

FOR LEASE

Northpark - Class A Office Space

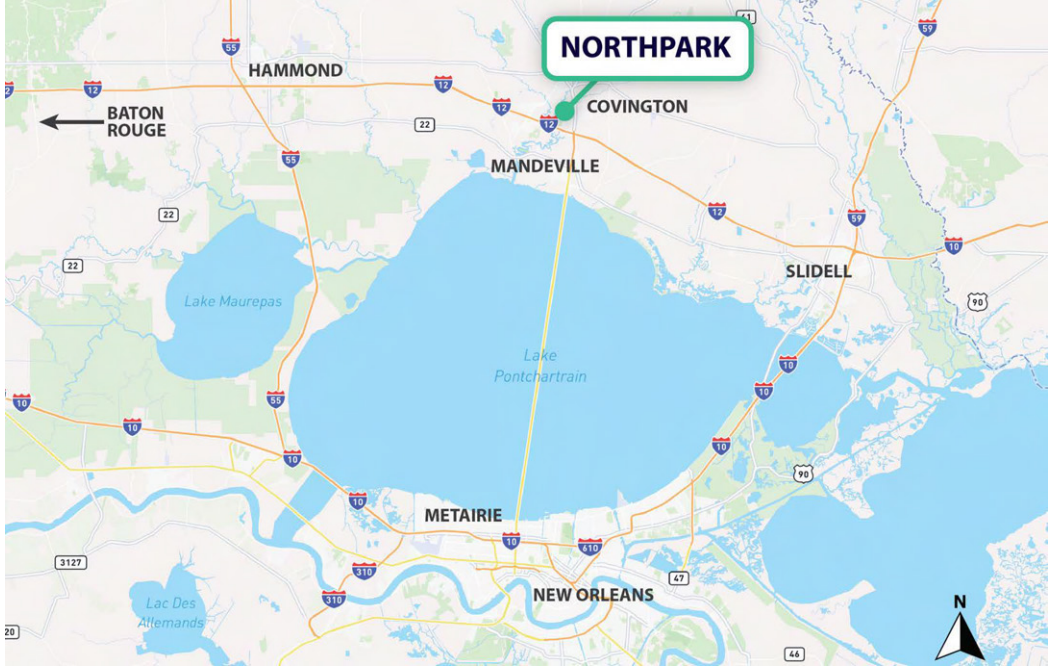
1404 Greengate Drive, Covington, LA 70433

GREENGATE TWO

SRSA COMMERCIAL REAL ESTATE

Barry Spizer, CCIM
504.620.0348
bspizer@srsa-realestate.com





PROPERTY DESCRIPTION

This is the newest Class A office building in Northpark and is located in a beautiful park setting that is directly across the street from a circle park with three 200-year-old oak trees, ponds, ducks, and beautiful landscaped gardens.

Separately metered for electricity and having its own separate HVAC system, allowing tenant to operate after hours or on weekends.

Professional corporate environment with other tenants such as Chevron, Pool Corp., LOOP, Hornbeck Offshore, Diversified Foods, Progressive Insurance and Rain Cii Carbon. Numerous amenities in the park include a Marriott Courtyard and Residence Inn hotel, two banks (Regions Bank and Bank Plus), Ochsner Urgent Care and numerous restaurants including Zea, Don's Seafood, Starbucks, The Toasted Yolk, Rakong Thai, Johnny's Pizza, Dunkin' Donuts and Jimmy John's.

