



PROPERTY ONE

FOR LEASE

100 JAMES DRIVE

Saint Rose, LA 70087

Presented by:

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OFFERING SUMMARY

Lease Rate:	\$14.00/PSF
Building Size:	43,055 SF
Lease Type:	Full Service
Lot Size:	6.66 Acres
Market:	New Orleans-Metairie
Submarket:	St. Charles Parish

PROPERTY OVERVIEW

100 James is a well-maintained three-story class "A" suburban office building with extensive parking, abundant landscaping, twin elevators, and all concrete paving. The building features solid concrete and glass construction with 10'5" ceiling heights. Comprised of approximately 43,055 square feet of space, 100 James offers modern floor plans and is situated in the Premier James Business Park's campus-style environment. Sitting on 5.3 acres, 100 James Drive has above-market parking availabilities.

LOCATION OVERVIEW

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10, and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.

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LEASE TYPE | -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | Negotiable

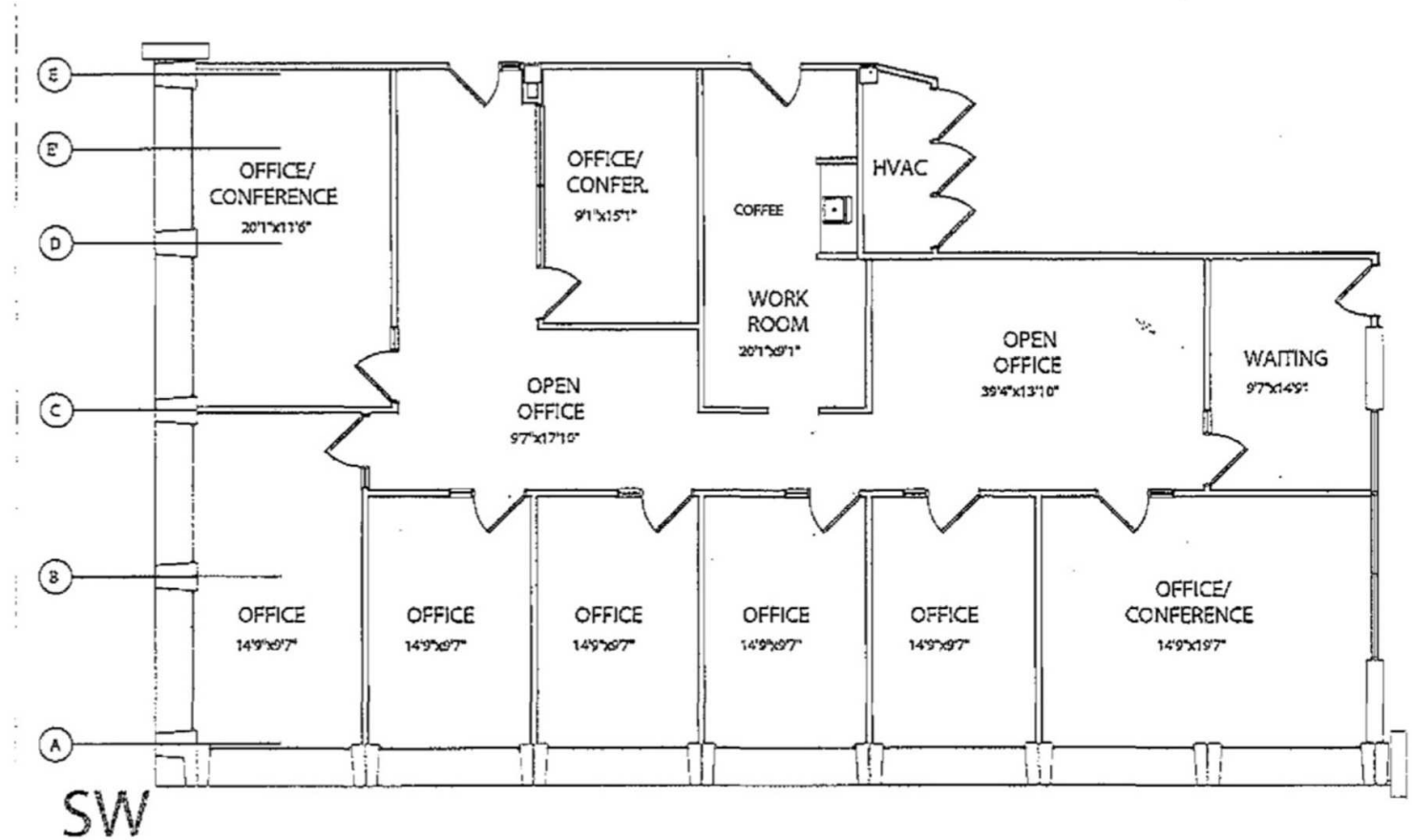


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 170	-	3,229 SF	Full Service	\$14.00 SF/yr	-
Suite 200	-	6,949 - 30,142 SF	Full Service	\$14.00 SF/yr	-
Suite 250	-	6,950 - 30,142 SF	Full Service	\$14.00 SF/yr	-
Suite 300	-	6,284 - 30,142 SF	Full Service	\$14.00 SF/yr	-
Suite 350	-	9,959 - 30,142 SF	Full Service	\$14.00 SF/yr	-

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100 James Drive
Suite 170
3,228 SF



