



#### **GAINES SEAMAN**

Office: 504-523-4481 Direct: 504-332-1561 gseaman@stirlingprop.com

## PAN-AMERICAN LIFE CENTER

601 Poydras Street, New Orleans, LA

## CLASS A OFFICE BUILDING FOR LEASE

#### **BUILDING INFORMATION**

- 672,742 Rentable Square Feet
- Constructed 1980 & Renovated 2020
- Professional, On-Site Building Management
- · 24-Hour Building Access with 24-Hour Security & After-Hours Key Card
- Newly Renovated Conference Center, Featuring a Tiered-seating Auditorium
- Connected to the Four Star Hotel -InterContinental New Orleans
- The Café on 11 Newly Renovated, Full-Service Cafeteria and Catering Center
- 8-Story Parking Structure 795 Spaces
- Convenient to Public Transportation

### **AVAILABLE**

- Suite 1402 14.106 SF
- Suite 1620 1,875 SF
- Suite 1625 2.568 SF
- Suite 1670 6.105 SF
- Suite 1680 3,316 RSF
- Suite 1700 9.731 RSF
- Suite 1710 6.843 RSF
- Suite 1850 14,340 RSF
- Suite 1870 1.381 RSF
- Suite 1900 38.160 RSF (Whole Floor)
- Suite 2200 19.996 RSF
- Suite 2335 1.273 RSF

#### **EXECUTIVE SUMMARY**

Pan-American Life Center is a granite-clad, Class A trophy office tower located in the New Orleans Central Business District. Pan-American Life Center, renovated in 2020, has 28 stories, inclusive of an eight-story parking structure (located above the ground floor). Just blocks from the French Quarter and Warehouse District and positioned along the "Poydras Corridor", the Center is recognized as one of New Orleans' most prestigious office addresses. Furthermore, Pan-American Life Center is within a short walking distance to other major office buildings in the CBD and many important government offices and courthouses. With flexible and efficient floor plates, the property is attractive to both local and national tenants of all sizes.

#### IN-BUILDING TENANT AMENITIES

The Café on 11 (featuring hot breakfast, hot lunch, snack options and meeting catering), Tsunami Sushi, Starbucks, Smoothie King, First Horizon Bank, Royal Shoe Shine & Repair Station, and Dry Cleaning Pick-up







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## 2020 RENOVATIONS

### THE CAFÉ ON 11

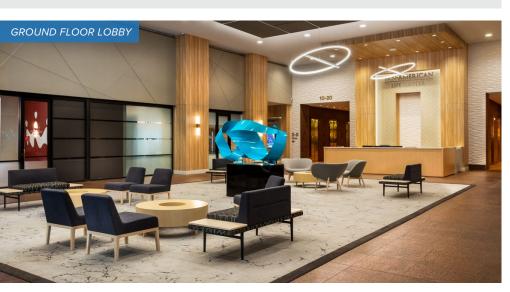
- Featuring new dining area and food service area
- Offers house-made hot breakfast, hot lunch, Grab 'N Go snacks, and meeting catering Monday - Friday

#### THE CONFERENCE CENTRE ON 11

- Featuring an updated floor plan with a variety of new conference room styles and sizes
- State-of-the-art audio/visual equipment
- Stadium-seating auditorium/theater the only one of its kind available in the New Orleans CBD
- In-house catering with customizable menus provided by The Café on 11

#### **GROUND FLOOR LOBBY**

New look with modern wall finishes, furniture and touch-screen kiosk

















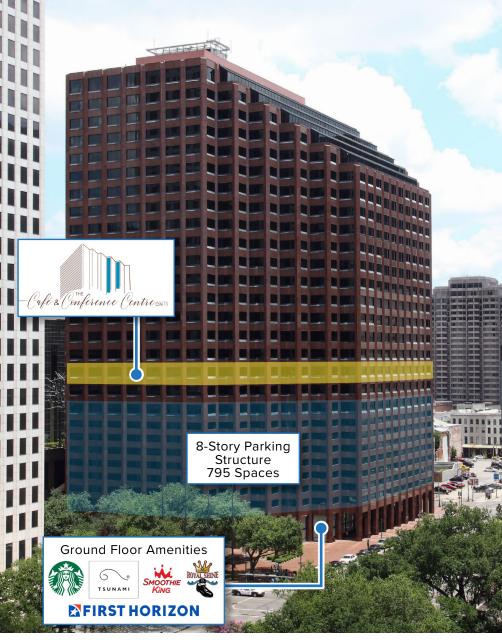
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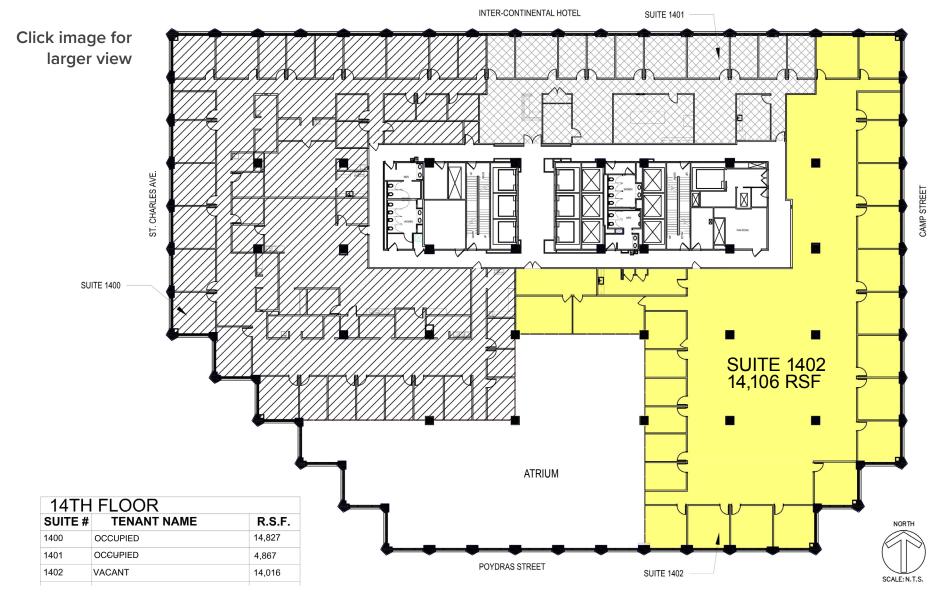
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## PAN-AMERICAN LIFE CENTER

