PROPERTY ONE

FOR LEASE

150 TEAL STREET

Saint Rose, LA 70087



Presented by:

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OFFERING SUMMARY

Lease Rate:	$10 SF/yr (NNN)
Building Size:	53,544 SF
Available SF:	22,939 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.

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LEASE TYPE | NNN **TOTAL SPACE** | 22,939 SF **LEASE TERM** | Negotiable **LEASE RATE** | $10 SF/yr

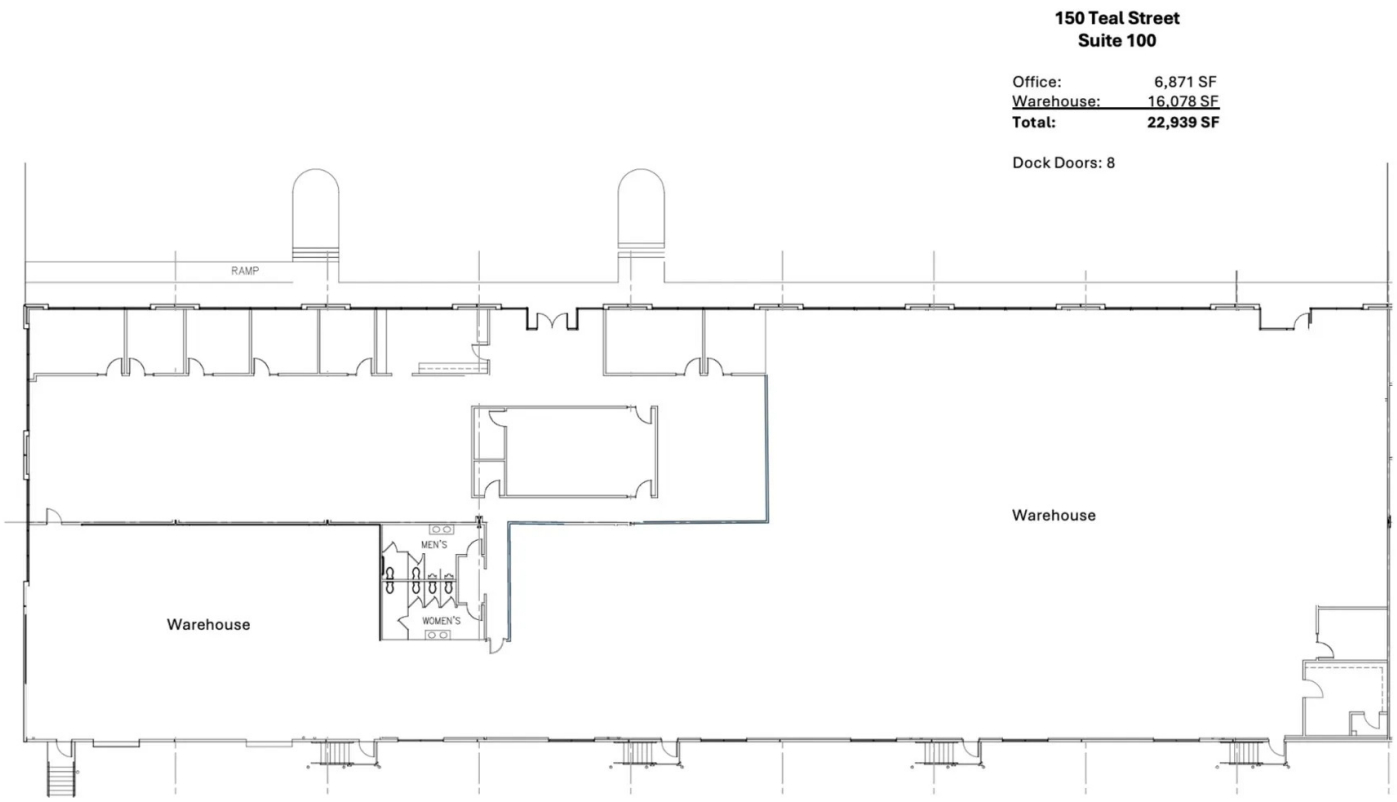


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	22,939 SF	NNN	$10.00 SF/yr	-

