



PROPERTY ONE

FOR LEASE

**143 MALLARD STREET**

Saint Rose, LA 70087

*Presented by:*

**MATT TAYLOR**

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OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Lease Rate:    | \$10.00 SF/yr (NNN)    |
| Building Size: | 23,436 SF              |
| Available SF:  | 5,378 - 6,696 SF       |
| Lot Size:      | 1.48 Acres             |
| OPEX:          | \$4.22 PSF             |
| Market:        | New Orleans - Metairie |
| Submarket:     | St. Charles Parish     |

PROPERTY OVERVIEW

143 Mallard Street is a 23,436 SF Class A flex complex located within James Business Park. This tilt-up concrete building offers industrial 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 | 5,378 - 6,696 SF

LEASE TERM | Negotiable

LEASE RATE | \$10.00 SF/yr



| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                           |
|---------|-----------|-----------|------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Suite E | Available | 6,696 SF  | NNN        | \$10.00 SF/yr | 5,229 SF of office space and 1,467 SF of warehouse space with 2 loading docks. Can be combined with Suite F for a total of 12,166 SF. |
| F       | Available | 5,378 SF  | NNN        | \$10.00 SF/yr | 5,378 SF (2,524 SF Office/2,854 SF Warehouse). 1 Dock door with ramp that can be removed.                                             |

