



## METAIRIE OFFICE SUITES FOR LEASE

4532 WEST NAPOLEON AVENUE | METAIRIE, LA



### OFFICE SPACE

Suites 101 & 101 – 1,636 rsf first floor

Suite 104A – 1,067 rsf first floor

Suite 104B – 417 rsf first floor

Suite 202 – 1,116 rsf second floor

Suite 203 – 1,168 rsf second floor

### FEATURES

-High trafficked intersection of Clearview Parkway and W. Napoleon Avenue; easy access to I-10 and Veterans Blvd; elevator access to the second floor.

-Owner has recently painted the exterior of the building, and has updated the entry way and restrooms

### RENTAL RATE

1<sup>st</sup> floor - \$20.00 per sq. ft., gross

2<sup>nd</sup> floor - \$18.00 per sq. ft., gross plus utilities

Max J. Derbes, Inc.  
REALTORS ■

CONTACT  
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Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123





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## FLOORPLAN 1



1 FIRST FLOOR PLAN

3/32" = 1'-0"

### BUILDING AREA CALCULATIONS

AREA	USEABLE	COMMON	TOTAL
1ST FLOOR USEABLE AREA:	3,463.18 SF	692.58 SF	4,155.76 SF
2ND FLOOR USEABLE AREA:	3,765.69 SF	885.47 SF	4,651.16 SF
TOTAL USEABLE AREA:	7,228.87 SF	1,378.05 SF	8,606.92 SF

### FLOOR AREA CALCULATIONS

SUITE #	USEABLE AREA	% OF TOTAL AREA	COMMON AREA
SUITE 101:	884.81 SF	11.96 %	164.81 SF
SUITE 102:	509.53 SF	7.05 %	97.15 SF
SUITE 103:	470.49 SF	6.51 %	89.71 SF
SUITE 104A	896.55 SF	12.40 %	170.88 SF
SUITE 104B	350 SF	4.86 %	66.72 SF
SUITE 105	271 SF	3.75 %	50.69 SF
TOTAL:	3,463.18 SF	47.91 %	680.22 SF

CD.2

26 JULY 2010

4532 WEST NAPOLEON AVE.  
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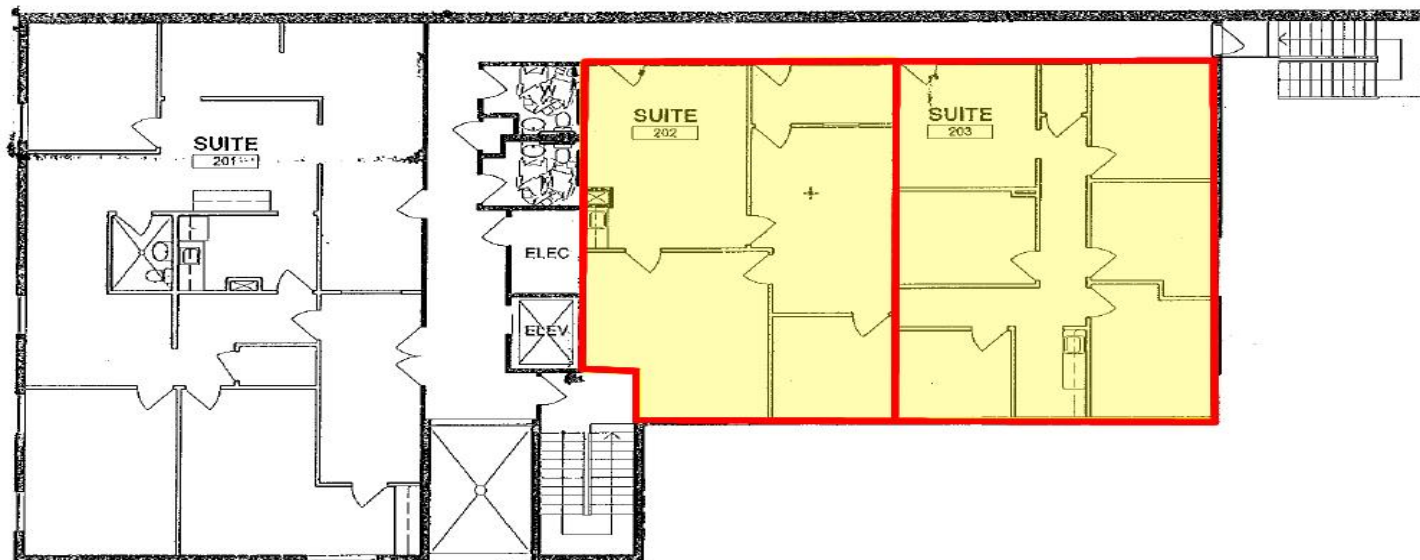




# NAPOLEON PLAZA RETAIL SUITES FOR LEASE

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## FLOORPLAN 2



SECOND FLOOR PLAN

3/32" = 1'-0"

### FLOOR AREA CALCULATIONS

SUITE #	USEABLE AREA	% OF COMMON AREA	COMMON AREA
SUITE 201:	1,846.67 SF	25.54 %	351.95 SF
SUITE 202:	937.34 SF	12.97 %	178.73 SF
SUITE 203	981.68 SF	13.58 %	187.14 SF
TOTAL:	3,765.69 SF	52.09 %	717.82 SF

CD3

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