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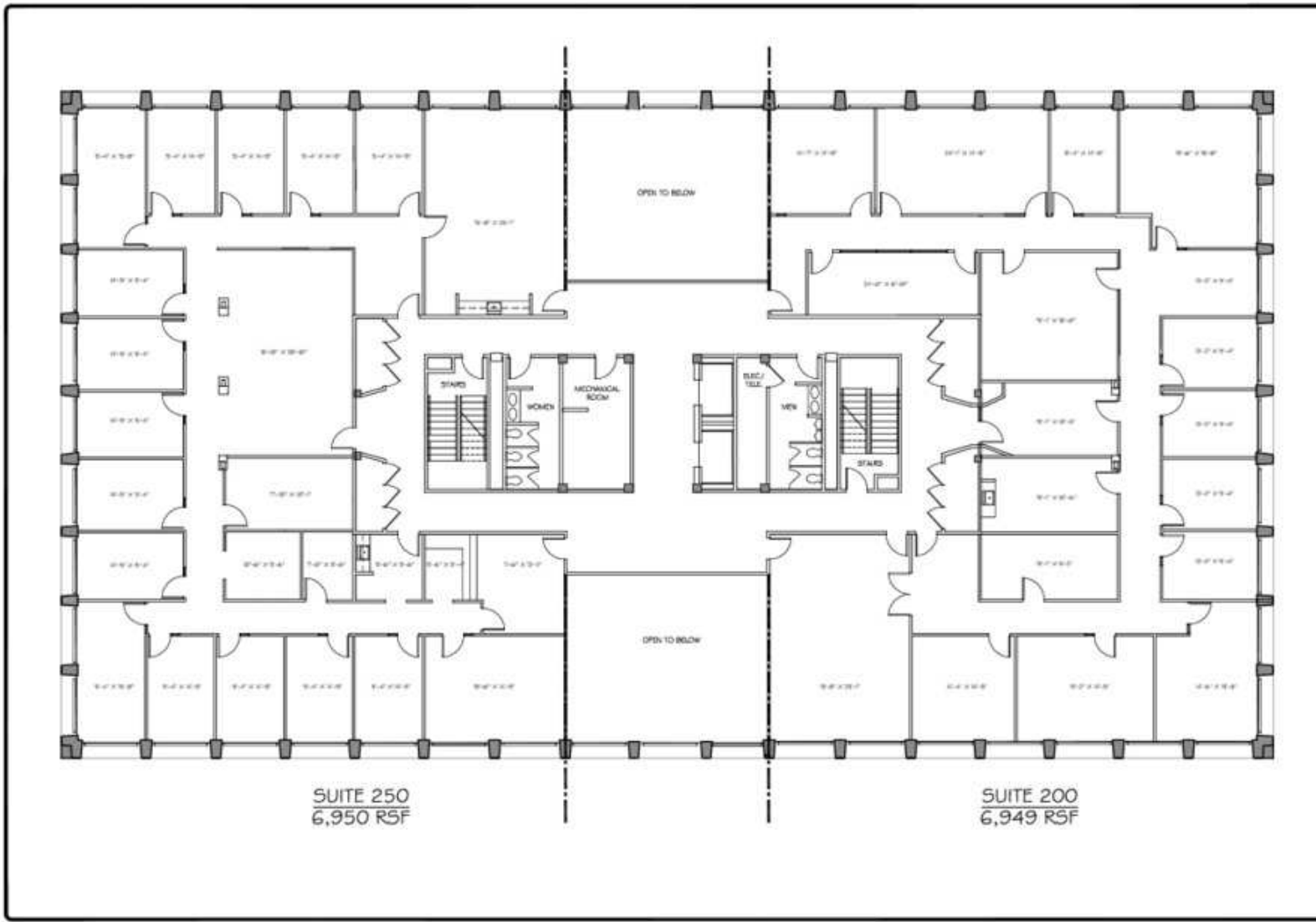
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