FOR LEASE

115 James Drive West

SAINT ROSE, LA 70087

PROPERTY ONE

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PROPERTY DESCRIPTION

115 James Drive West is a 21,408 SF service center building that offers tenants a balanced blend of quality office and warehouse space. The office spaces have flexible floor plans and boast quality interior finishes. Warehouse space features 16' clear ceiling height and grade level loading. Other features include quality tilt-up construction, tinted glass, professional landscaping, and abundant parking.

James Business Park is a 200+ acre master planned development that is home to many of the market's 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.

James Business Park is the area's premier industrial development, featuring the most modern buildings and highest quality management. With two on-site managers, three dedicated maintenance personnel, and roving security, the buildings at James Business park provide a level of service above anything else in the market.

OFFERING SUMMARY	
Lease Rate:	$10 SF/yr (NNN)
Available SF:	4,466 SF
Building Size:	21,408 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,150	44,716	126,758
Total Population	2,936	122,488	328,013
Average HH Income	$52,909	$63,737	$69,414

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LEASE INFORMATION

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	4,466 SF	**Lease Rate:**	$10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	4,466 SF	NNN	$10.00 SF/yr	2 drive-in grade level loading doors

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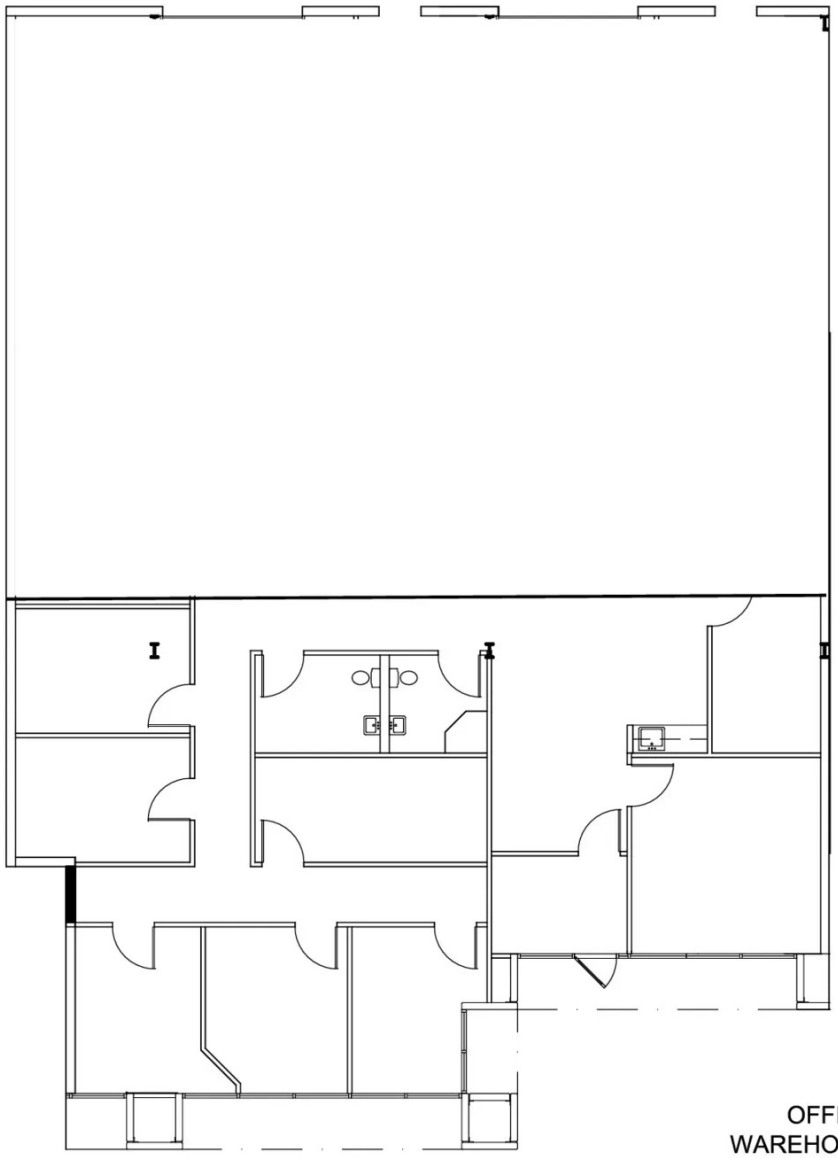

