



UNIQUE METAIRIE OFFICE OPPORTUNITY FOR LEASE

THE FAIRWAYS OFFICE BUILDING

131 AIRLINE DRIVE | METAIRIE, LA



AVAILABLE

Suite 300: 4,200 SF suite on the third floor
Suite 201: 5,800 SF suite on the second floor

AMENITIES

All floors are elevator served in this three story building, balcony overlooking the Metairie Country Club golf course, covered parking available, significant recent renovations, high end finishes, high visibility on Airline Drive, adjacent to the Jefferson Parish/Orleans Parish line, the quintessential office space for a Metairie Country Club golfer.

PARKING

67 spaces available; reserved spaces can be negotiated

TRAFFIC

44,000 v.p.d. 2023 traffic count

ZONING

C-2 with CPZ overlay, (General Commercial District)

RENTAL RATE

\$21.50/ sq. ft., annually, on a full service basis

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.733.4555
jimmy@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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SUITE 200



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SITE AERIAL

METAIRIE
COUNTRY CLUB
GOLF COURSE

AIRLINE HIGHWAY

TO EARHART EXPRESSWAY

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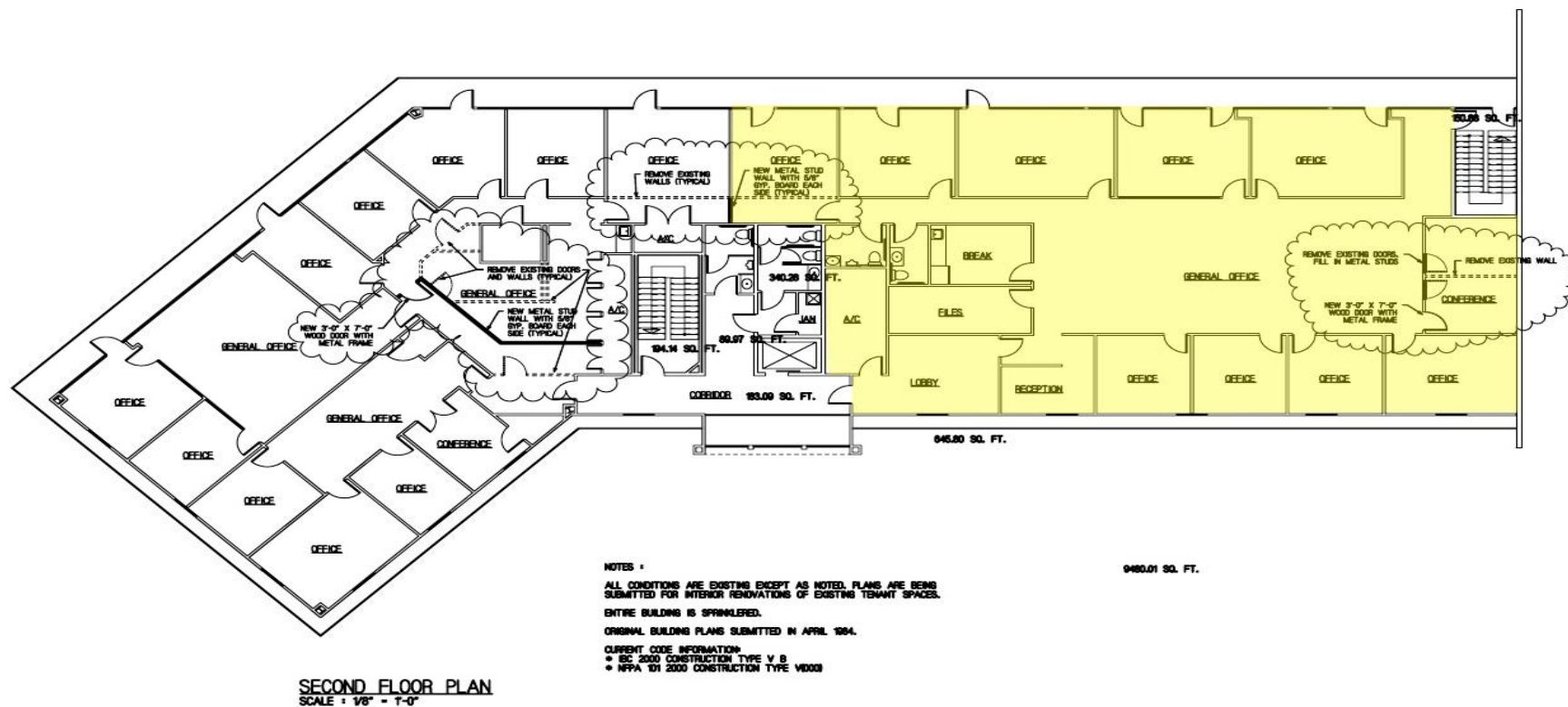