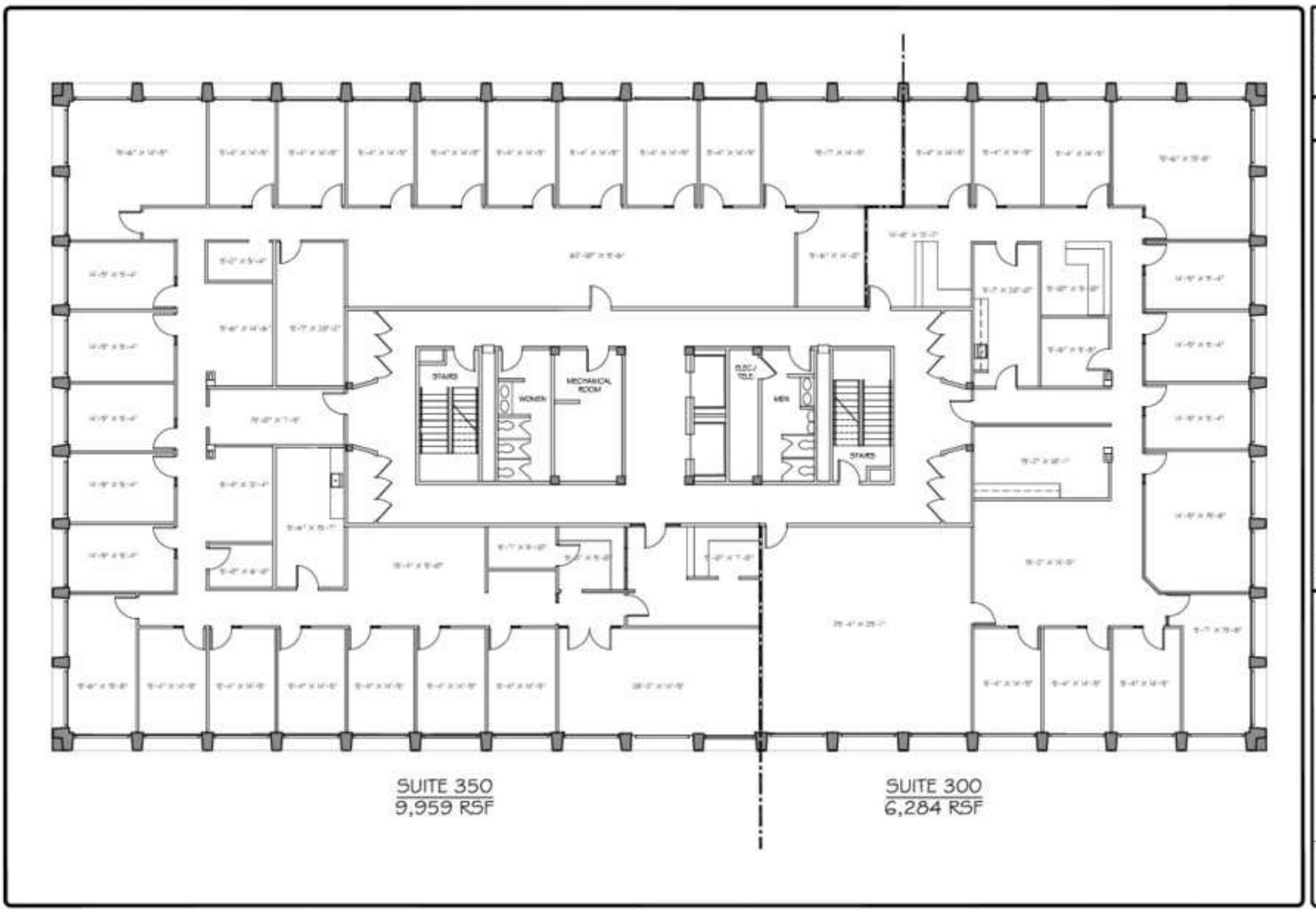
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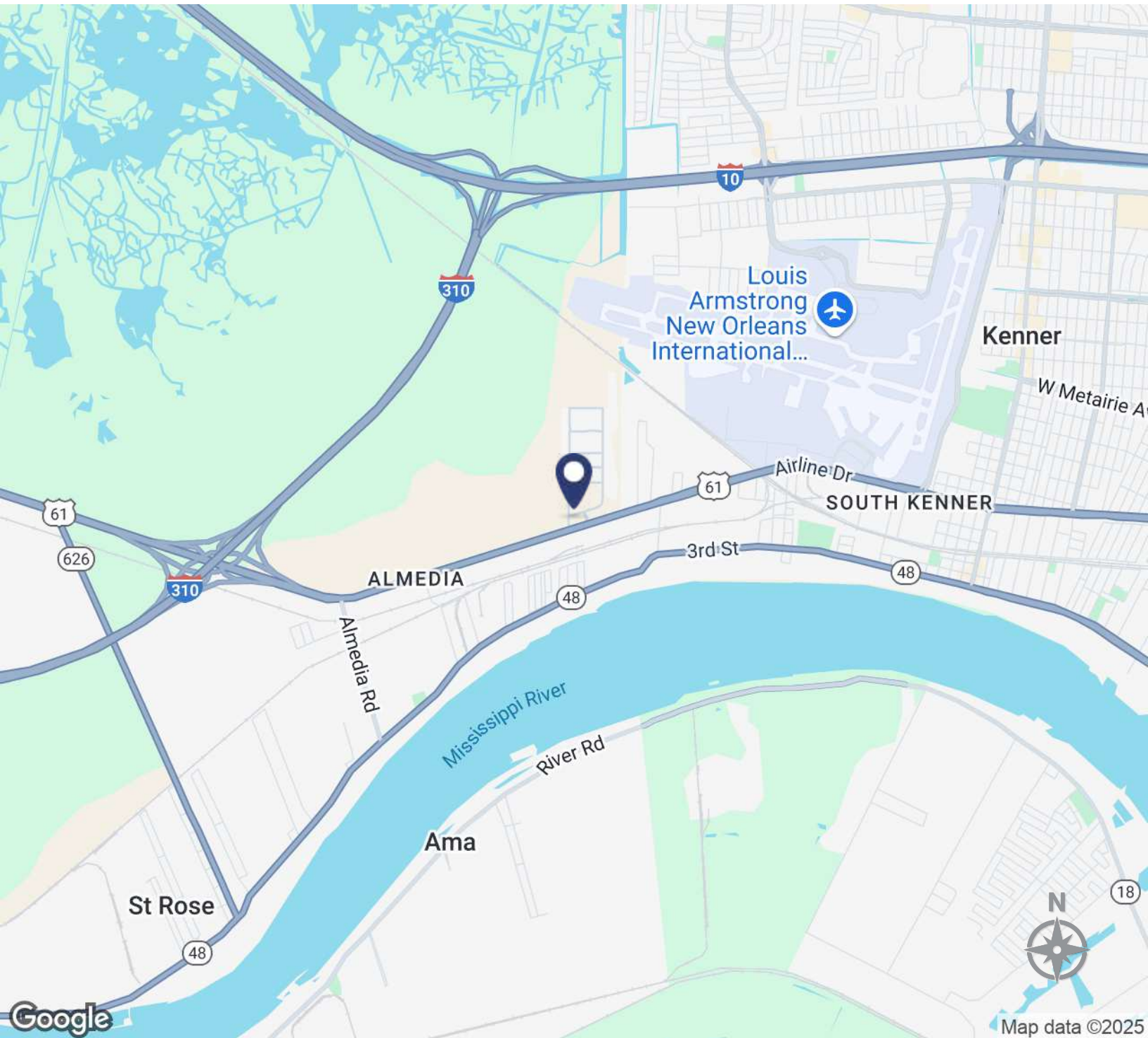
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FOR MORE INFORMATION, PLEASE CONTACT:

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