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FOR LEASE

# 601 POYDRAS

PAN-AMERICAN LIFE CENTER

NEW ORLEANS CBD, LOUISIANA



## CLASS A OFFICE BUILDING FOR LEASE

### BUILDING INFORMATION

- 672,742 Rentable Square Feet
- Constructed 1980 & Renovated 2020
- Professional, on-site building management
- 8-Story Parking Structure - 795 Spaces
- 24-Hour access with on-site security & after-hours key card
- The Conference Center on 11 - Featuring 14 meeting rooms and downtown's only tiered-seating auditorium
- The Café on 11 - Full-service cafeteria and catering center
- Connected to the Four-Star Hotel InterContinental New Orleans

### EXECUTIVE SUMMARY

601 Poydras is a granite-clad, Class A trophy office tower located in the New Orleans Central Business District. Renovated in 2020, 601 Poydras 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 building is recognized as one of New Orleans' most prestigious office addresses. Furthermore, 601 Poydras 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.

### AVAILABLE SUITES

Suite 1401	4,867 RSF	
Suite 1402	14,015 RSF	
Suite 1430	664 RSF	
Suite 1450	753 RSF	
Suite 1515	10,206 RSF	
Suite 1625	2,568 RSF	
Suite 1670	4,033 RSF	
Suite 1710	6,843 RSF	
Suite 1815	8,051 RSF	
Suite 1840	3,357 RSF	
Suite 1900	Up to 38,160 RSF	Whole Floor
Suite 2040	2,593 RSF	
Suite 2205	6,154 RSF	
Suite 2227	1,321 RSF	
Suite 2240	2,720 RSF	
Suite 2320	11,619 RSF	
Suite 2335	1,273 RSF	
26th Floor	Up to 10,921 RSF	

### IN-BUILDING TENANT AMENITIES

- Tsunami Sushi
- Starbucks
- Smoothie King
- First Horizon Bank
- WePrint Copy & Shipping Center
- Royal Shoe Shine & Repair Station
- Dry Cleaning Pick-up





## 2020 RENOVATIONS

### THE CAFÉ ON 11

- Featuring new dining area and food service area
- Offers house-made breakfast, 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