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2ND FLOOR PLAN



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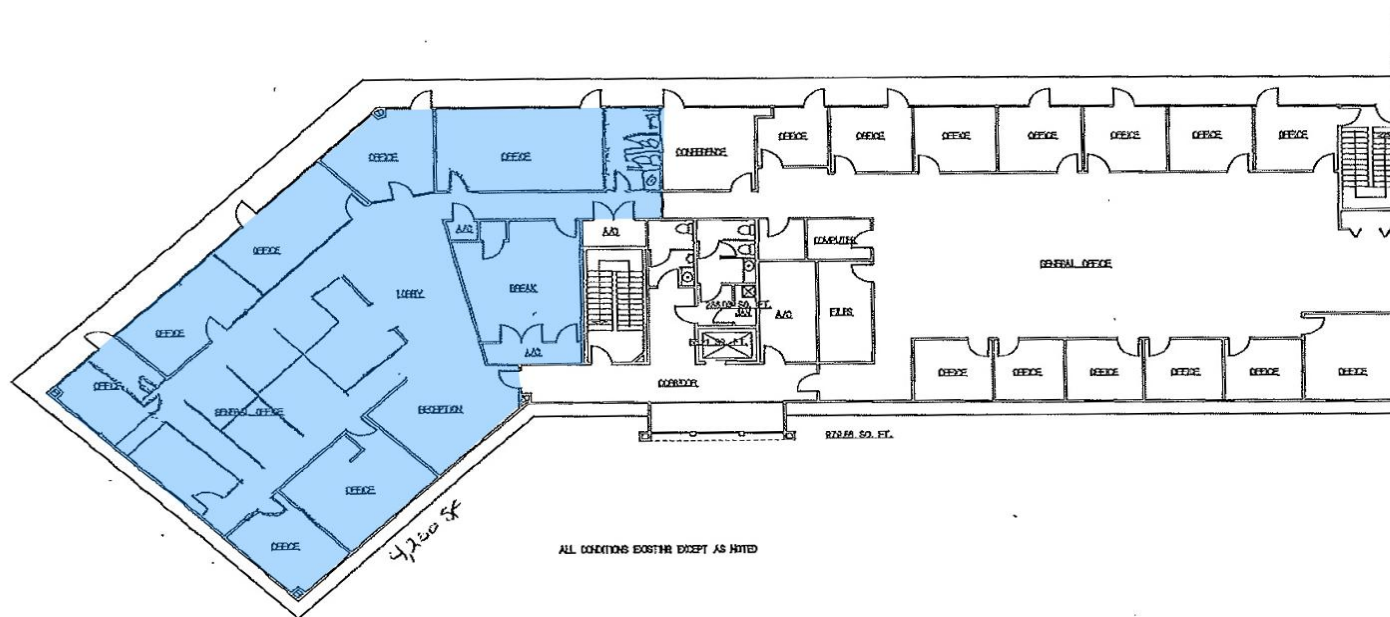
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3RD FLOOR PLAN



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

ALL CONDITIONS EXCEPT AS NOTED

This plan of structure is not intended to be used for any purpose other than for the purpose of showing the location of the structure and its location in the area.

L. POWELL OLIVER & ASSOCIATES
ARCHITECTS
A PROFESSIONAL ARCHITECTURAL CORPORATION

06/22/2004
0418

POWELL INSURANCE BUILDING RENOVATIONS

131 AIRLINE DRIVE
METAIRIE, LOUISIANA

THIRD FLOOR PLAN

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