

stirling

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, 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

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

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 1200	34,062 RSF	+ 5,973 RSF Atrium
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	2,573 RSF	
Suite 1670	4,033 RSF	
Suite 1710	6,843 RSF	
Suite 1815	8,051 RSF	
Suite 1840	3,357 RSF	
Suite 1950	19,511 RSF	
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	
Suite 2755	6,713 RSF	



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 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



GROUND FLOOR LOBBY



THE CONFERENCE CENTRE ON 11



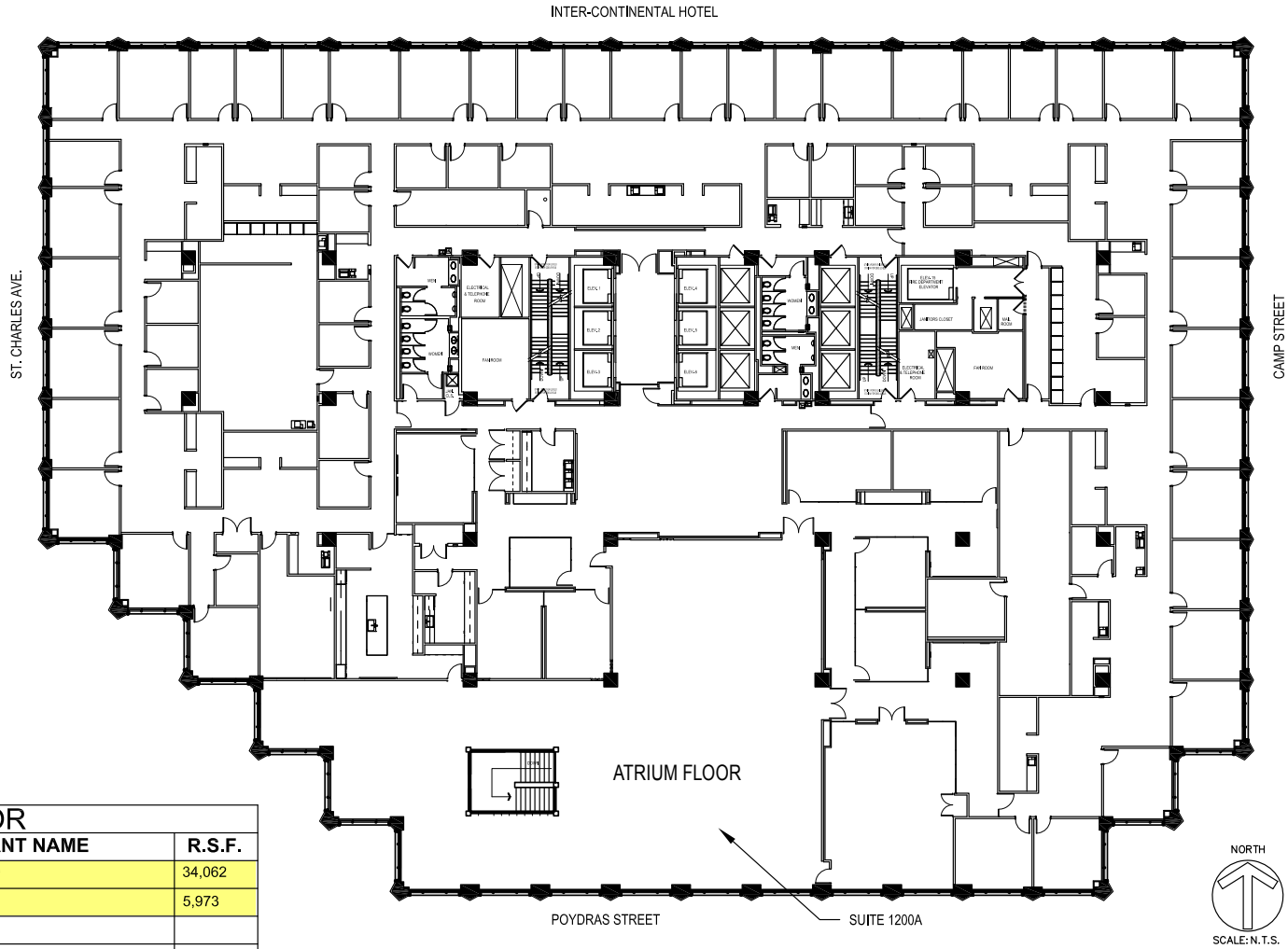
THE CONFERENCE CENTRE ON 11

AREA MAP



12TH FLOOR AVAILABILITY

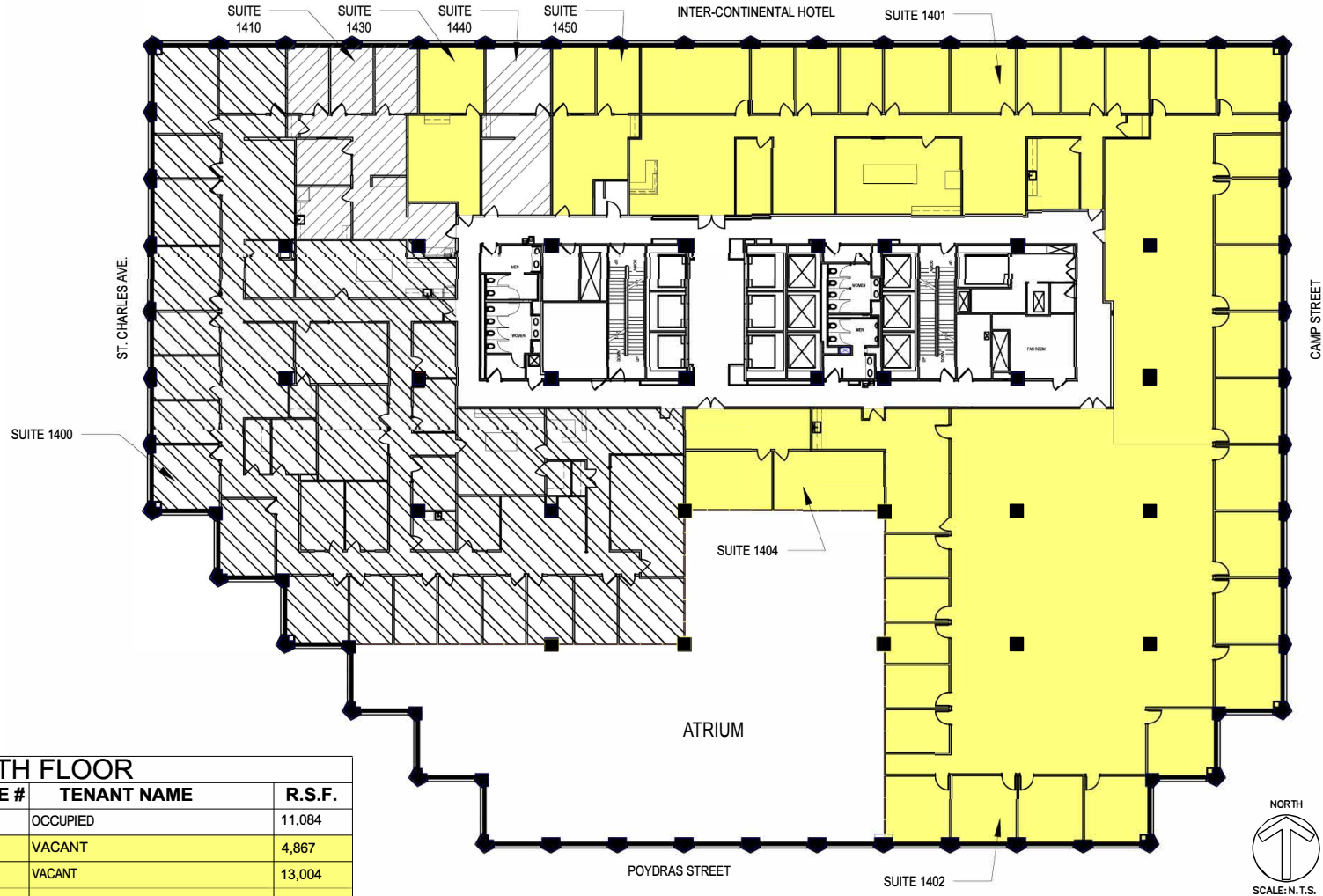
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12TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1200	VACANT	34,062
1200A	ATRIUM	5,973

14TH FLOOR AVAILABILITY

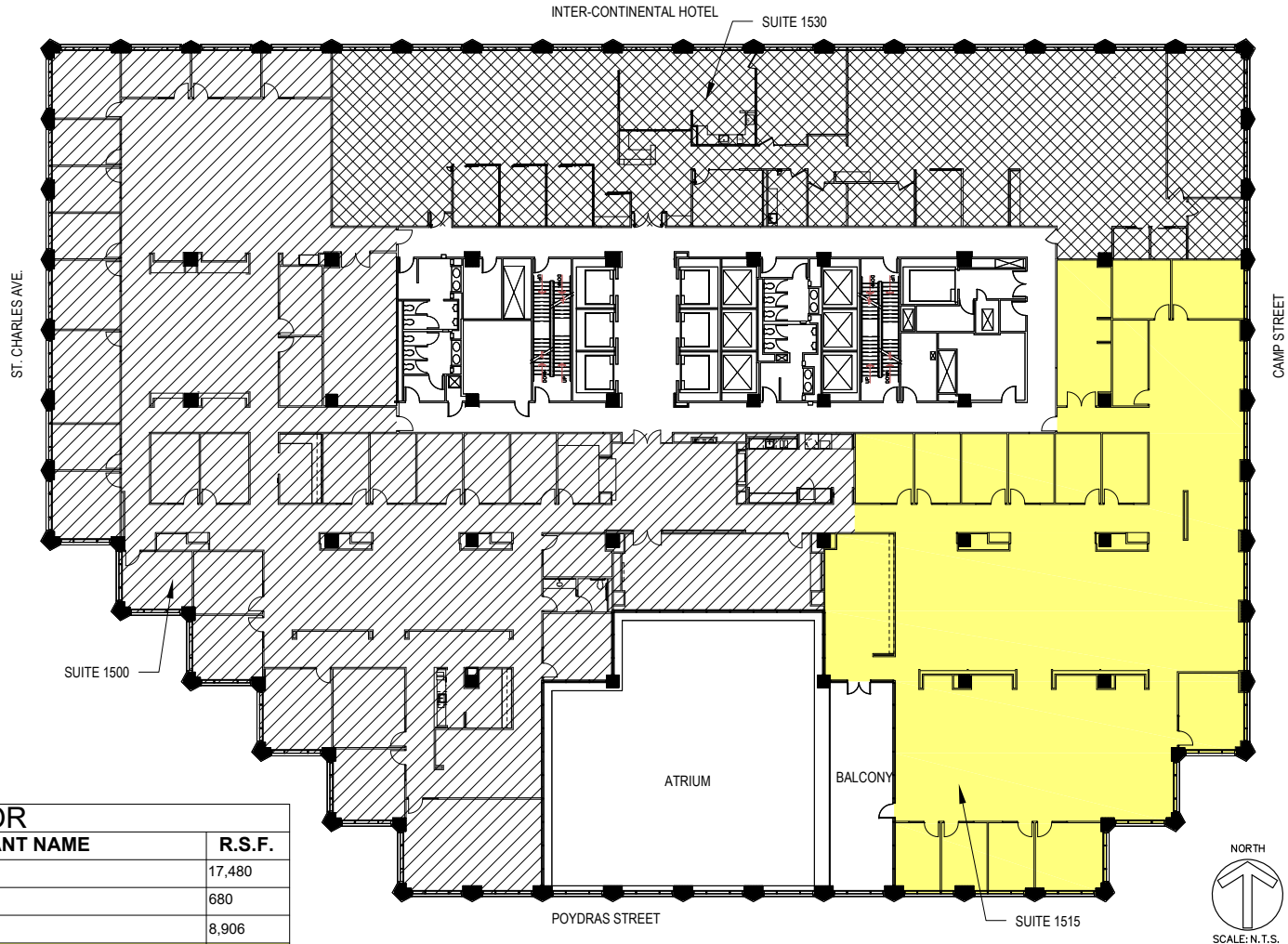
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14TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1400	OCCUPIED	11,084
1401	VACANT	4,867
1402	VACANT	13,004
1404	VACANT	1,011
1410	OCCUPIED	1,498
1430	VACANT	664
1440	OCCUPIED	681
1450	VACANT	753