THE CAFÉ ON 11



THE CAFÉ ON 11



THE CONFERENCE CENTRE ON 11



THE CONFERENCE CENTRE ON 11



THE CONFERENCE CENTRE ON 11





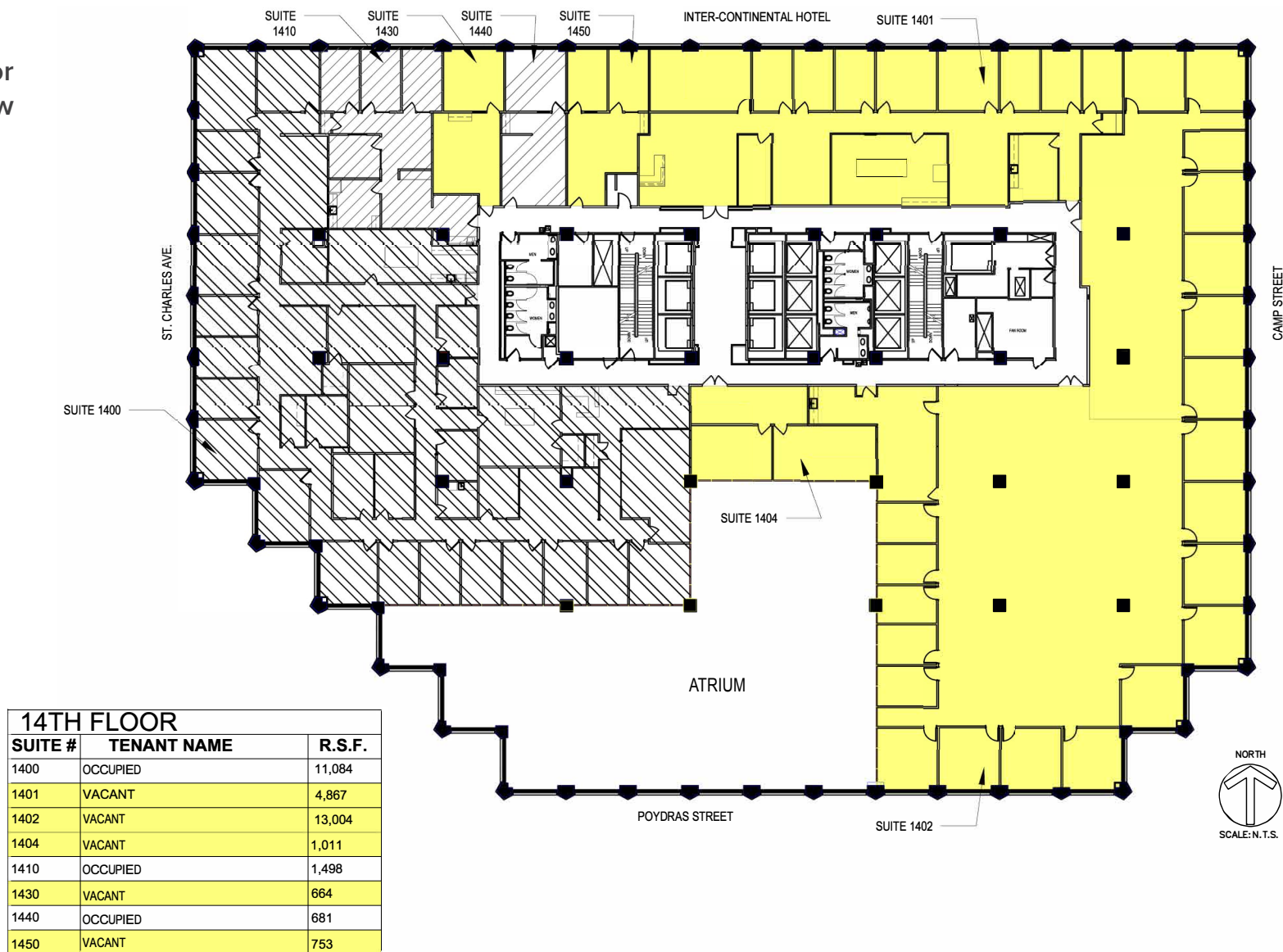
## AREA MAP





## 14<sup>TH</sup> FLOOR AVAILABILITY

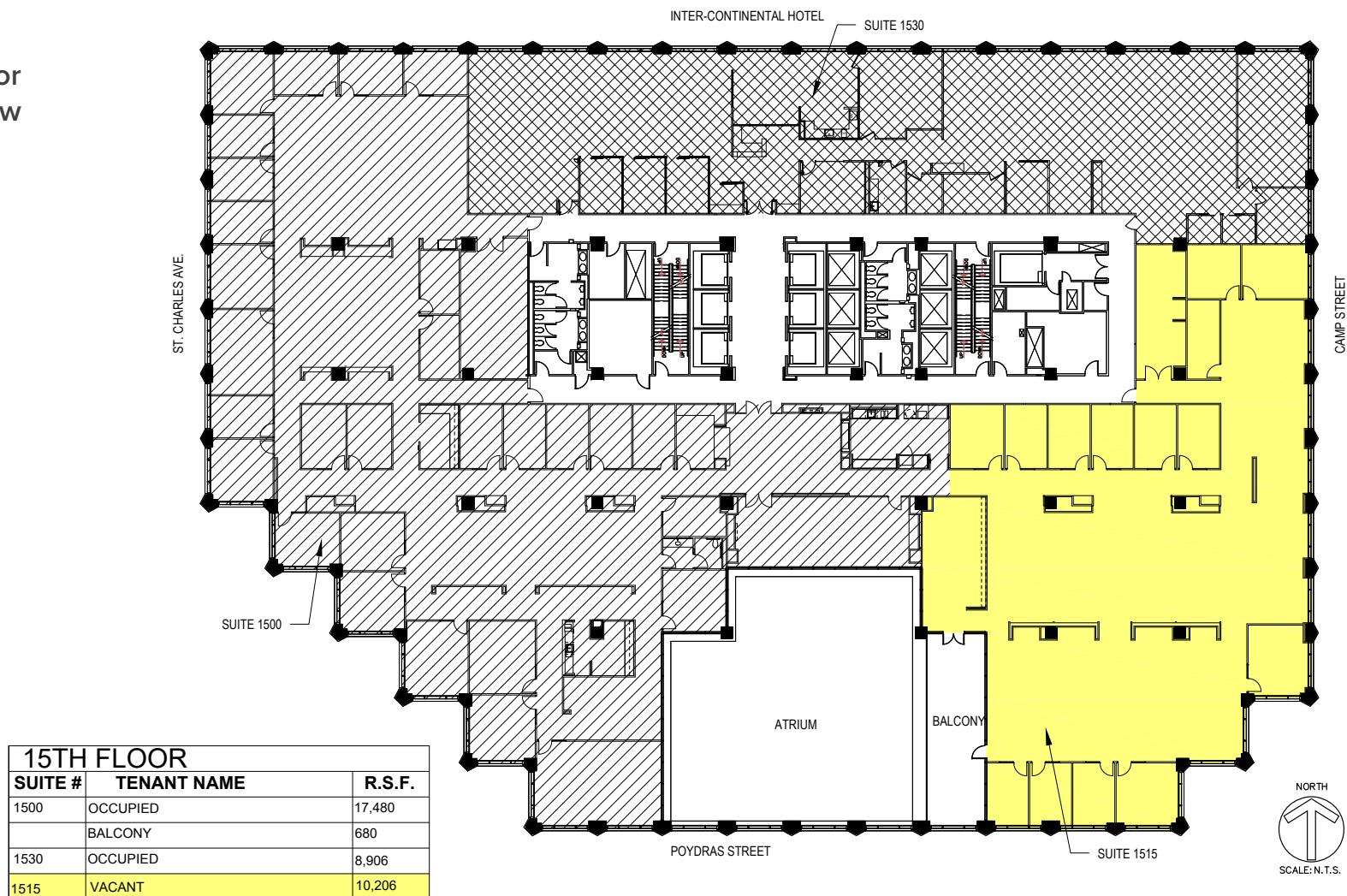
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## 15<sup>TH</sup> FLOOR AVAILABILITY