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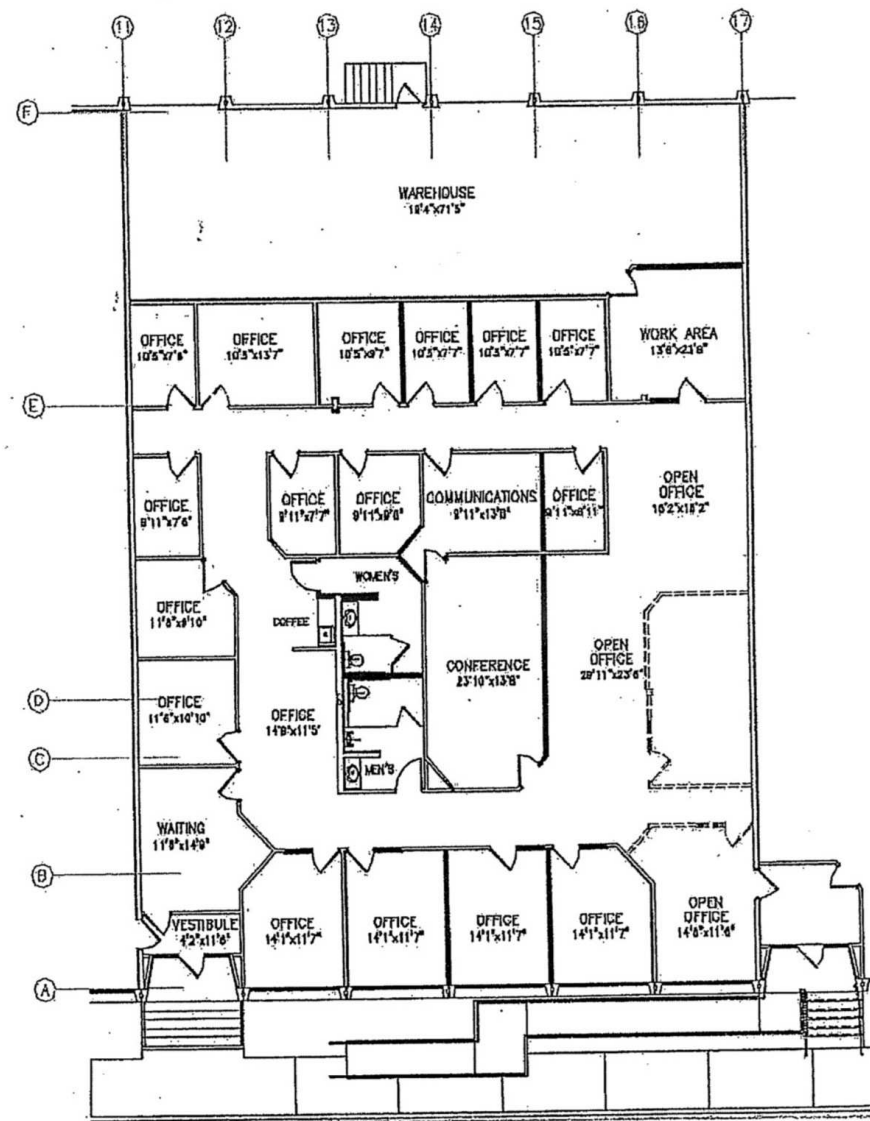
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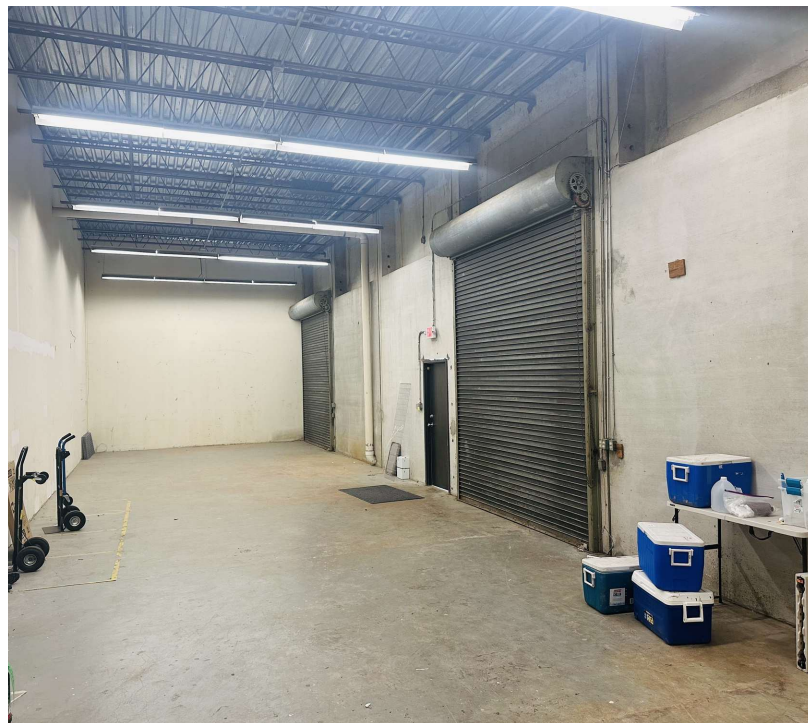
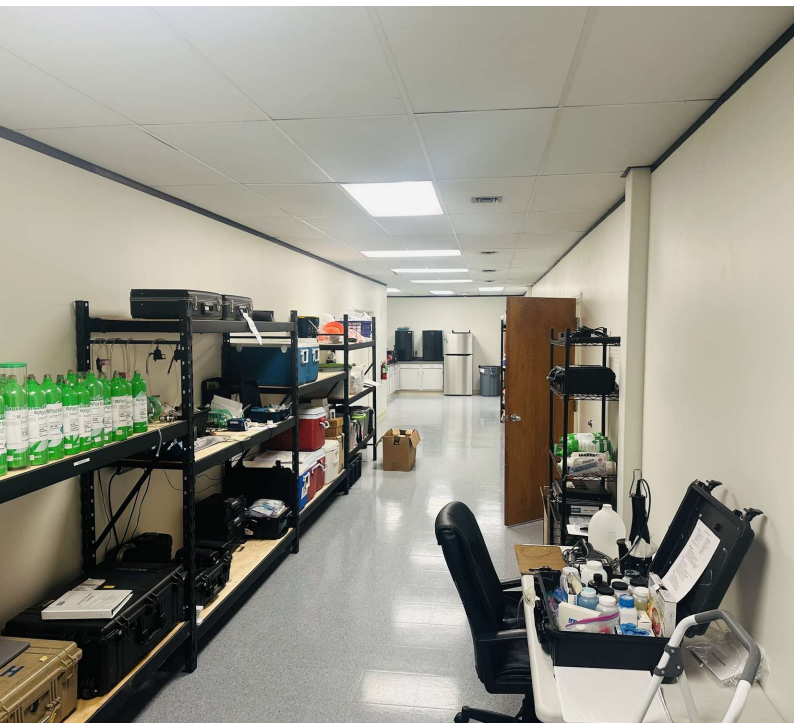
**Service Center 23**  
143 Mallard Street, Suite E  
St. Rose, LA 70087