15TH FLOOR AVAILABILITY

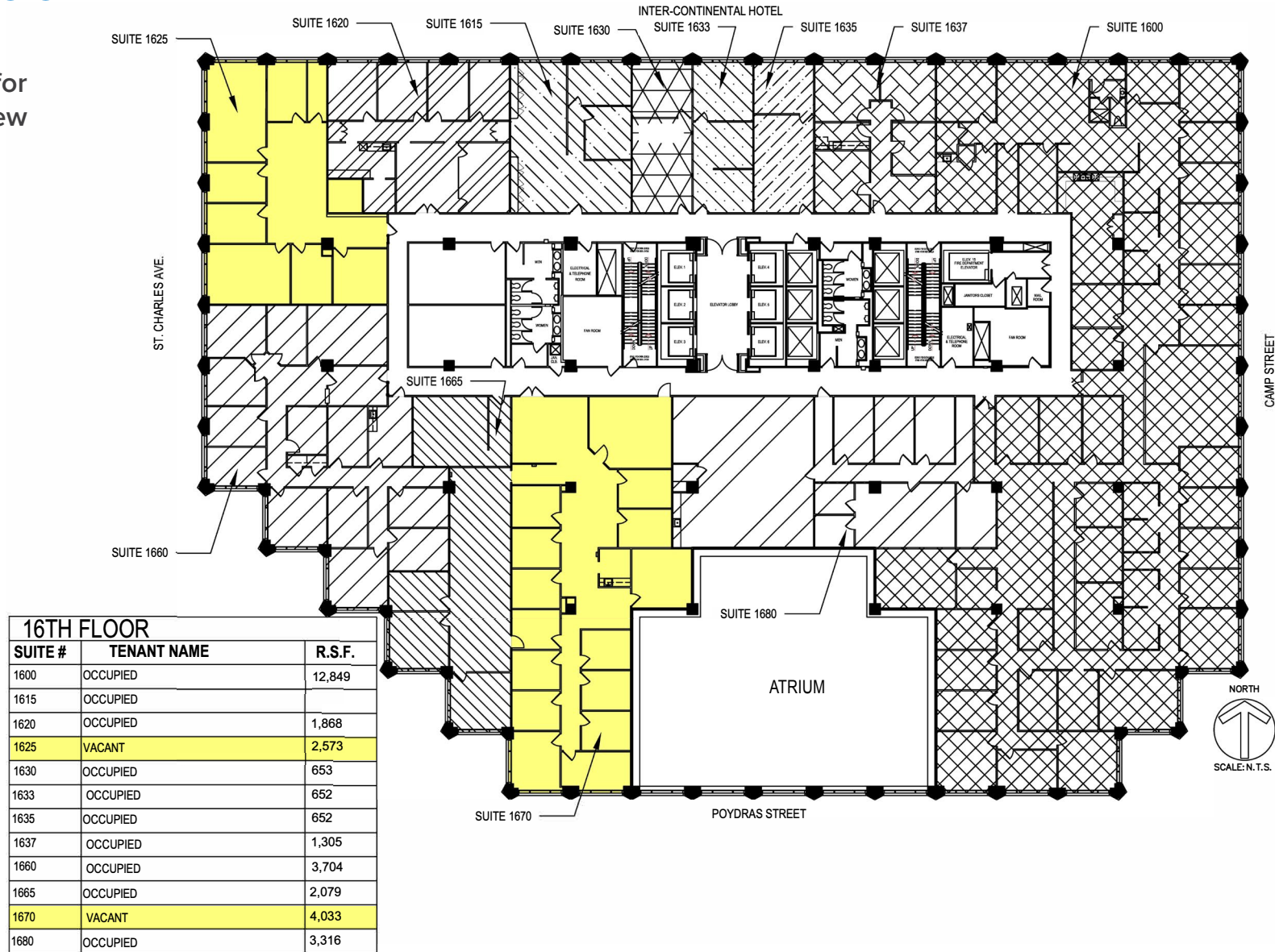
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15TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1500	OCCUPIED	17,480
	BALCONY	680
1530	OCCUPIED	8,906
1515	VACANT	10,206