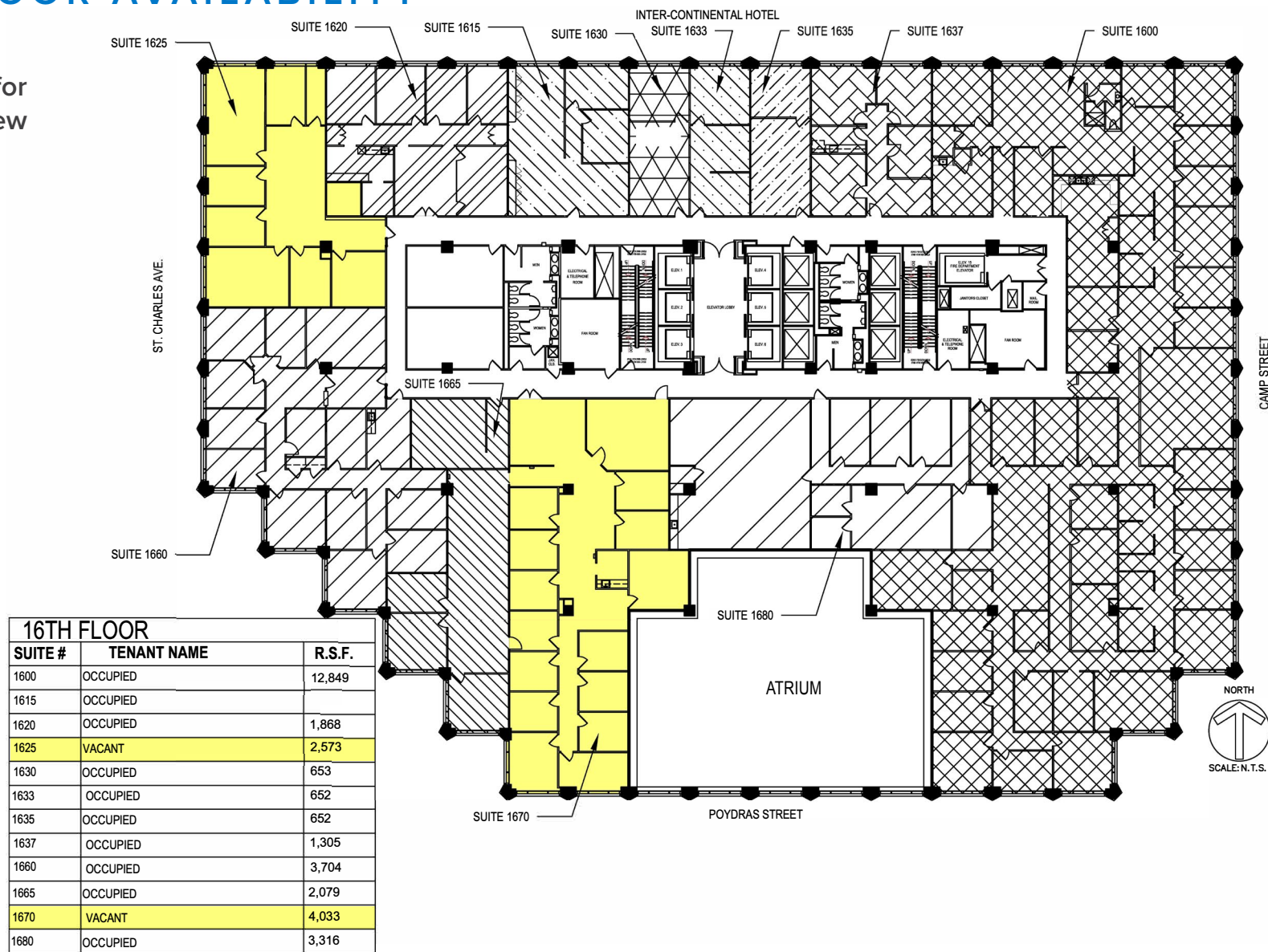
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## 16<sup>TH</sup> FLOOR AVAILABILITY

