


FOR LEASE

# 125 James Drive West

## SAINT ROSE, LA 70087

PROPERTY ONE

**MATT TAYLOR**
President
504.681.3428
matt.taylor@propertyone.com

**LEON "LEE" AUDIBERT, SIOR**
Property One Commercial Agent
504.681.3430
leon@propertyone.com

# FOR LEASE

## 125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE



## PROPERTY DESCRIPTION

125 James Drive West is a 38,692 SF service center complex located within James Business Park. This tilt-up concrete building offers users a balanced blend of quality office/service center space in a professionally landscaped, campus-like corporate setting. The office spaces have flexible floor plans with quality interior finishes. Warehouse space features 16'8" clear ceiling height, 4' truck wells and grade level access. There is ample on-site parking available.

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.

## 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:** | $9 - 10 SF/yr (NNN) |
| **Available SF:** | 7,943 - 11,997 SF |
| **Lot Size:** | 3.3 Acres |
| **Building Size:** | 38,692 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| **Total Households** | 1,128 | 45,126 | 126,508 |
| **Total Population** | 2,890 | 123,398 | 327,765 |
| **Average HH Income** | $53,179 | $63,909 | $69,888 |

# FOR LEASE

## 125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE



## LEASE INFORMATION

| | | | |
|---|---|---|---|
| **Lease Type:** | NNN | **Lease Term:** | Negotiable |
| **Total Space:** | 7,943 - 11,997 SF | **Lease Rate:** | $9 - $10 SF/yr |

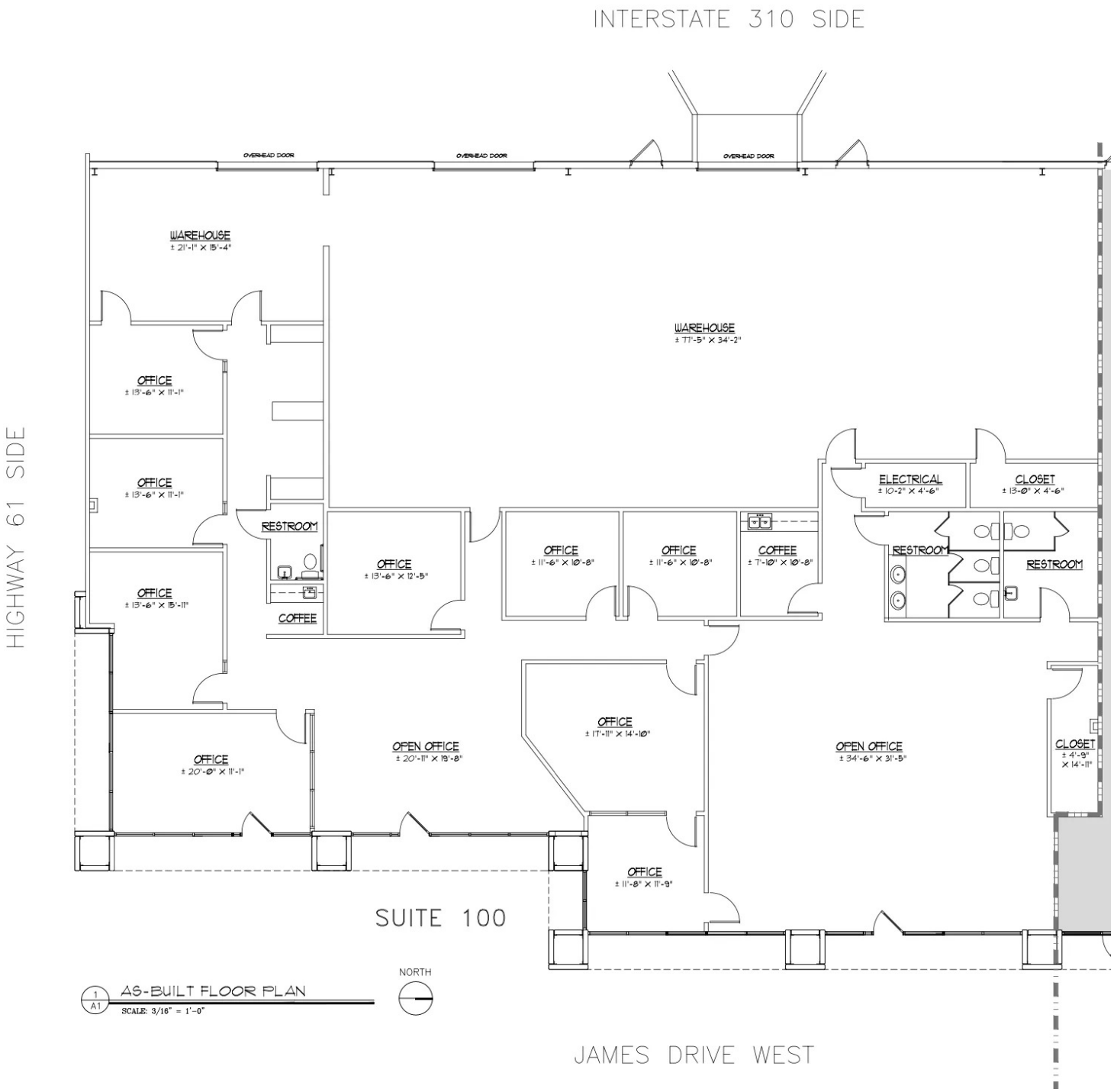
## AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|---|---|---|---|---|
| Suite 100 | Available | 7,943 SF | NNN | $10.00 SF/yr | 5,830 SF office; 2,113 SF warehouse; both grade level and dock high loading doors. |
| Suite 160 | Available | 11,997 SF | NNN | $9.00 SF/yr | 3,599 SF Office and 9,398 SF Warehouse with 3 Drive-in's and 1 dock-high. |