SUITE 130

OFFICE: 1,466

WAREHOUSE: 3,000

AGL COMMERCIAL INTERIORS

AGLDESIGNS.COM

433 METAIRIE ROAD
SUITE 208

METAIRIE, LA 70005
504. 888. 9077

PROJECT

SUITE 130

WESTSIDE 1
115 JAMES DRIVE WEST
ST. ROSE, LA 70087

5287	DATE: 11-24-14
TASK NO.	FLOOR 1 / SHEET LF

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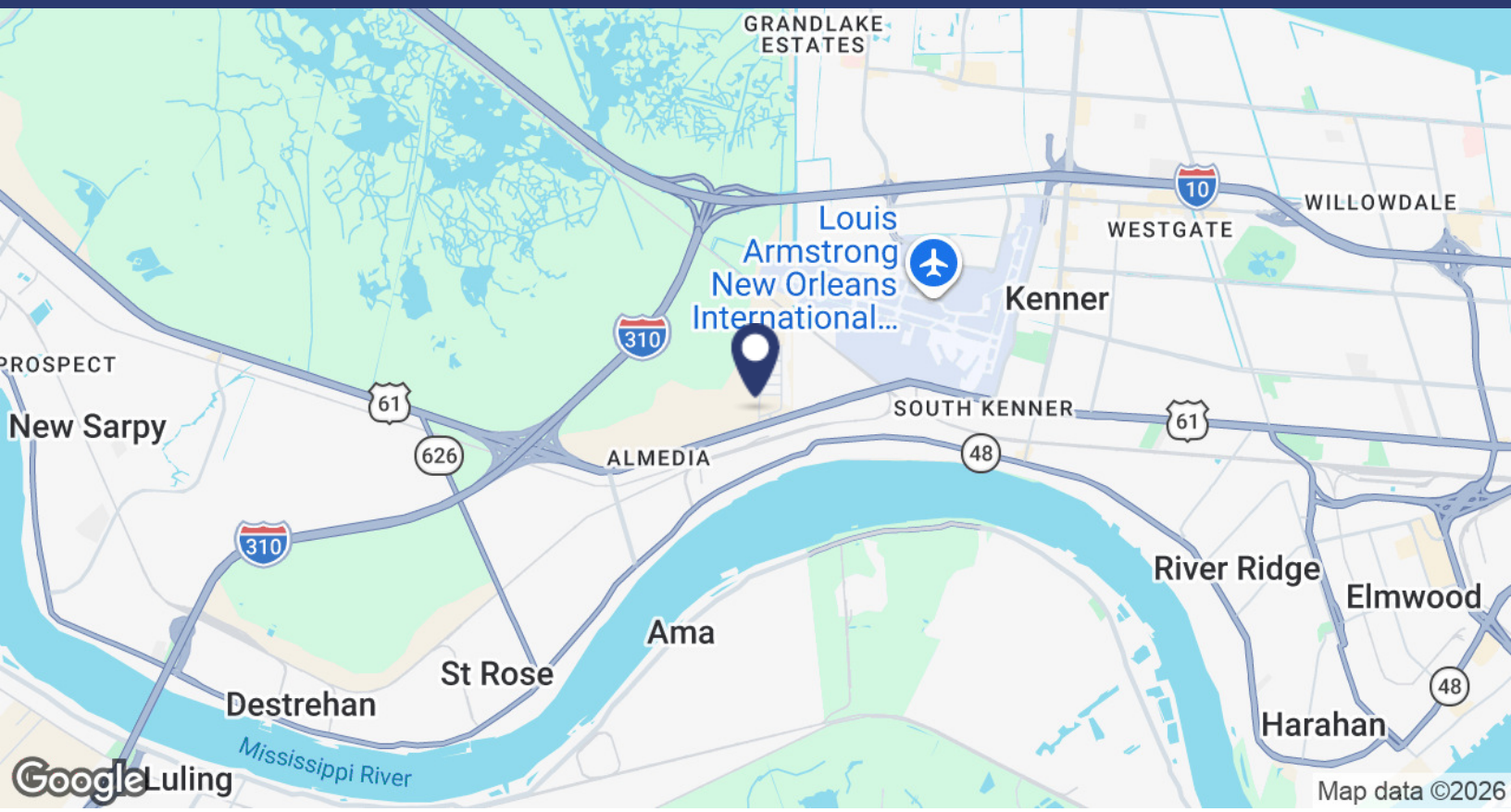