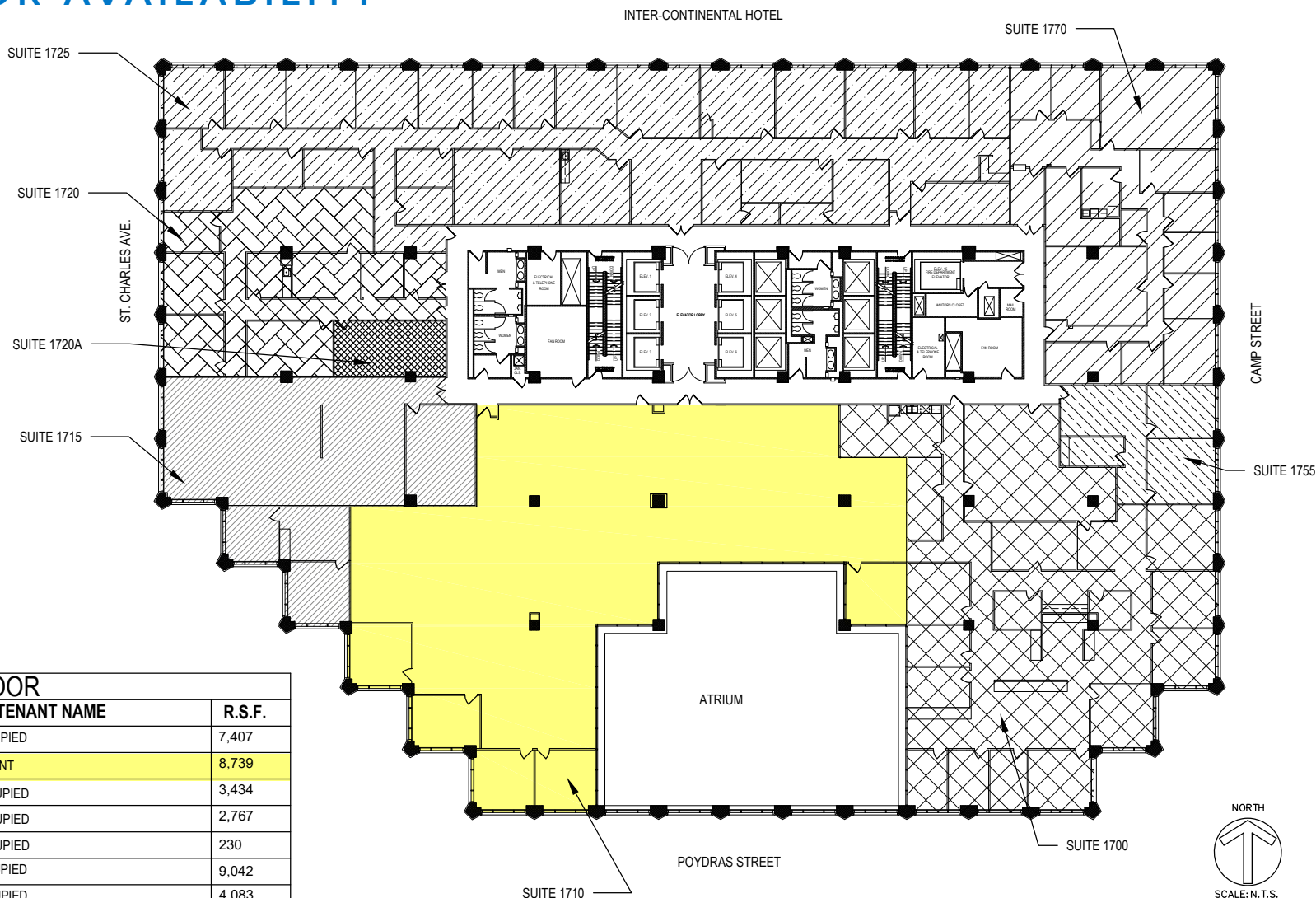
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## 17<sup>TH</sup> FLOOR AVAILABILITY

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17TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1700	OCCUPIED	7,407
1710	VACANT	8,739
1715	OCCUPIED	3,434
1720	OCCUPIED	2,767
1720A	OCCUPIED	230
1725	OCCUPIED	9,042
1770	OCCUPIED	4,083
1755	OCCUPIED	1,129



