

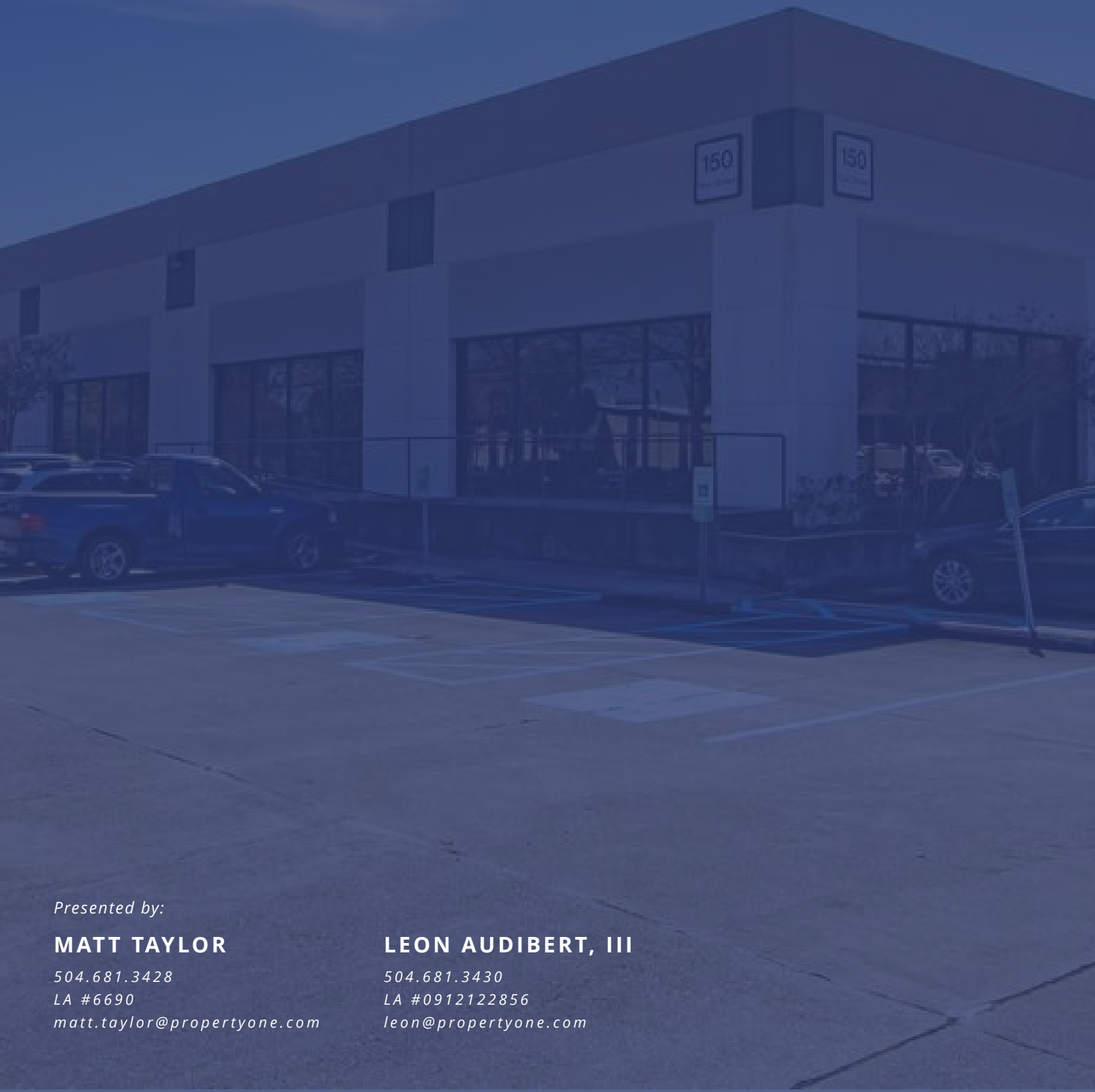


PROPERTY ONE

FOR LEASE

**150 TEAL STREET**

Saint Rose, LA 70087



*Presented by:*

**MATT TAYLOR**

504.681.3428

LA #6690

[matt.taylor@propertyone.com](mailto:matt.taylor@propertyone.com)

**LEON AUDIBERT, III**

504.681.3430

LA #0912122856

[leon@propertyone.com](mailto:leon@propertyone.com)

150 TEAL STREET

Saint Rose, LA 70087



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	53,544 SF
Available SF:	5,083 SF
Lot Size:	2.91 Acres
OPEX:	\$3.80 PSF
Market:	New Orleans-Metairie
Submarket:	St. Charles Parish

PROPERTY OVERVIEW

150 Teal Street is a 53,544 SF Class A office/warehouse complex, strategically located within James Business Park. This tilt-up concrete building offers users a balanced blend of quality office and dock-high warehouse space in a professionally landscaped, campus-like corporate setting. Tenant offices boast large tinted windows and quality interior finishes. There is abundant on-site parking available.