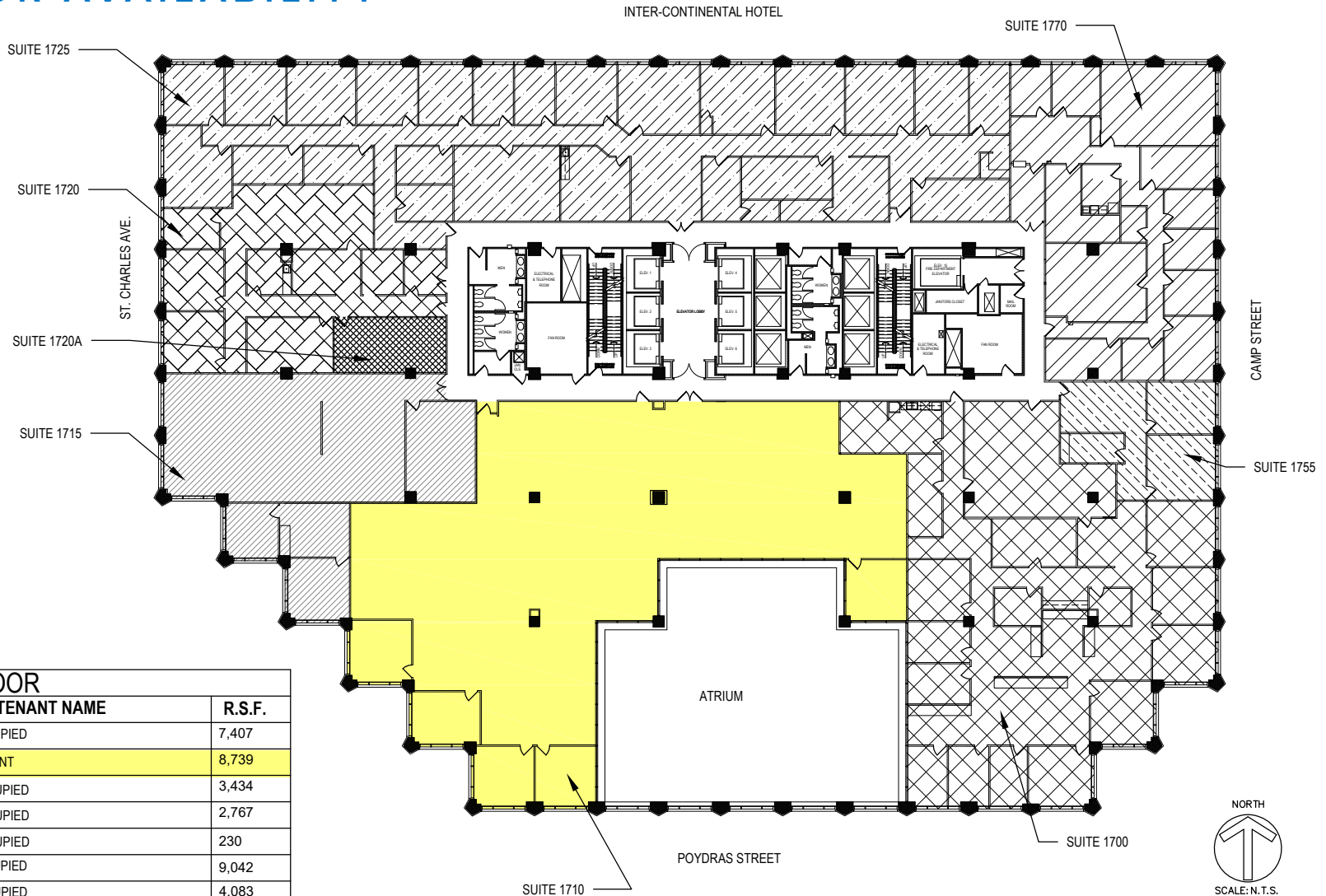
16TH FLOOR AVAILABILITY

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17TH FLOOR AVAILABILITY

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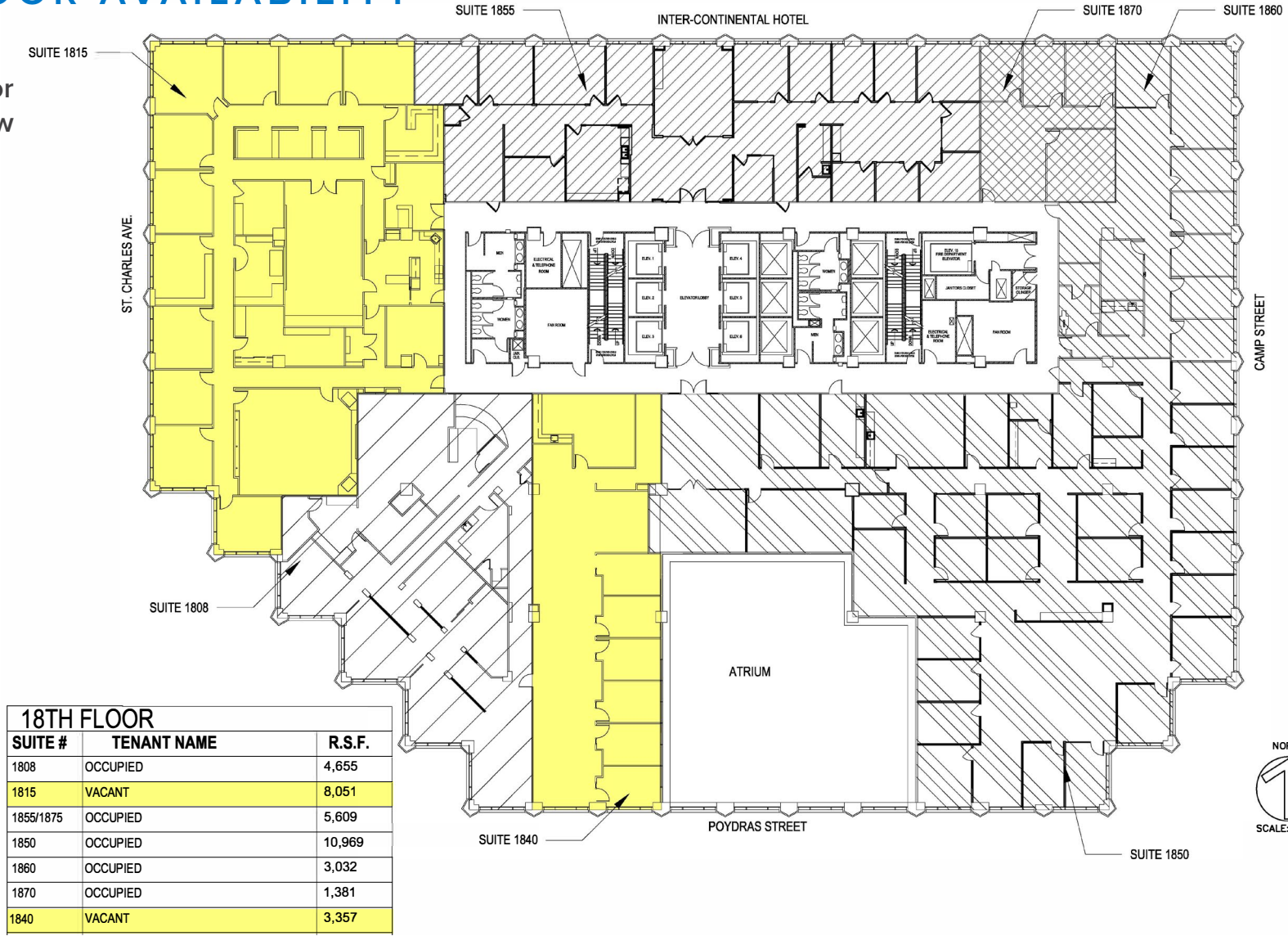


17TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1700	OCCUPIED	7,407
1710	VACANT	8,739
1715	OCCUPIED	3,434
1720	OCCUPIED	2,767
1720A	OCCUPIED	230
1725	OCCUPIED	9,042
1770	OCCUPIED	4,083
1755	OCCUPIED	1,129