## 18<sup>TH</sup> FLOOR AVAILABILITY

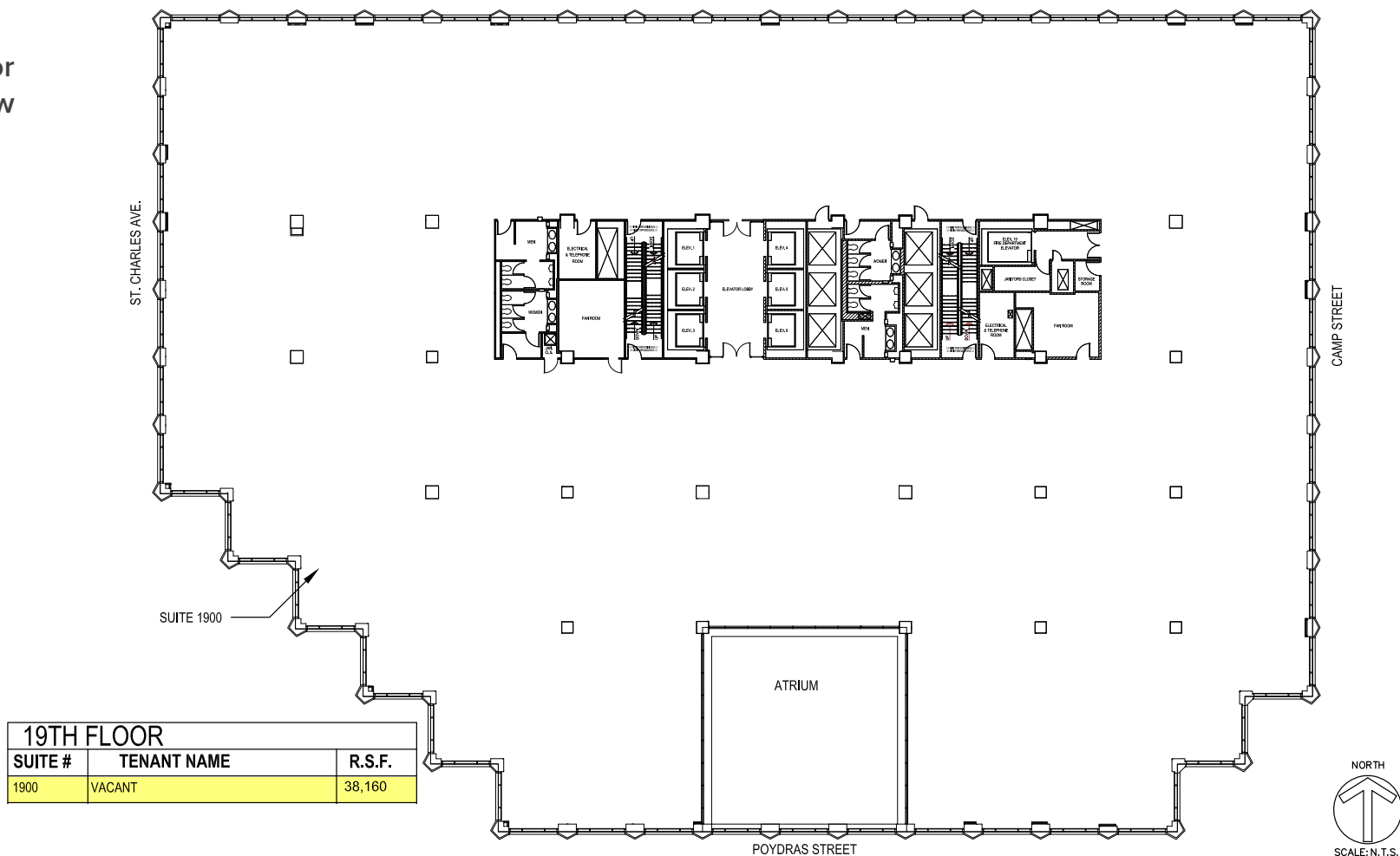
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## 19<sup>TH</sup> FLOOR AVAILABILITY