# FOR LEASE

## 125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE



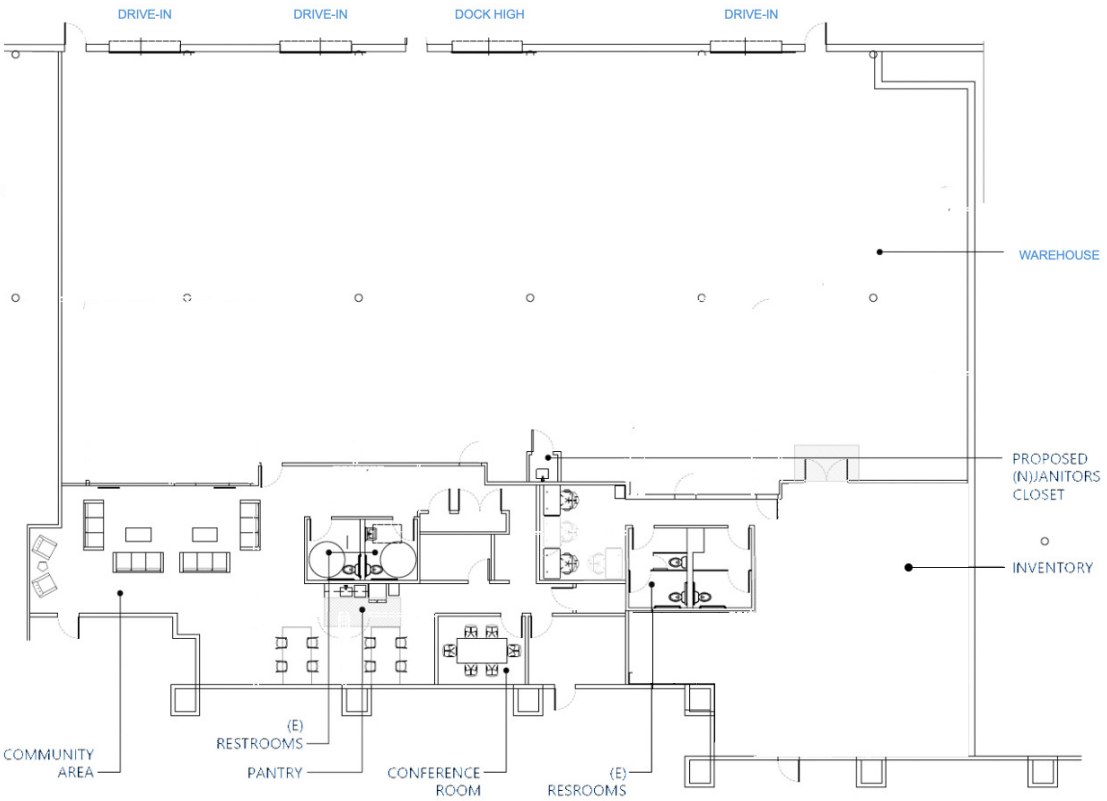
# FOR LEASE

## **125 JAMES DRIVE WEST**, SAINT ROSE, LA 70087

PROPERTY ONE

**125 James Drive West**
**Suite 160**

| | |
|---|---|
| Office: | 3,599 SF |
| Warehouse: | 8,398 SF |
| Total: | 11,997 SF |



