

3636 West Esplanade Avenue
Metairie, LA 70002

FOR LEASE



Bobby Talbot, CCIM

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Ross Talbot

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ADDRESS:	3636 West Esplanade Avenue Metairie, LA 70002
RENTAL RATE:	\$23.00 per square foot, NNN. The net charges are \$4.20 per square foot.
SIZE:	4,869 SF. The Landlord can demise the space as follows: · Suite 2 contains 2,046 SF · Suite 3 contains 1,010 SF · Suite 4 contains 1,813 SF
ZONING:	FC-3, Fat City Commercial Mixed-Use District
UTILITIES:	The Tenant will responsible for paying for their electricity and water & sewerage for the Premises.
PARKING:	22 vehicle spaces
SPACE DELIVERY:	The Landlord will deliver the Premises as follows: • Demised sheetrock walls • 200 amp electrical service for suites up to 3,000 SF and 400 amp electrical service for over 3,000 SF suites. • Roughed-in plumbing for a bathroom(s). • One ton of HVAC for every 300 square feet of space leased. The HVAC condenser and air unit will be installed and Tenant must install the ductwork.
COMMENTS:	Amalia Plaza is a newly renovated retail building located on West Esplanade Avenue with 22 off street parking spaces and a 12 foot monument for tenant signage. West Esplanade has high traffic counts and offers convenient and easy access to N. Causeway, Severn and Clearview Parkway. Suite 1 will be occupied by a luxury nail and salon spa. There are separate electrical and water meters for each unit.

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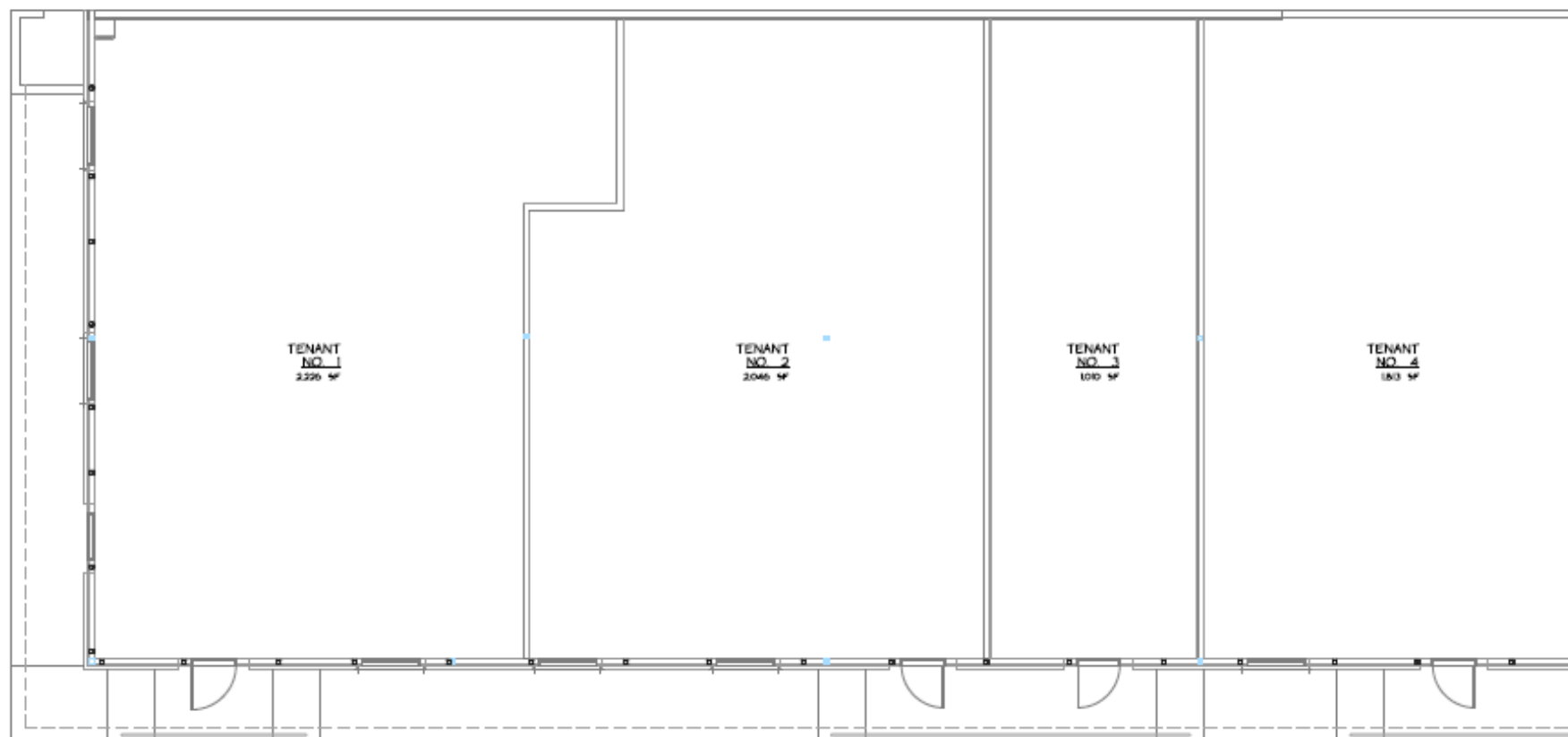
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For more information, contact:

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AMALIA PLAZA

Exterior Maintenance

Square 283, Lots A-3 and B-1
Jefferson Parish
Metairie, Louisiana

Codes

1. International Building Code, 2021 Edition
2. Parish / City, Amendments to IBC 2021
3. Life Safety Code, ANSI/NFPA 101, 2015 Edition
4. American with Disabilities Act, Public Law 101-336
5. 2021 International Energy Conservation (IECC) Code,

Adoption of the Louisiana State Uniform Construction code, effective January 1, 2023

Site Information

Address: 3634-38 West Esplanade Avenue
Metairie, Louisiana, 70002
Lot: A-3 and B-1
Square: 283
Area of Lot: 15,454 SF

Design Criteria

Zoning: FC-3 Commercial Mixed-Use District
Occupancy
IBC 2021: Mercantile, Business
NFPA 101 2015: Mercantile, Business

Type of Construction: Type V-B
Maximum Hgt. Existing
Sprinkler System No
No. of Stories 1

Live Loads
Business 50 psf
Mercantile 100 psf
Wind Load 140 mph

Project Directory

Architect

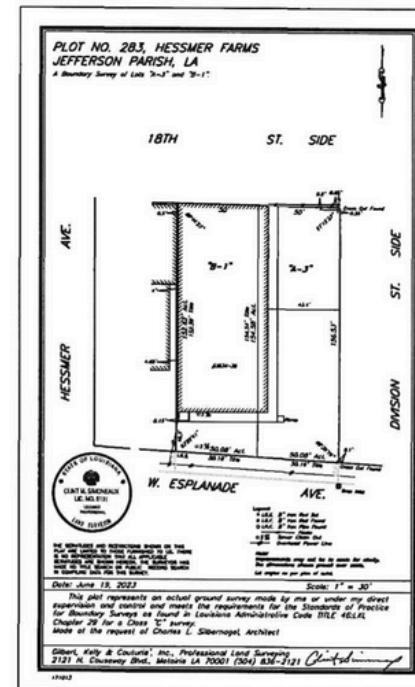
CIS Architects
3129 Edenborn Avenue, Suite 100
Metairie, Louisiana 70002
(504) 454-3112 - Office
Email: Charles@cisarchitects.com

Square Footage

Existing Tenant No. 1	2,542
Existing Tenant No. 2	1,731
Existing Tenant No. 3	1,010
Existing Tenant No. 4	1,813
Total	7,096

Article XXXV Off-Street Parking and Loading

No Change, 22 Existing Parking Spaces to Remain



Amelia Plaza Exterior Maintenance
Hessmer Farms
Metairie, Louisiana

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