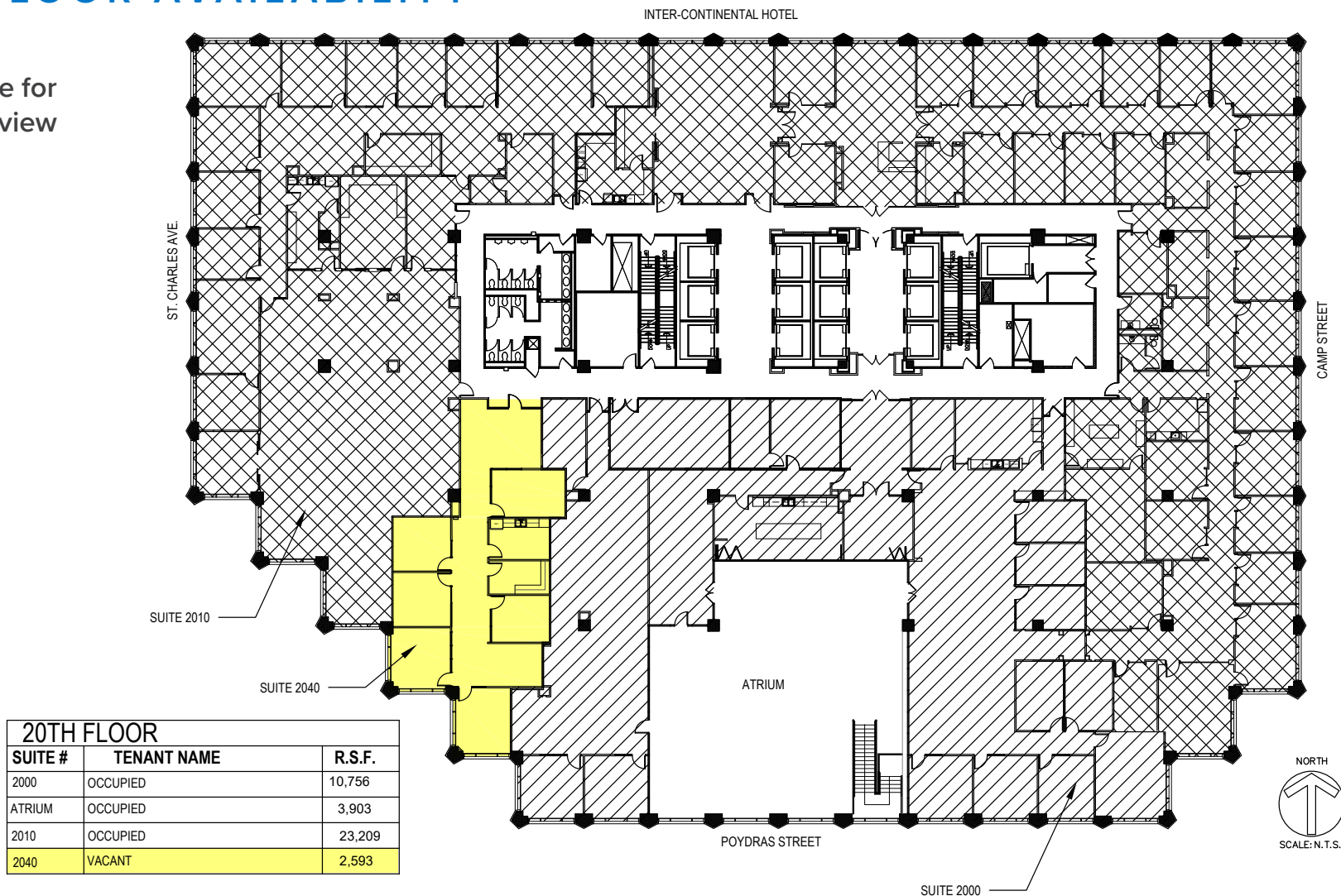
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## 20<sup>TH</sup> FLOOR AVAILABILITY