18TH FLOOR AVAILABILITY

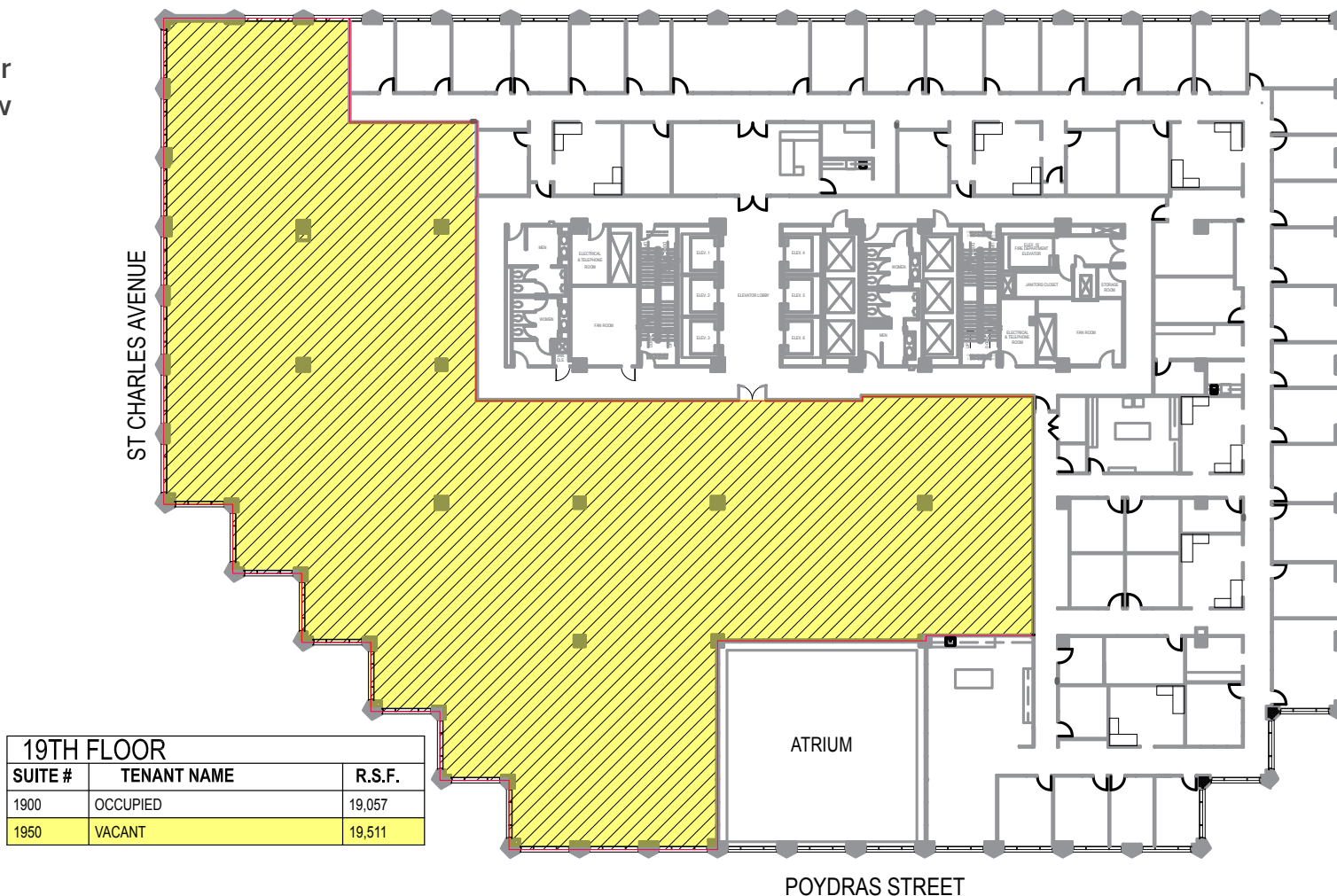
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18TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1808	OCCUPIED	4,655
1815	VACANT	8,051
1855/1875	OCCUPIED	5,609
1850	OCCUPIED	10,969
1860	OCCUPIED	3,032
1870	OCCUPIED	1,381
1840	VACANT	3,357

19TH FLOOR AVAILABILITY

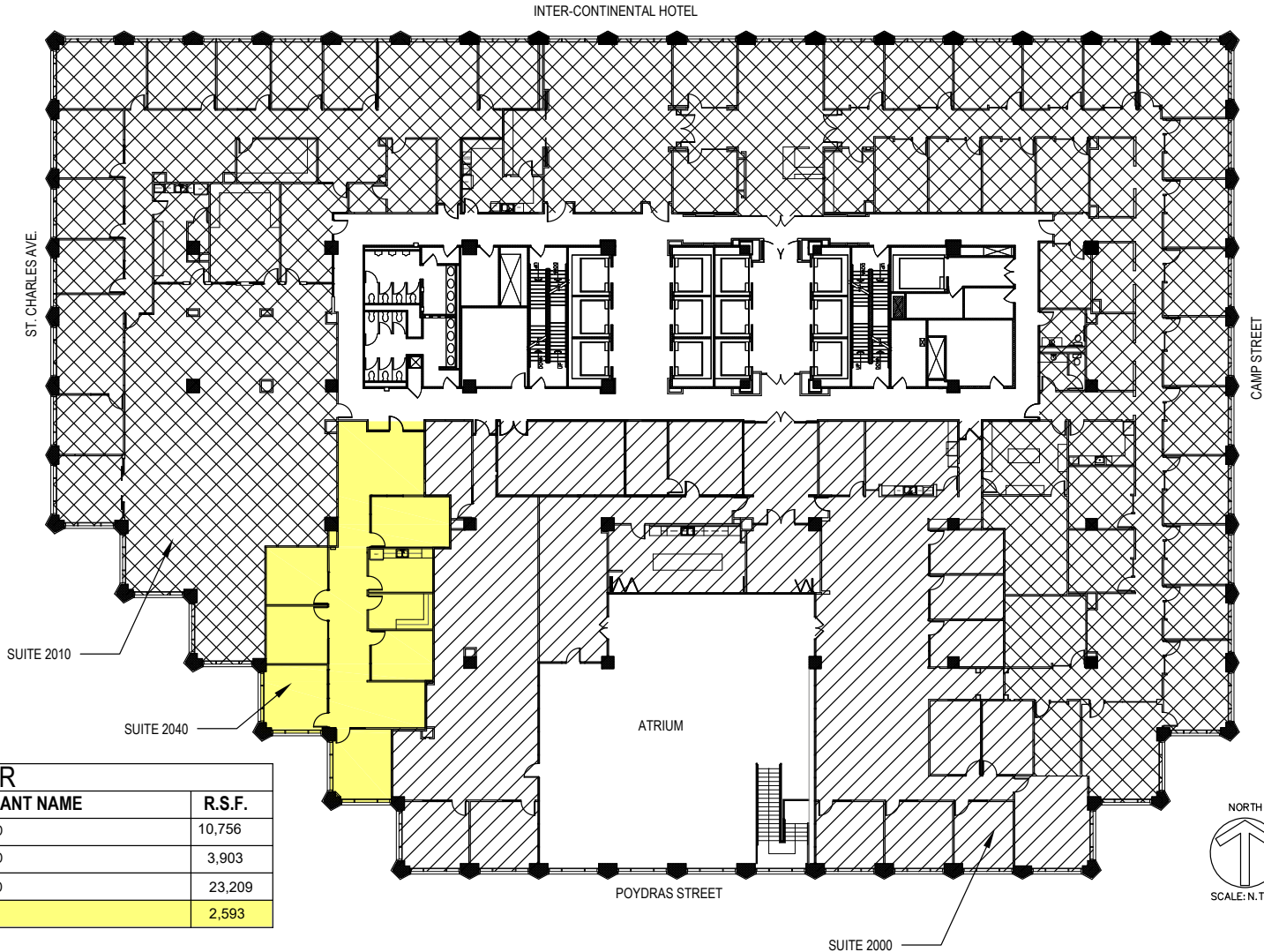
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19TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1900	OCCUPIED	19,057
1950	VACANT	19,511

