

FOR LEASE

160 James Drive East

SAINT ROSE, LA 70087

PROPERTY ONE

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PROPERTY DESCRIPTION

160 James Drive East is a 25,722 SF Class A service center building located within James Business Park. This tilt-up concrete building offers office/industrial users a balanced blend of quality office and service center space in a professionally landscaped, campus-like corporate setting. Tenant offices boast large tinted windows and quality interior finishes. There is an abundance of on-site parking with a large truck court for deliveries.

LOCATION DESCRIPTION

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

OFFERING SUMMARY	
Lease Rate:	$16.75 SF/yr (Full Service)
Available SF:	5,886 SF
Building Size:	25,772 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,120	49,812	130,596
Total Population	2,744	135,110	336,432
Average HH Income	$49,765	$64,721	$69,487

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LEASE INFORMATION

Lease Type:	Full Service	**Lease Term:**	Negotiable
Total Space:	5,886 SF	**Lease Rate:**	$16.75 SF/yr

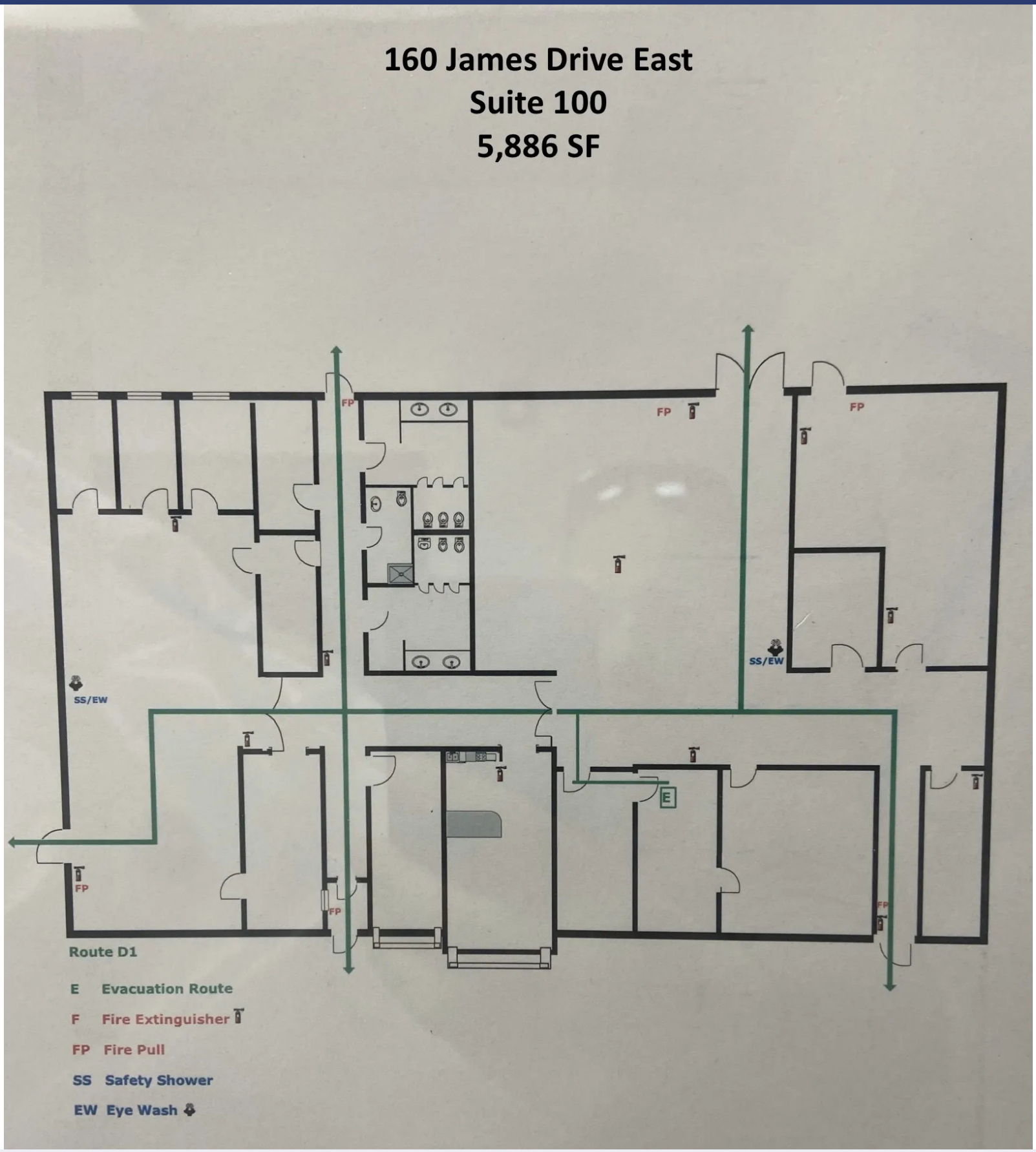
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	5,886 SF	Full Service	$16.75 SF/yr	Flex/Lab Space.