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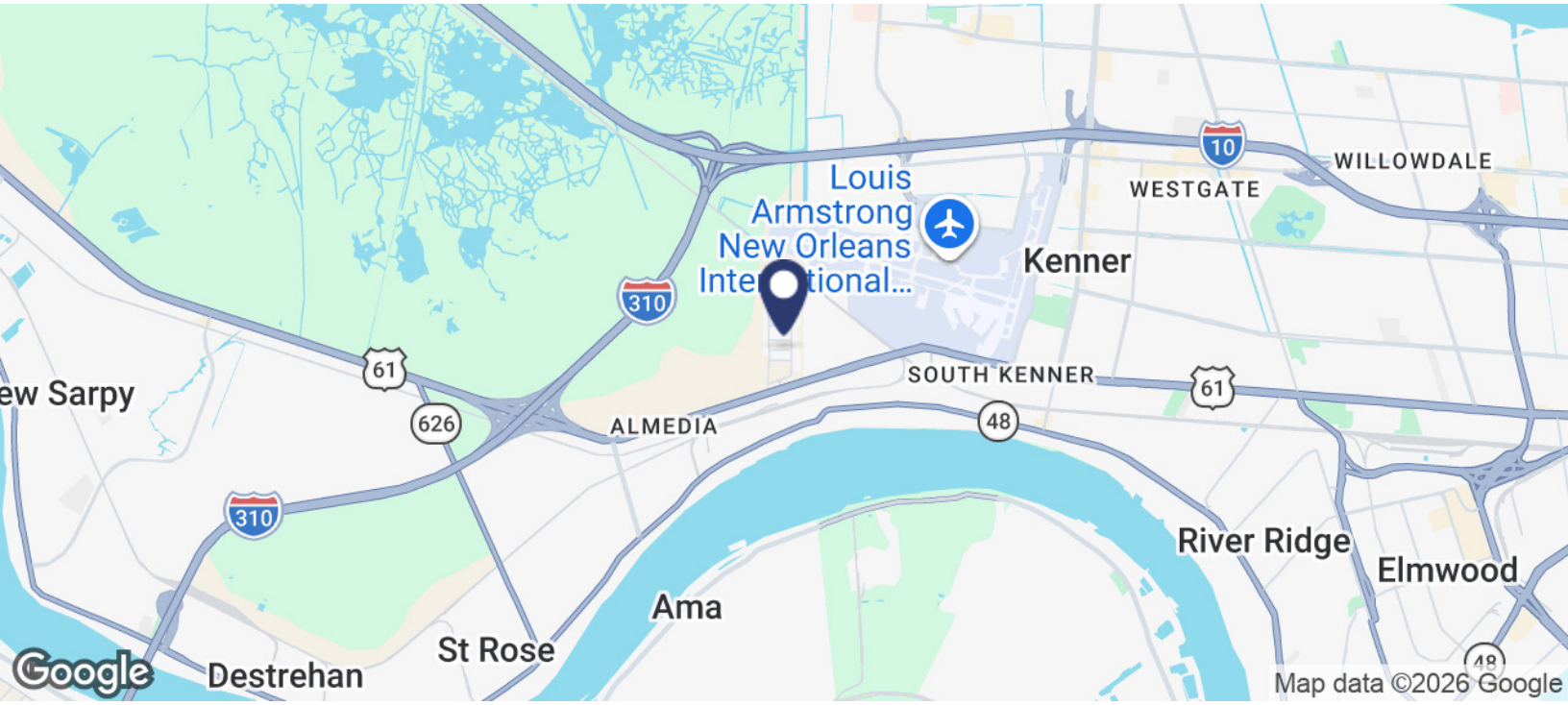


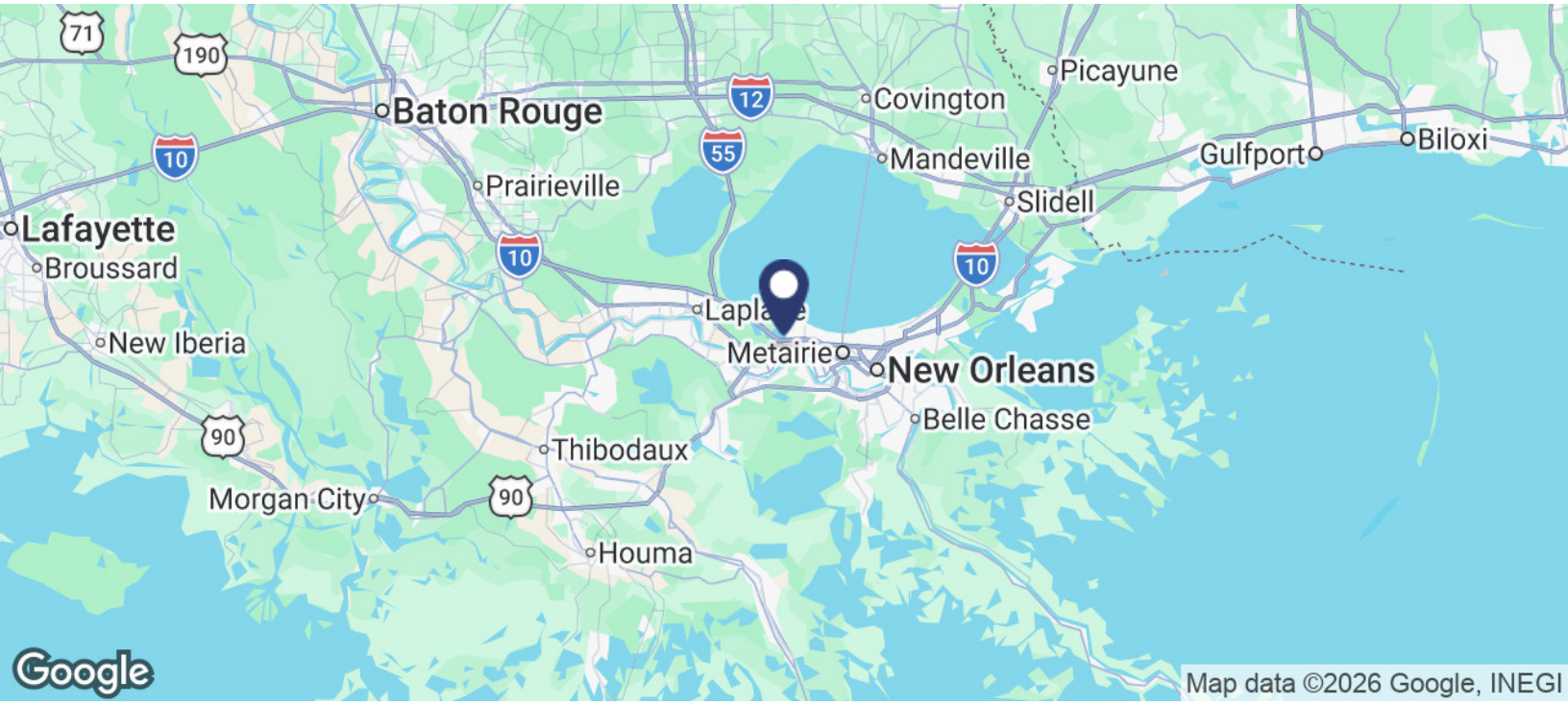


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FOR MORE INFORMATION, PLEASE CONTACT:



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