20TH FLOOR AVAILABILITY

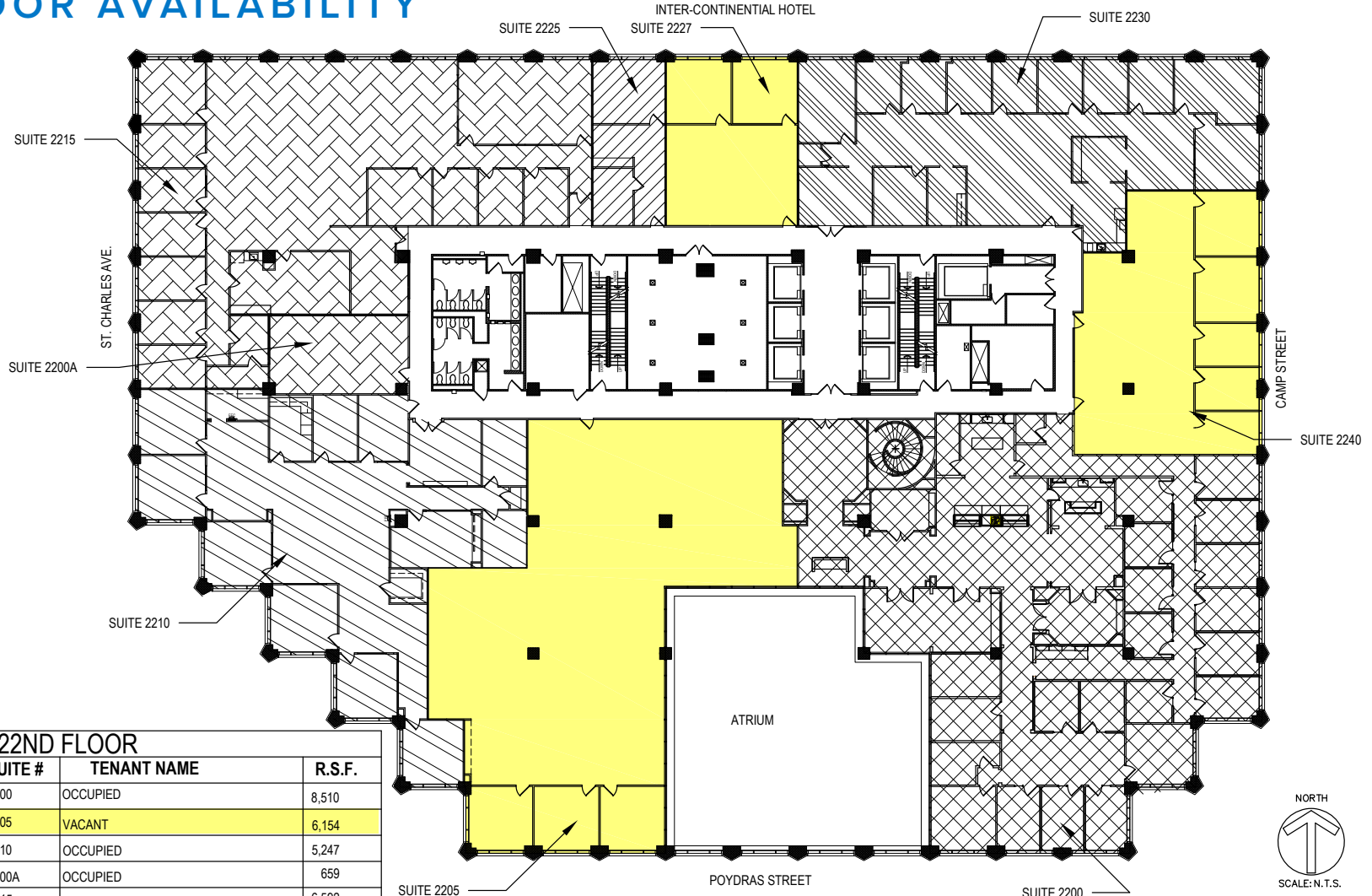
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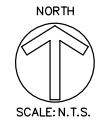
20TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
2000	OCCUPIED	10,756
ATRIUM	OCCUPIED	3,903
2010	OCCUPIED	23,209
2040	VACANT	2,593