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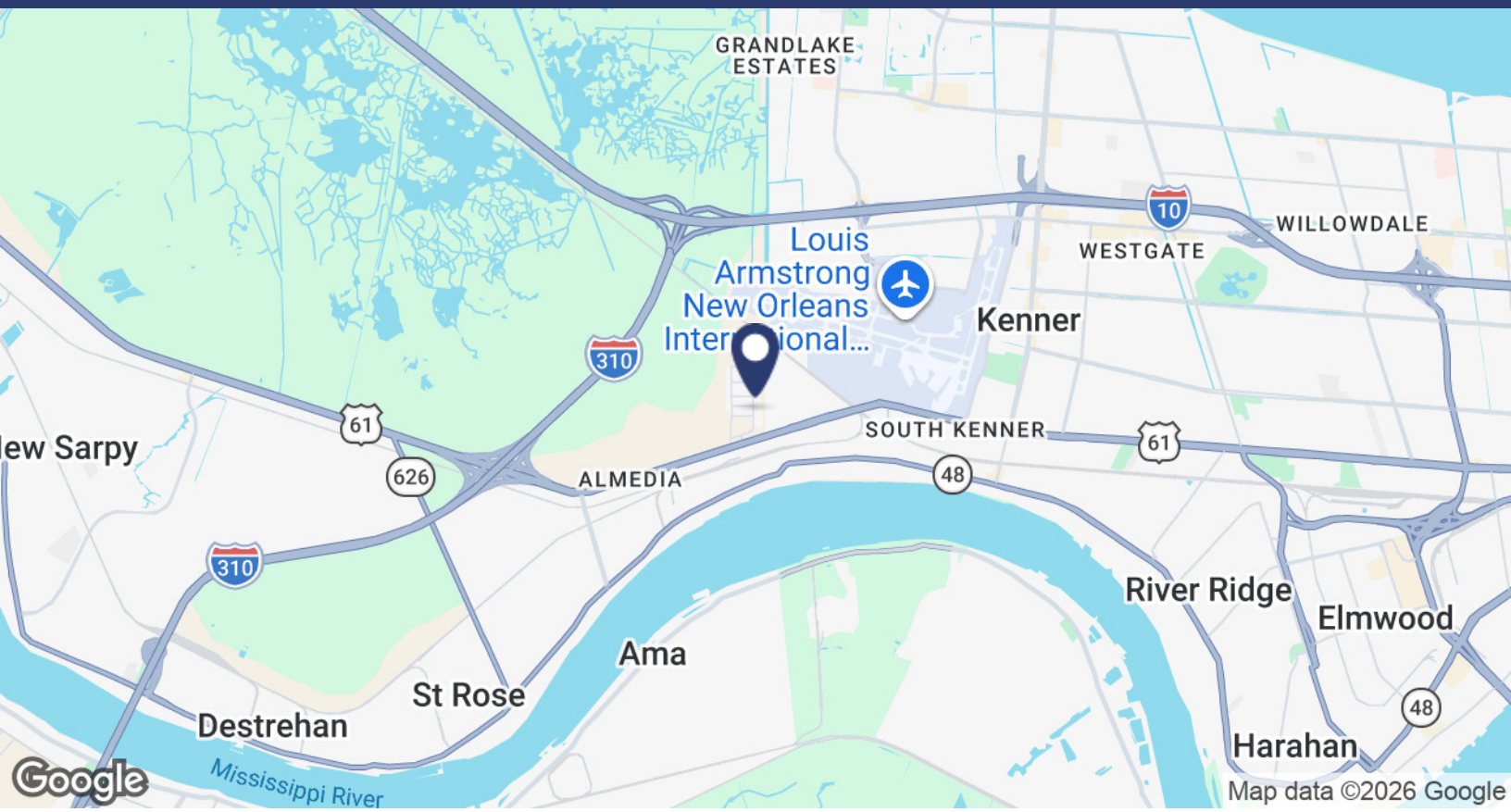
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