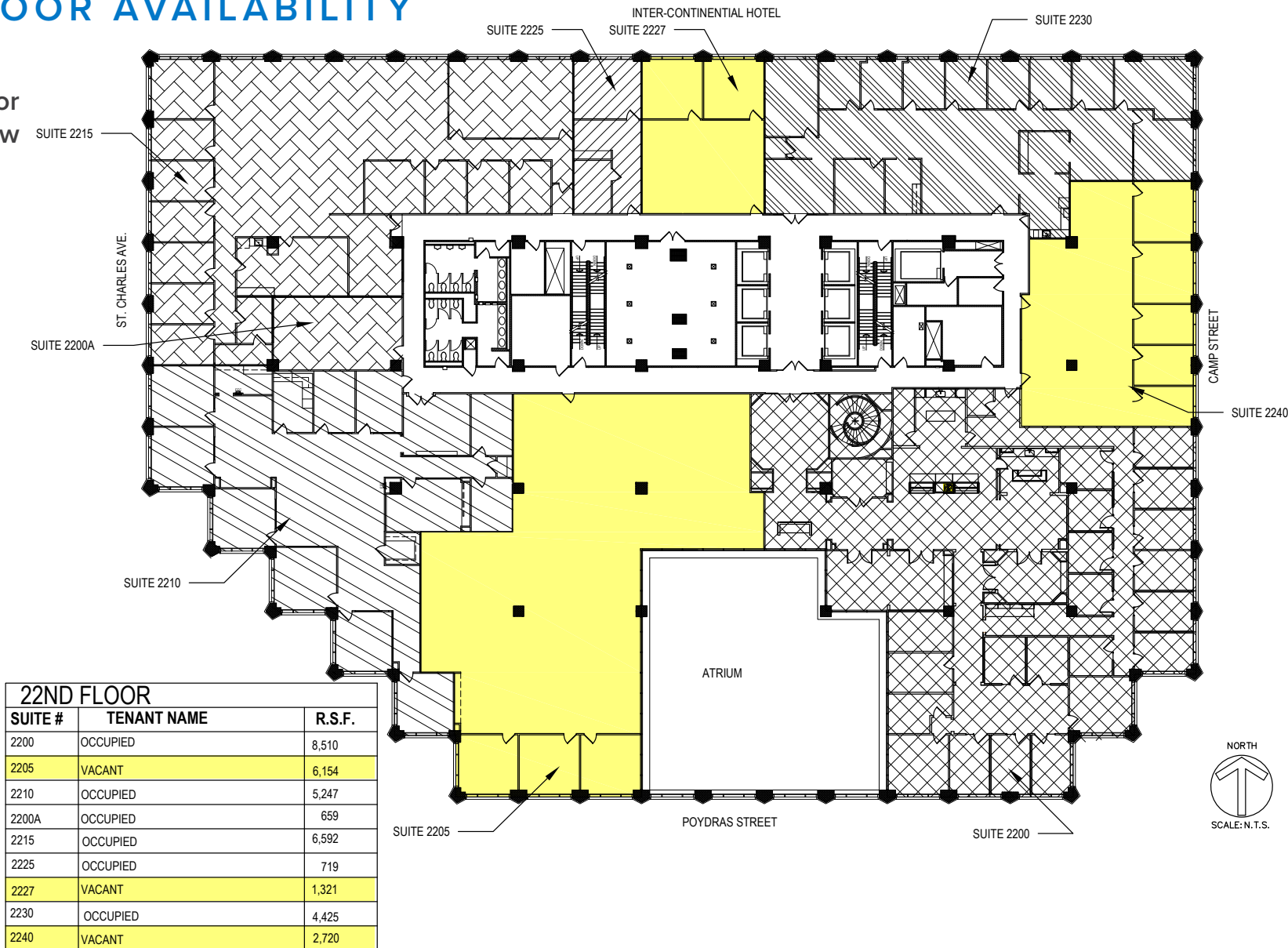
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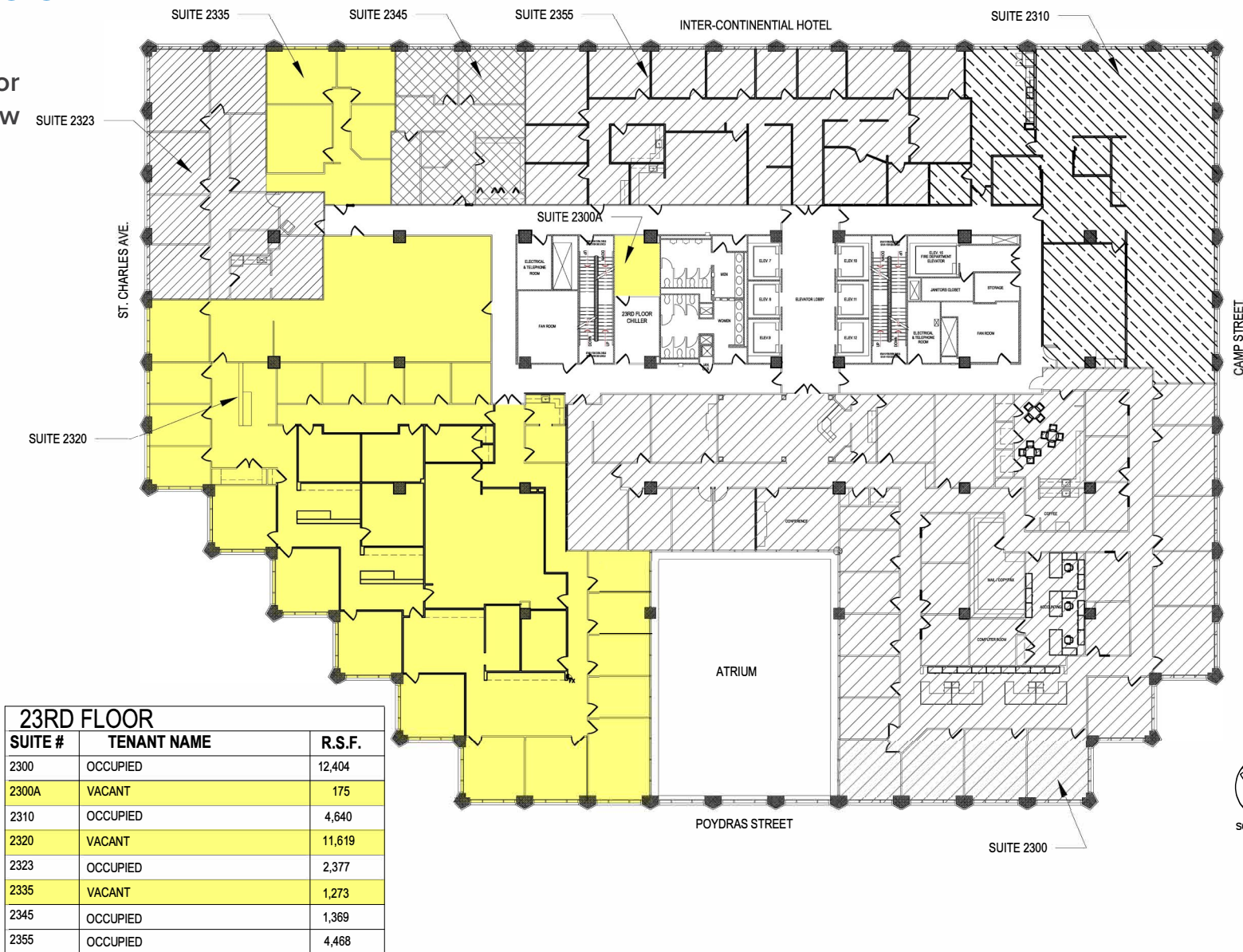
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## 23<sup>RD</sup> FLOOR AVAILABILITY