5,229 s.f. Office  
1,467 s.f. Warehouse  
**6,696 s.f. Total**



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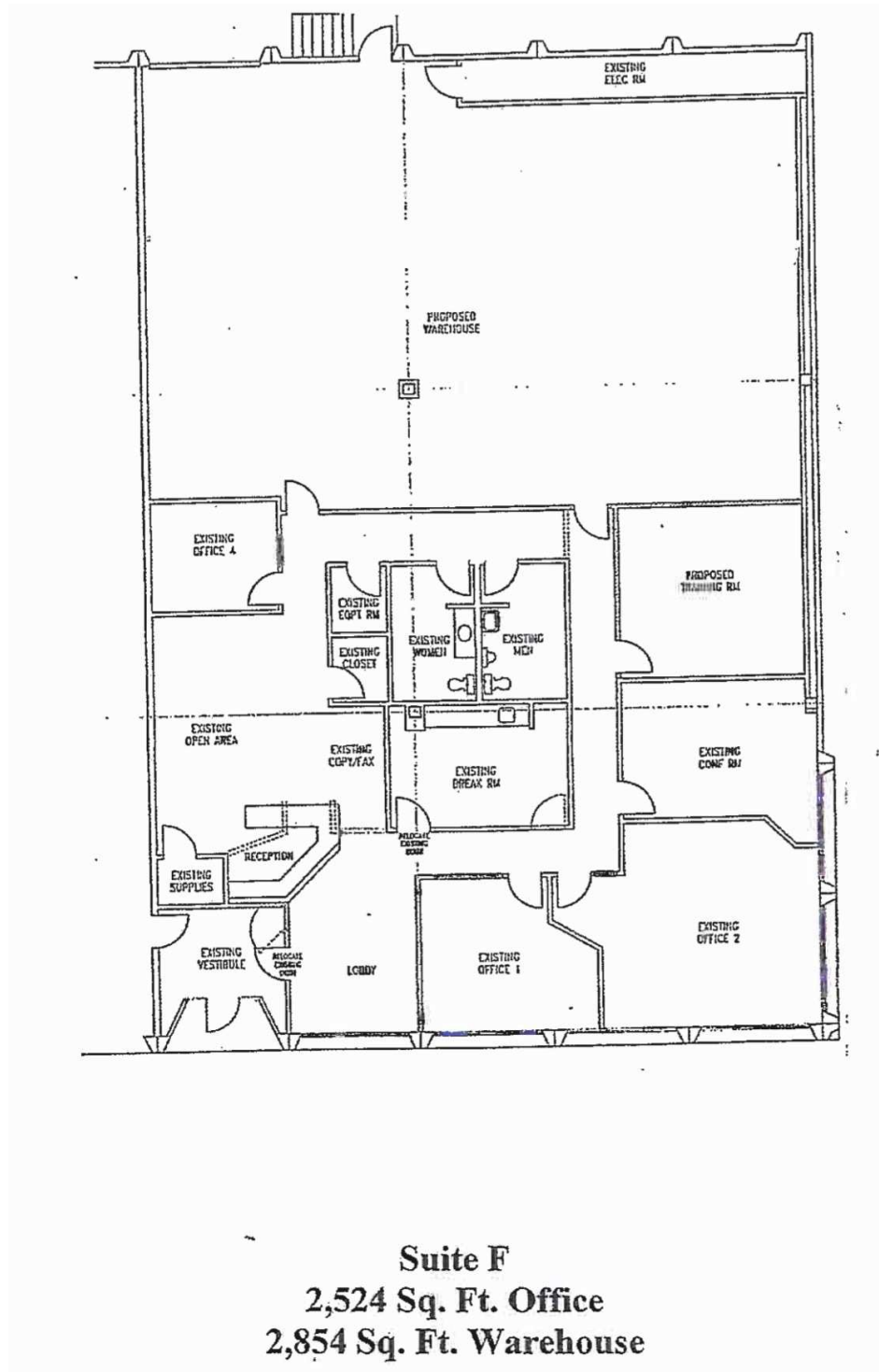
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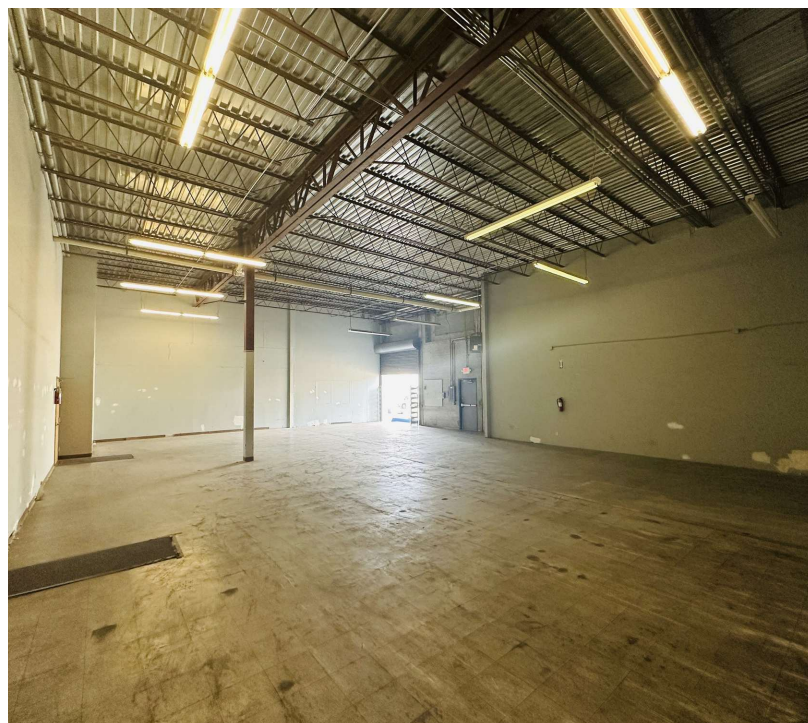


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