22ND FLOOR AVAILABILITY

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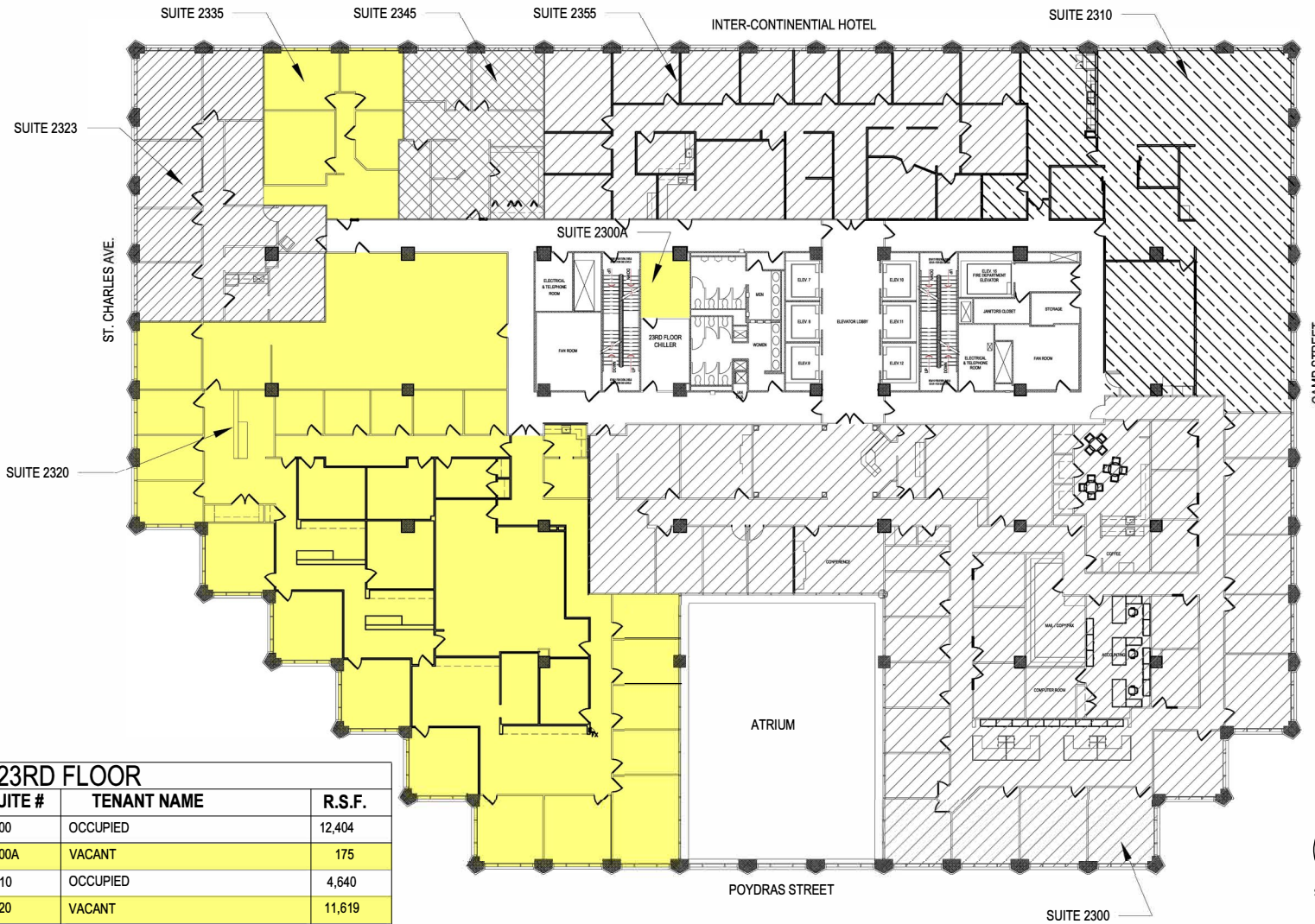


22ND FLOOR		
SUITE #	TENANT NAME	R.S.F.
2200	OCCUPIED	8,510
2205	VACANT	6,154
2210	OCCUPIED	5,247
2200A	OCCUPIED	659
2215	OCCUPIED	6,592
2225	OCCUPIED	719
2227	VACANT	1,321
2230	OCCUPIED	4,425
2240	VACANT	2,720



23RD FLOOR AVAILABILITY

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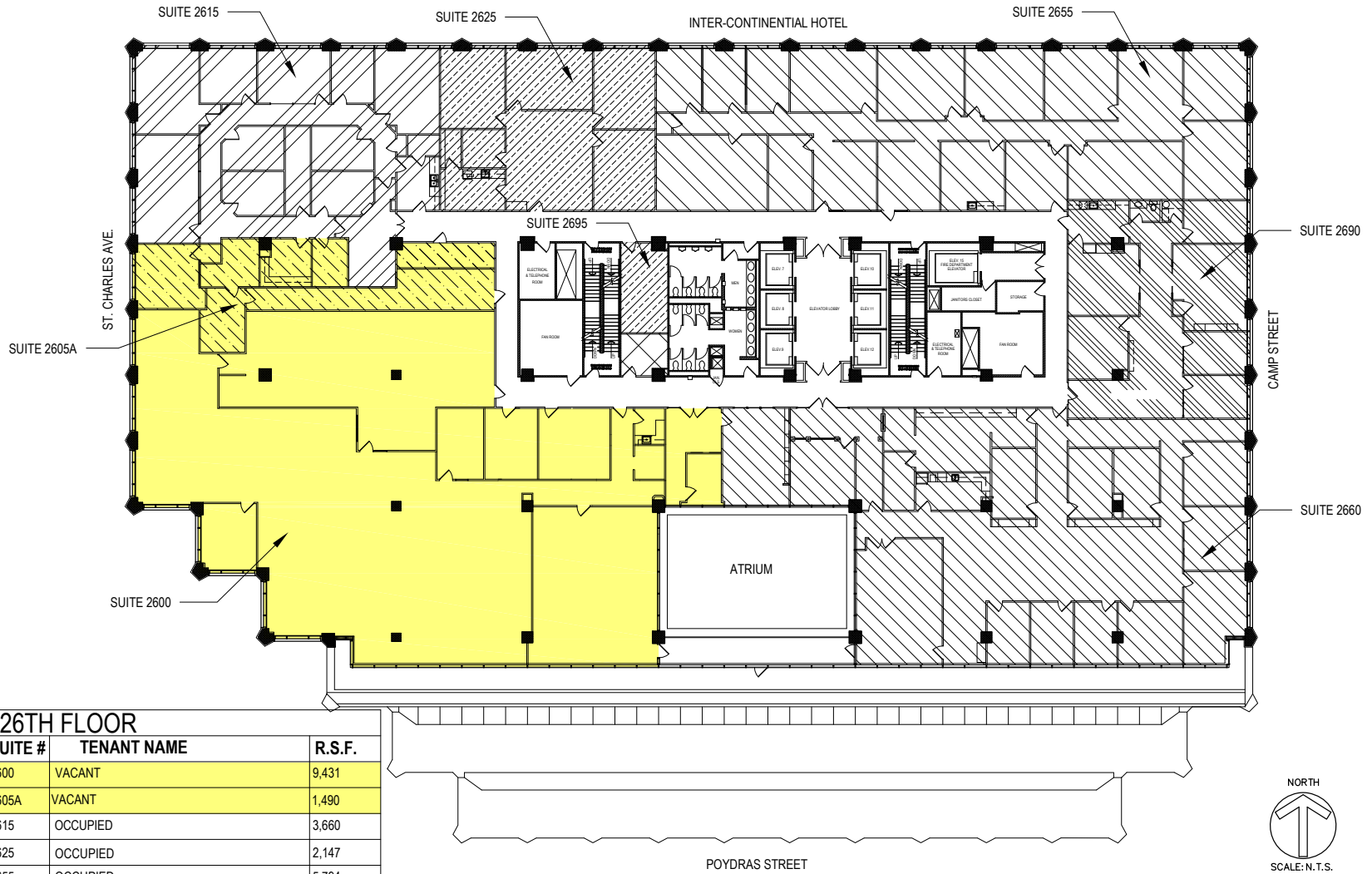