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## 14TH FLOOR AVAILABILITY



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## 16<sup>™</sup> FLOOR AVAILABILITY



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## PAN-AMERICAN LIFE CENTER

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## 17TH FLOOR AVAILABILITY



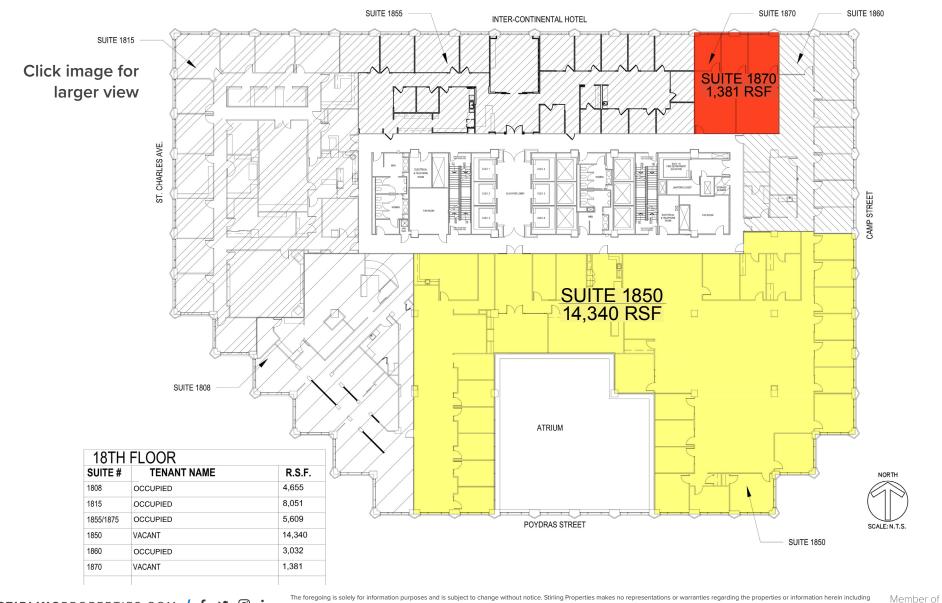
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## 18TH FLOOR AVAILABILITY



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## 19<sup>™</sup> FLOOR AVAILABILITY

Click image for larger view



19TH FLOOR PLAN

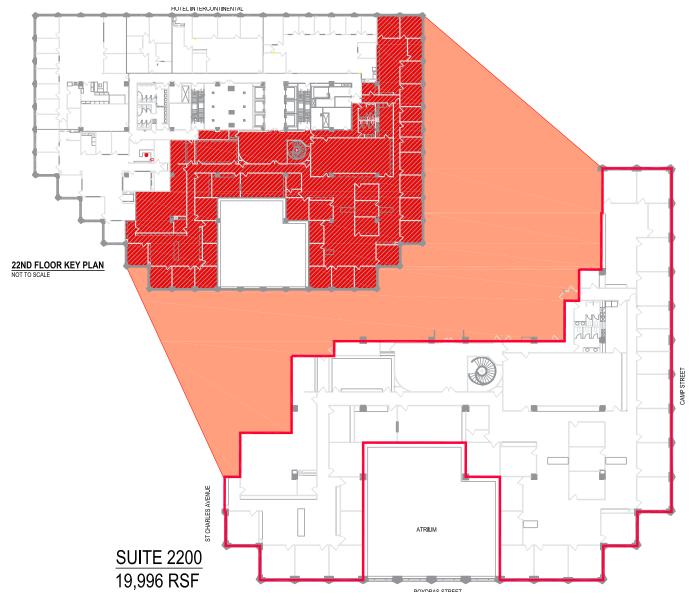
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## 22<sup>ND</sup> FLOOR AVAILABILITY



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## 23RD FLOOR AVAILABILITY

