

The community of tenants is a great complement to the assets of the university and includes private businesses, non-profits and government entities. Key areas of concentration include engineering, water and environmental resilience, criminal justice reform, IT, and STEM education, augmented by a multitude of initiatives that enrich a comprehensive network.

The Beach is also home to Eurofins, the world's largest food testing company and a committed partner in working with UNO to advance its business goals.



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