23RD FLOOR		
SUITE #	TENANT NAME	R.S.F.
2300	OCCUPIED	12,404
2300A	VACANT	175
2310	OCCUPIED	4,640
2320	VACANT	11,619
2323	OCCUPIED	2,377
2335	VACANT	1,273
2345	OCCUPIED	1,369
2355	OCCUPIED	4,468



26TH FLOOR AVAILABILITY

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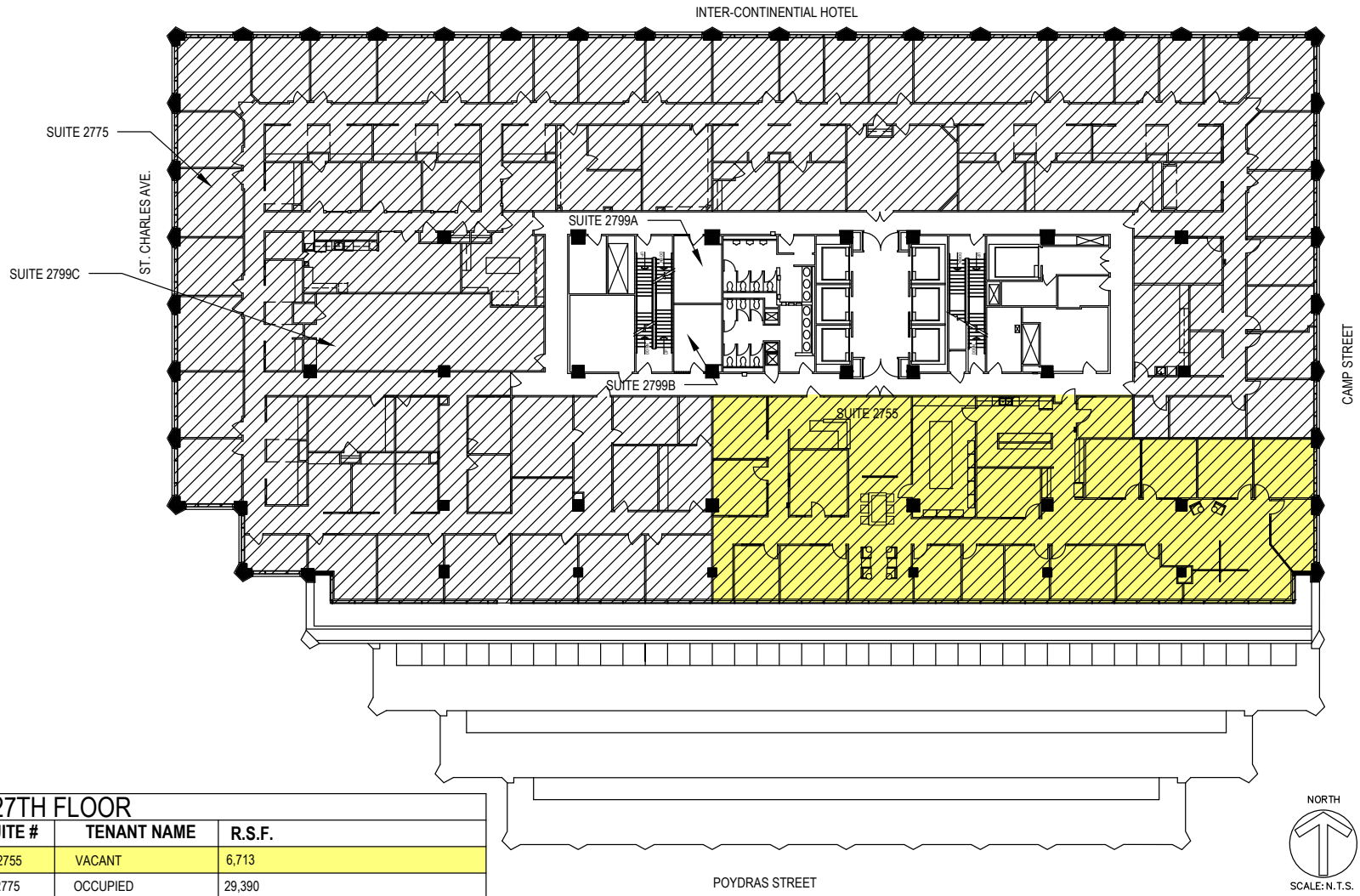


26TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
2600	VACANT	9,431
2605A	VACANT	1,490
2615	OCCUPIED	3,660
2625	OCCUPIED	2,147
2655	OCCUPIED	5,794
2660	OCCUPIED	6,777
2690	OCCUPIED	2,399
2695	OCCUPIED	263



27TH FLOOR AVAILABILITY

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27TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
2755	VACANT	6,713
2775	OCCUPIED	29,390
2799A	TENANT STORAGE	162
2799B	VACANT	176
2799C	TENANT STORAGE	1,048