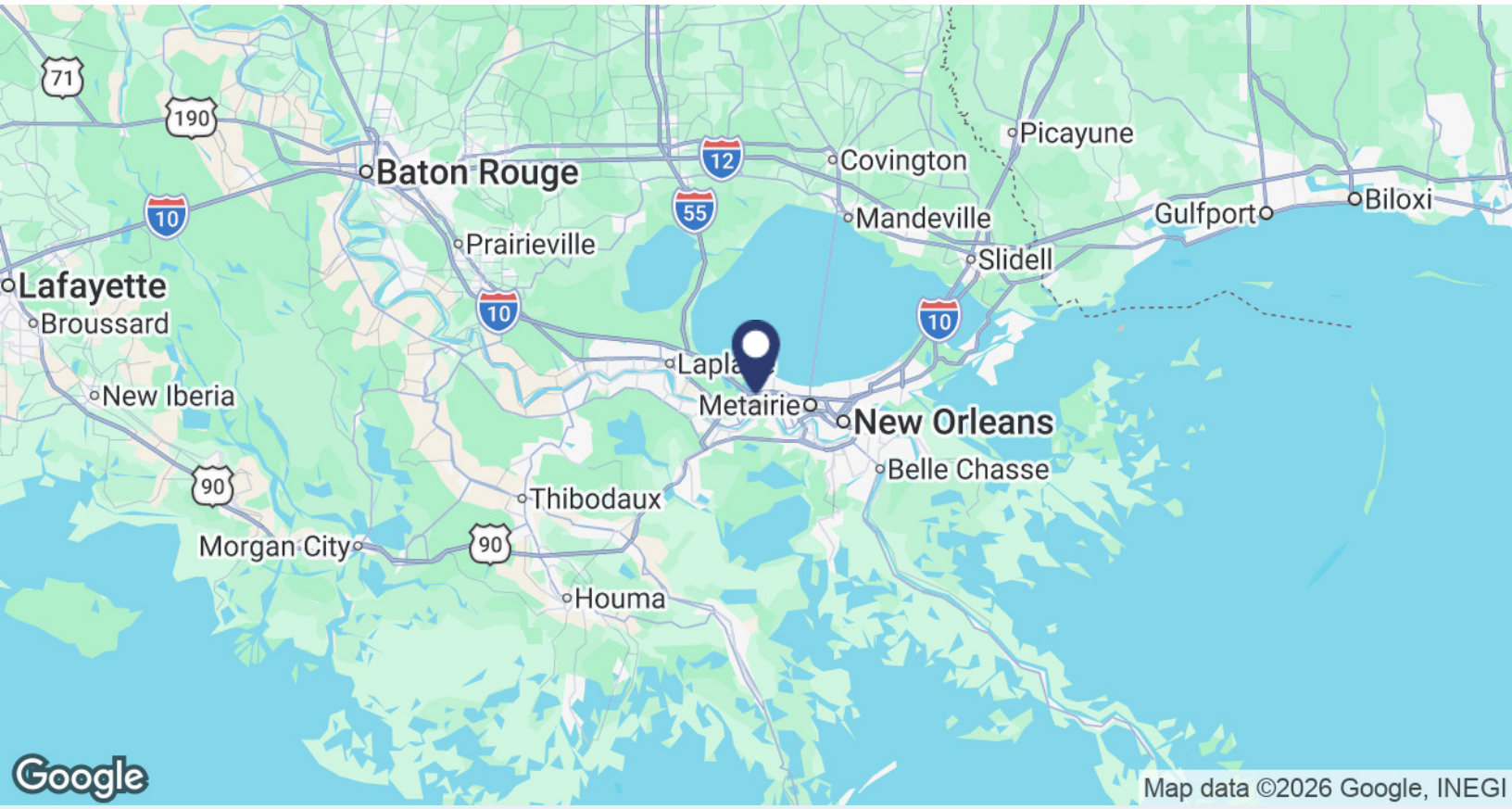


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