# FOR LEASE

## 125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE









# FOR LEASE

## 125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE

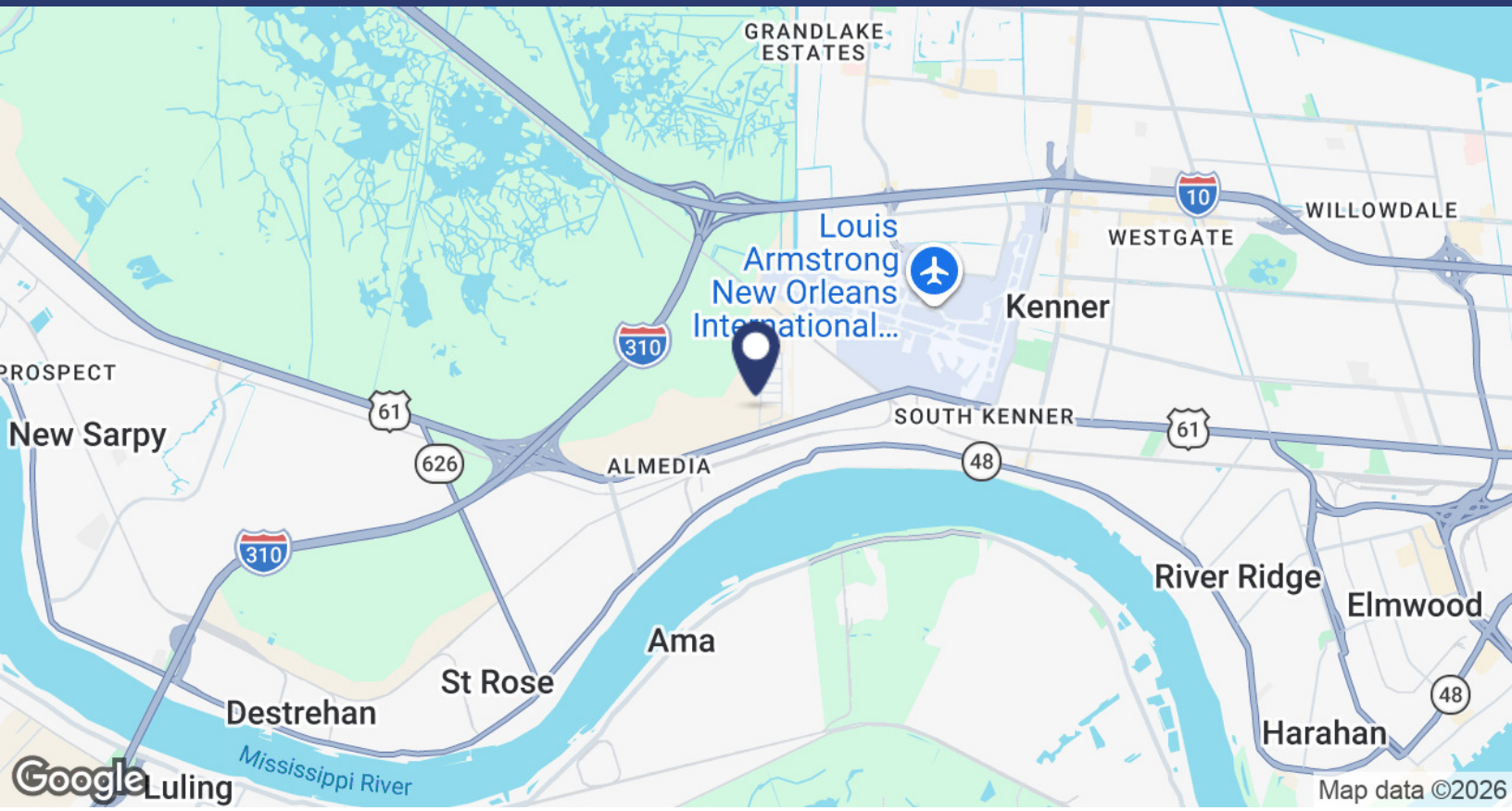


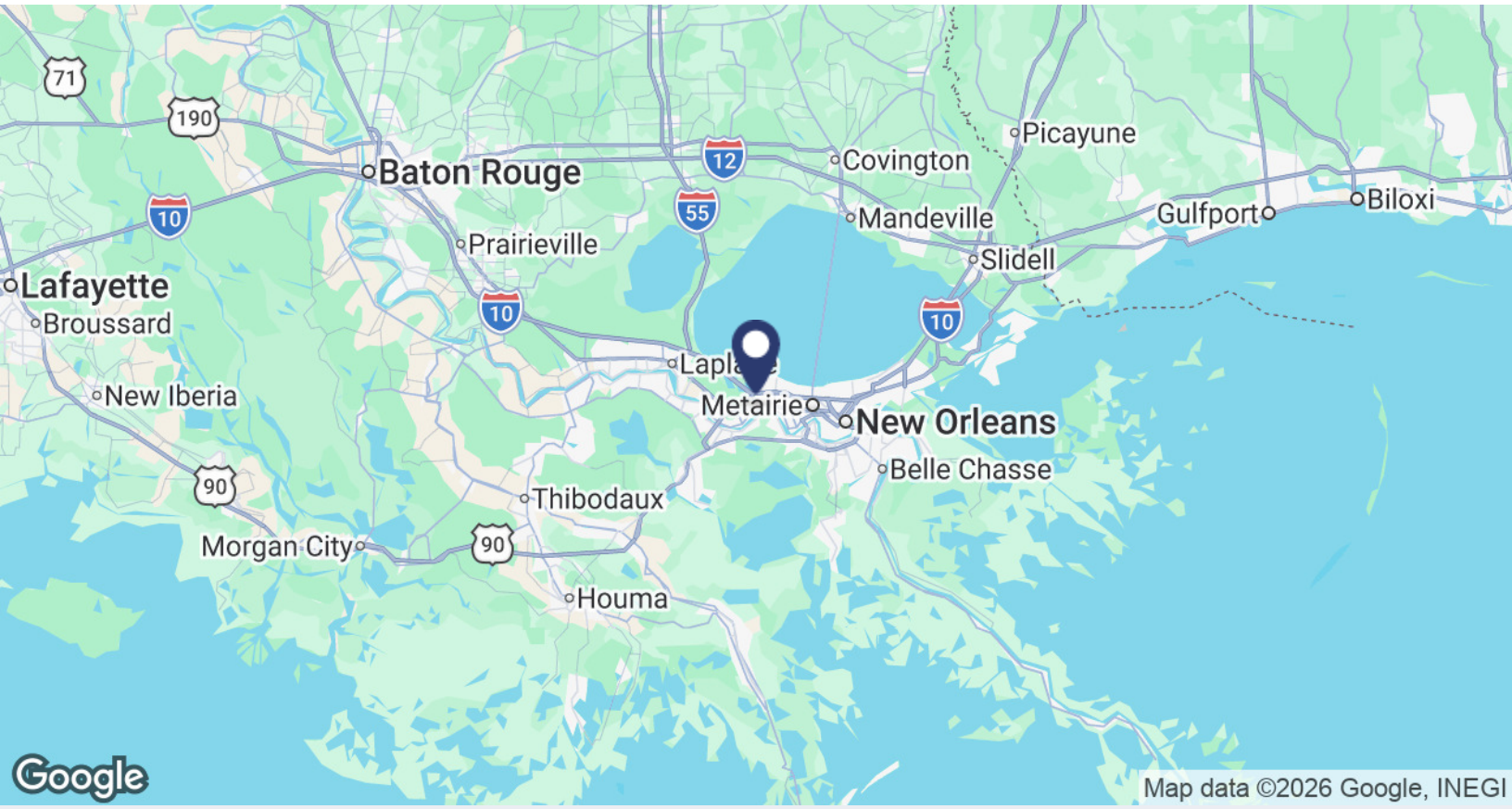


# FOR LEASE

125 JAMES DRIVE WEST, SAINT ROSE, LA 70087

PROPERTY ONE



# PRESENTED BY

**Matt Taylor**
*President*
*504.681.3428*
*LA #6690*
*matt.taylor@propertyone.com*

**Leon "Lee" Audibert, SIOR**
*Property One Commercial Agent*
*504.681.3430*
*LA #0912122856*
*leon@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.**