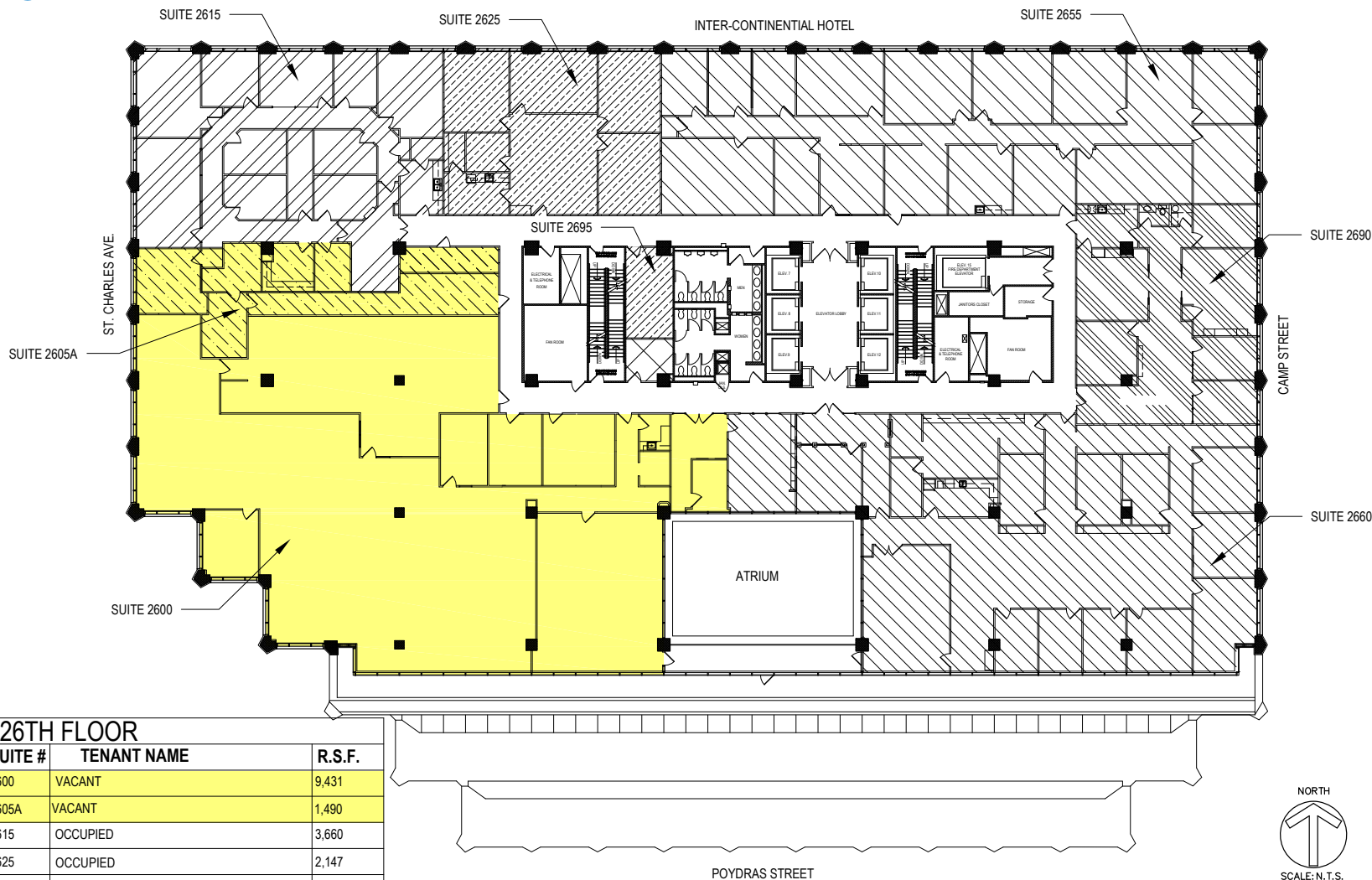
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## 26<sup>TH</sup> FLOOR AVAILABILITY

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26TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
2600	VACANT	9,431
2605A	VACANT	1,490
2615	OCCUPIED	3,660
2625	OCCUPIED	2,147
2655	OCCUPIED	5,794
2660	OCCUPIED	6,777
2690	OCCUPIED	2,399
2695	OCCUPIED	263