

**NAI Rampart**

**4937 VETERANS**  
MEMORIAL BOULEVARD

**TRANSCONTINENTAL DRIVE**

**4933-4937**  
**Veterans**  
**Memorial**  
**Blvd.**

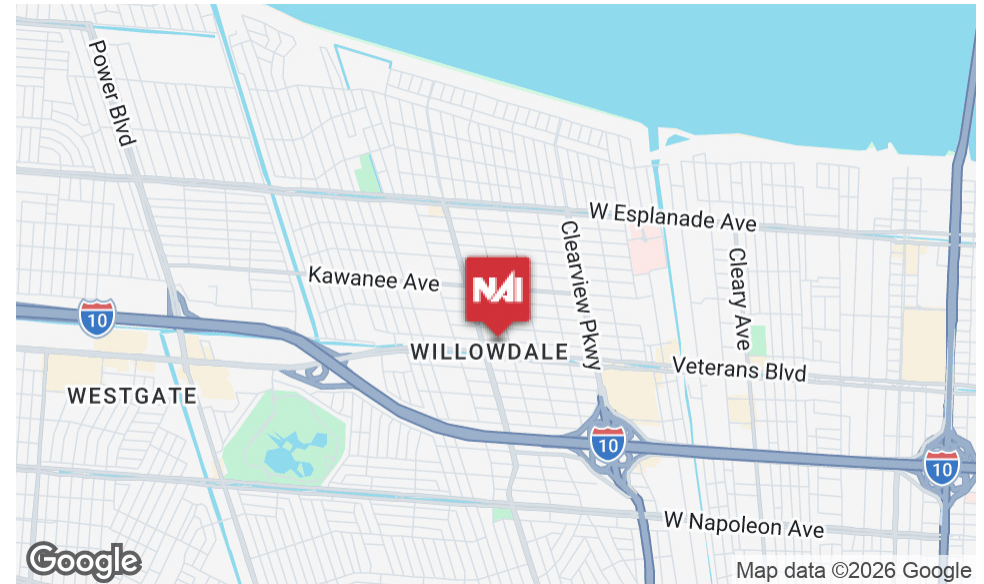
Metairie, LA 70002

**LAND FOR LEASE**

Prepared By:

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### PROPERTY DESCRIPTION

Prime leasing opportunity with ownership committed to fair, long-term arrangements that balance flexibility, stability, and alignment with market value:

### PROPERTY HIGHLIGHTS

- Zoned: General Commercial District C-2
- Available for full site lease or for partial occupancy, including individual parcels of 28,646.40 SF (Lot 5A-2) or 24,262.81 SF (Lots 4-A & 5A-3).
- Seeking a 5 to 10 year primary term with extensions based on Fair Market Value (FMV), determined via the appraisal process, allowing the lease rate to increase or decrease based on market conditions.
- Ownership is flexible and willing to discuss rental concessions to accommodate tenants during the construction process.

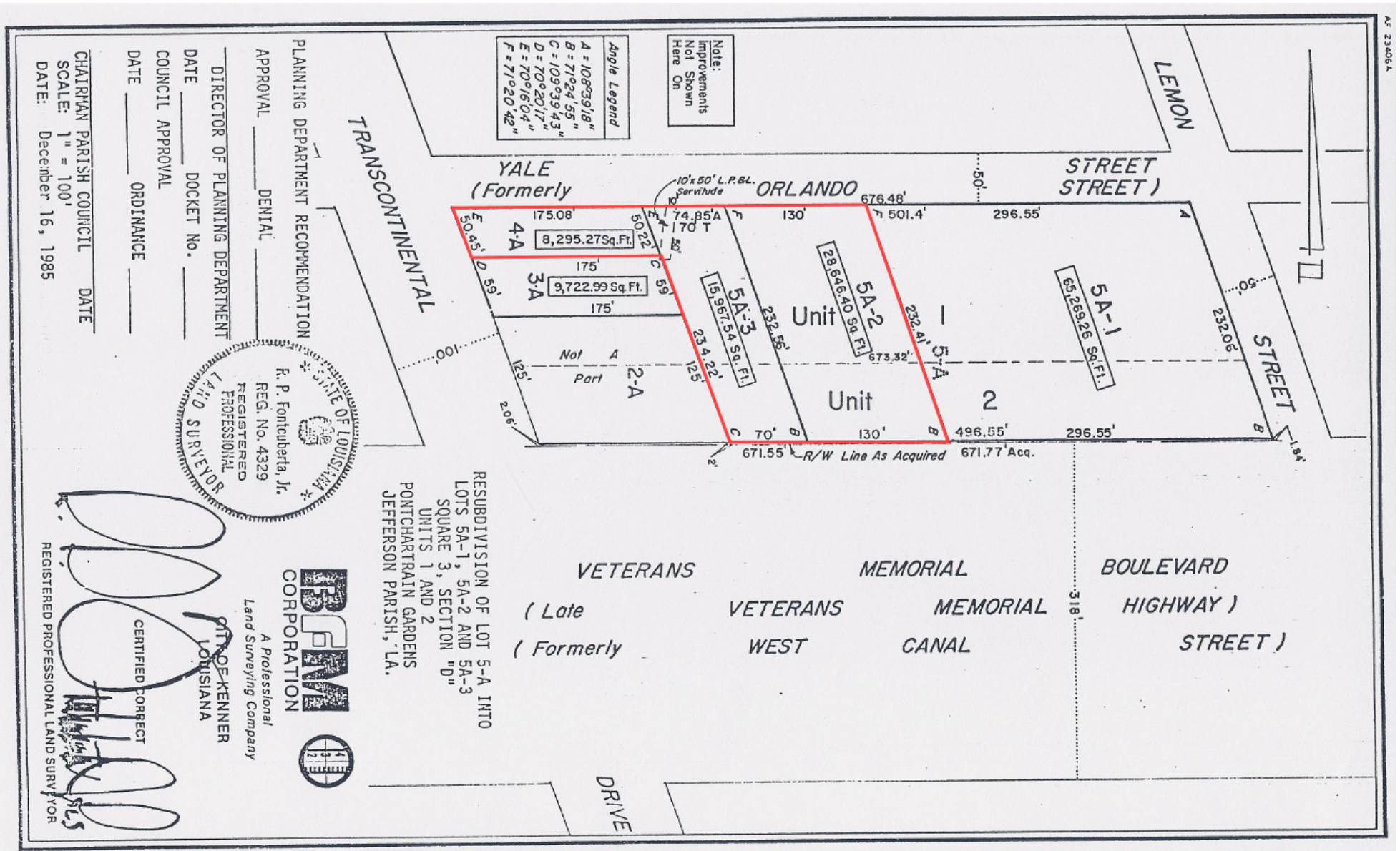
### OFFERING SUMMARY

Lease Rate:	\$2.75 SF/yr (NNN)
Available SF:	52,909 SF
Monthly	\$12,125

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For More Information:

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