LOCATION OVERVIEW

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.

MATT TAYLOR • 504.681.3428    LEON AUDIBERT, III • 504.681.3430

150 TEAL STREET

Saint Rose, LA 70087

LEASE TYPE | NNN

TOTAL SPACE | 5,083 SF

LEASE TERM | Negotiable

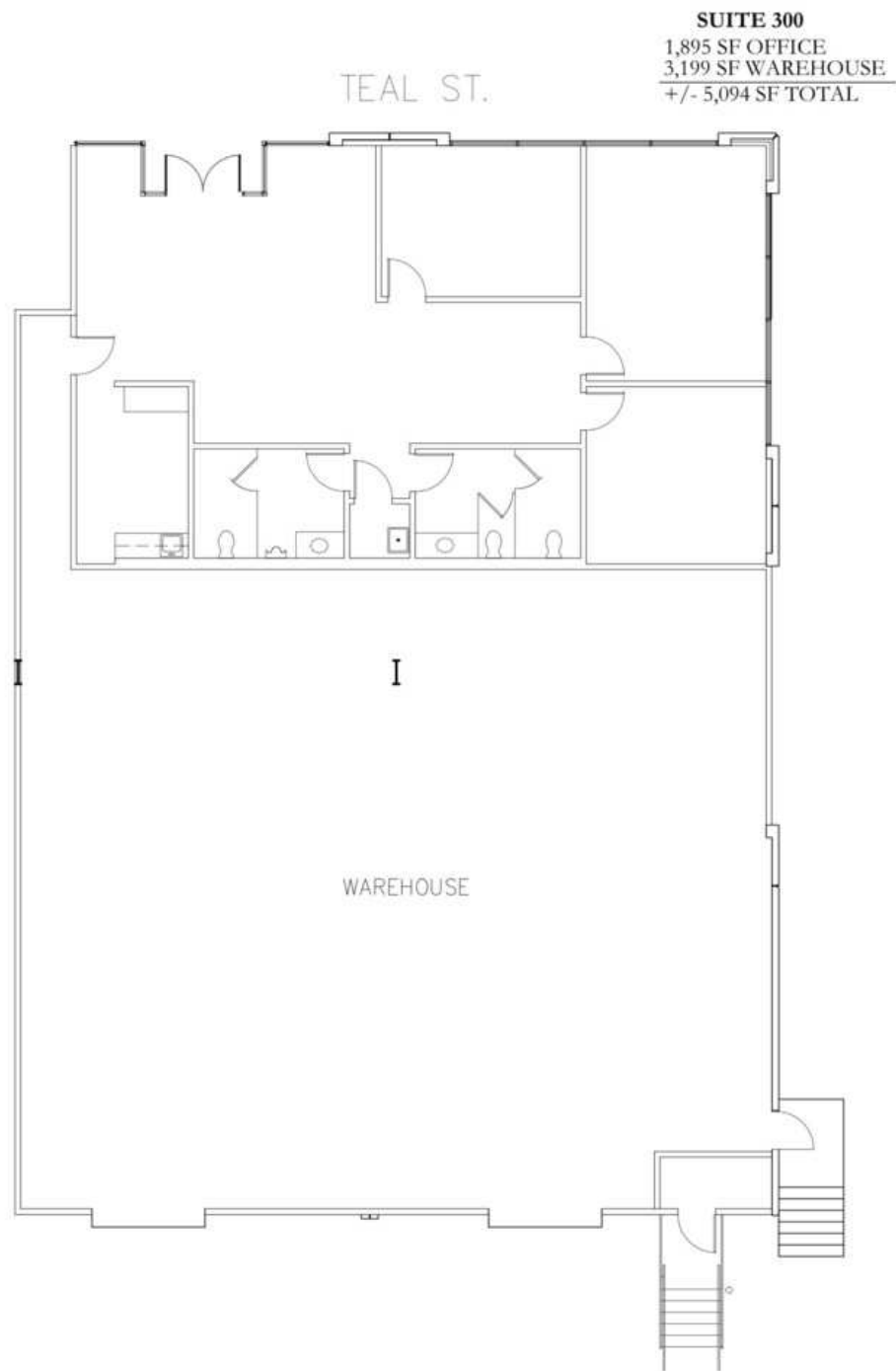
LEASE RATE | \$10.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
300	Available	5,083 SF	NNN	\$10.00 SF/yr	1,895 SF office and 3,199 SF warehouse. Warehouse has 2 loading docks.