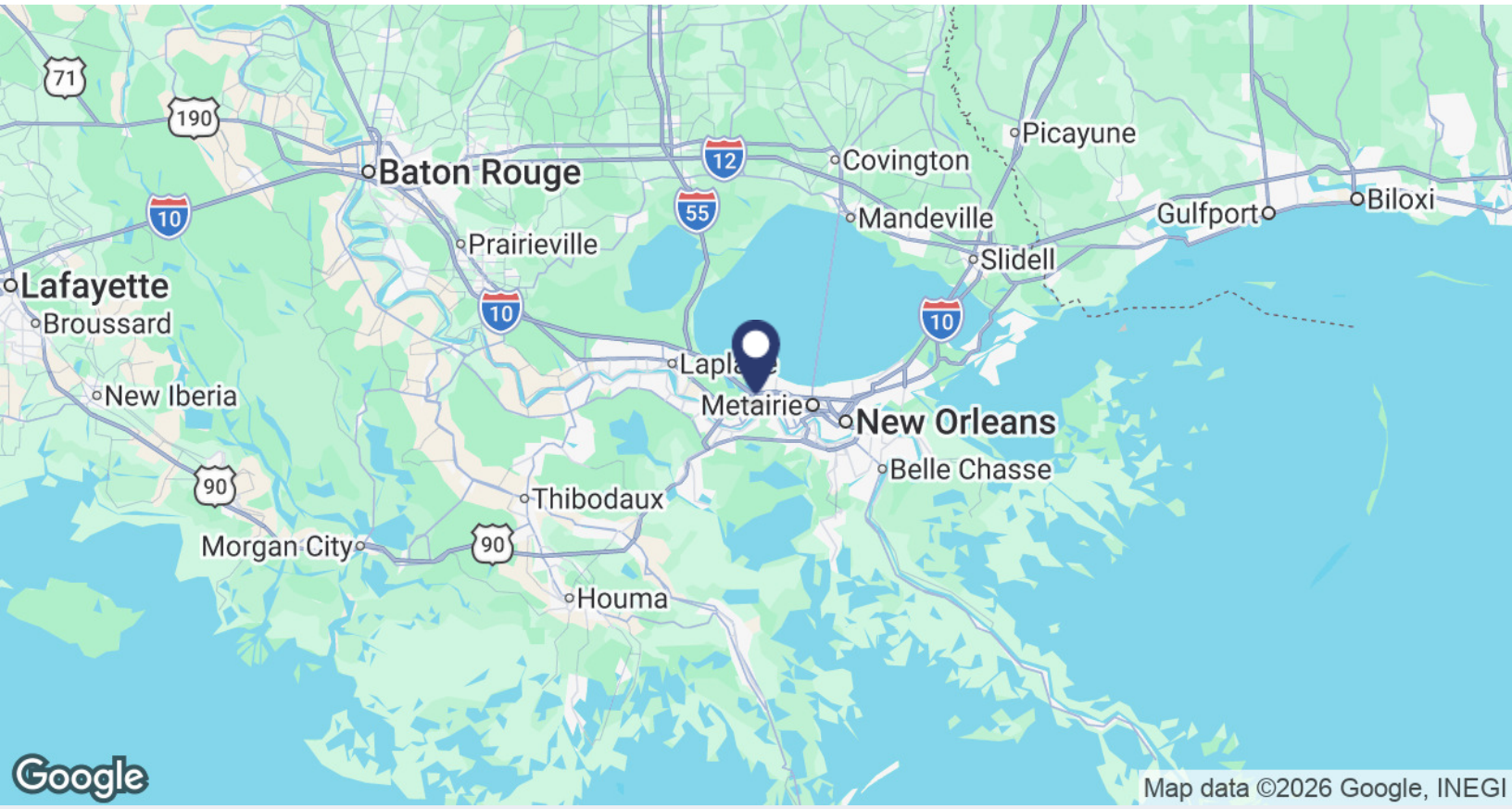

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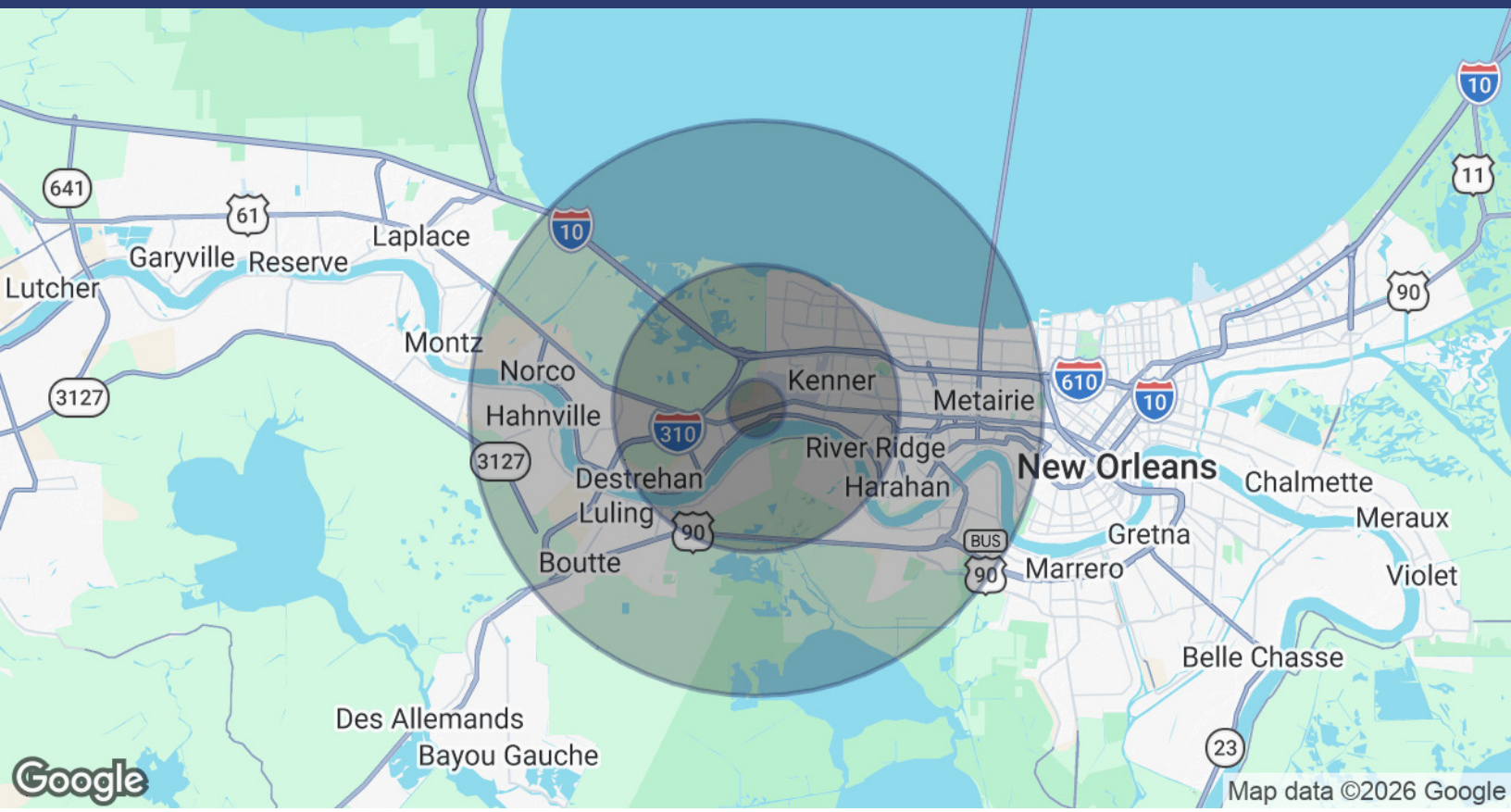

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,936	122,488	328,013
Average Age	36.1	38.5	39.4
Average Age (Male)	31.3	37.5	38.4
Average Age (Female)	39.4	39.8	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,150	44,716	126,758
# of Persons per HH	2.6	2.7	2.6
Average HH Income	$52,909	$63,737	$69,414
Average House Value	$158,369	$206,903	$239,326

2020 American Community Survey (ACS)

Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

PRESENTED BY

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