150 TEAL STREET

Saint Rose, LA 70087



MATT TAYLOR • 504.681.3428    LEON AUDIBERT, III • 504.681.3430



150 TEAL STREET

Saint Rose, LA 70087



PROPERTY ONE

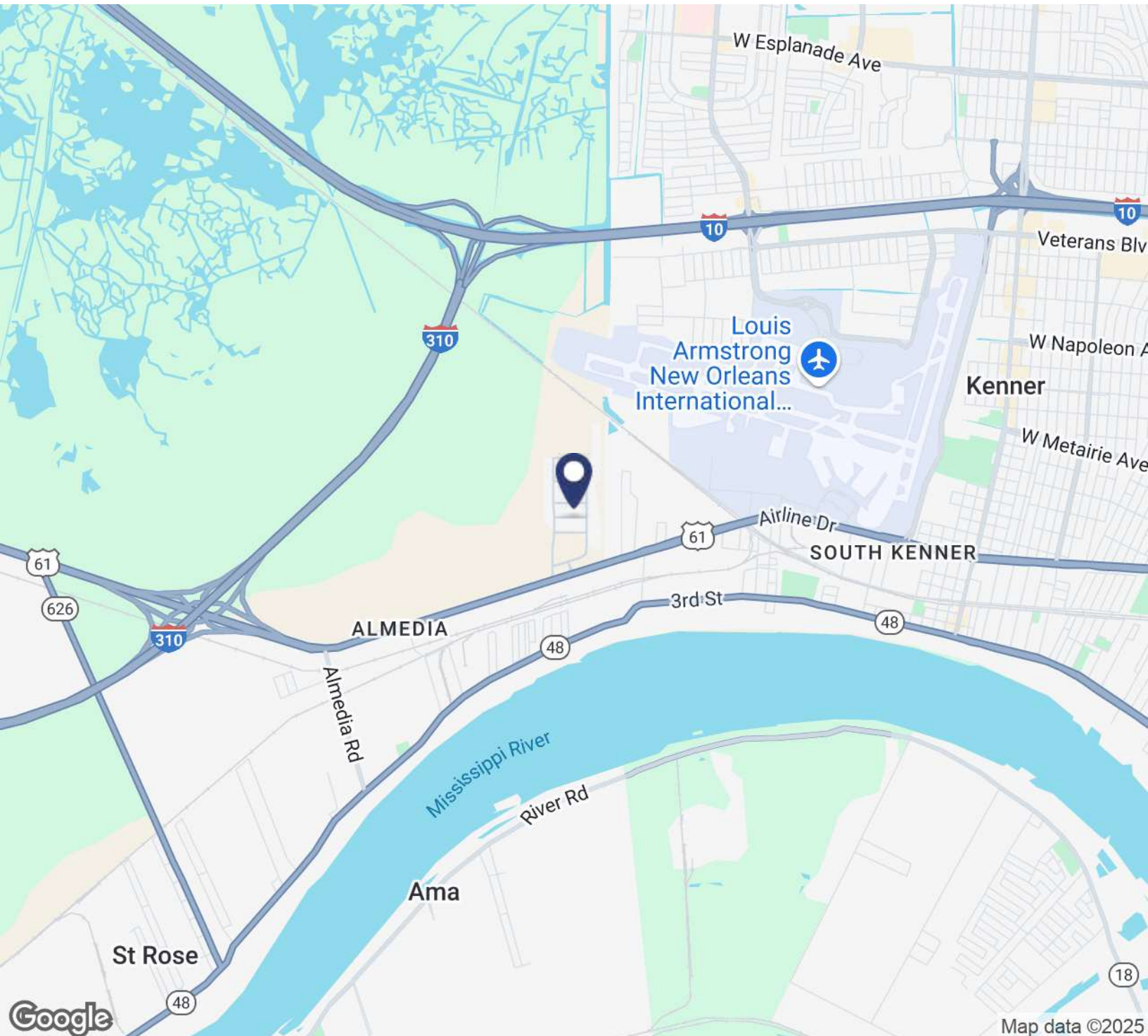
MATT TAYLOR • 504.681.3428 LEON AUDIBERT, III • 504.681.3430

06/30/2025



# 150 TEAL STREET

Saint Rose, LA 70087



MATT TAYLOR • 504.681.3428    LEON AUDIBERT, III • 504.681.3430

06/30/2025



PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:



*Presented by:*

**MATT TAYLOR**

504.681.3428

LA #6690

[matt.taylor@propertyone.com](mailto:matt.taylor@propertyone.com)

**LEON AUDIBERT, III**

504.681.3430

LA #0912122856

[leon@propertyone.com](mailto:leon@propertyone.com)

**3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | [propertyone.com](http://propertyone.com)**

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.