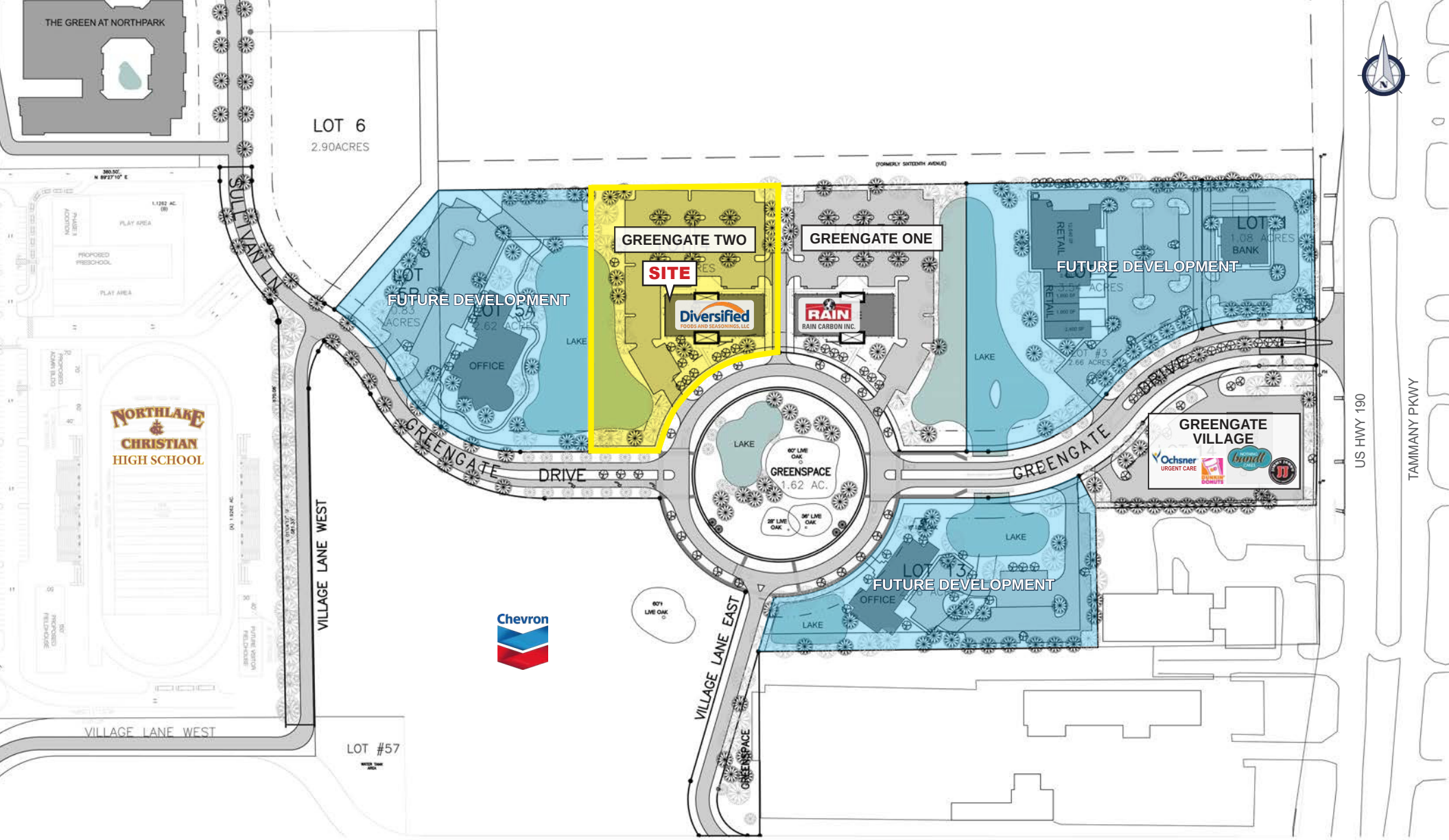
PROPERTY HIGHLIGHTS

- Space is built-out and move-in ready
- Great views of the pond and wooded area adjacent to the building
- Space in a Class A office park with numerous amenities already in place
- Professionally managed by SRSA

OFFERING SUMMARY	
Lease Rate:	**$19.50 / SF (Net)**
Available SF:	**2,974 - 3,589 SF**
Suite 101:	**2,974 SF**
Suite 215:	**3,589 SF**
Lot Size:	**2.81 Acres**
Building Size:	**35,244 SF**

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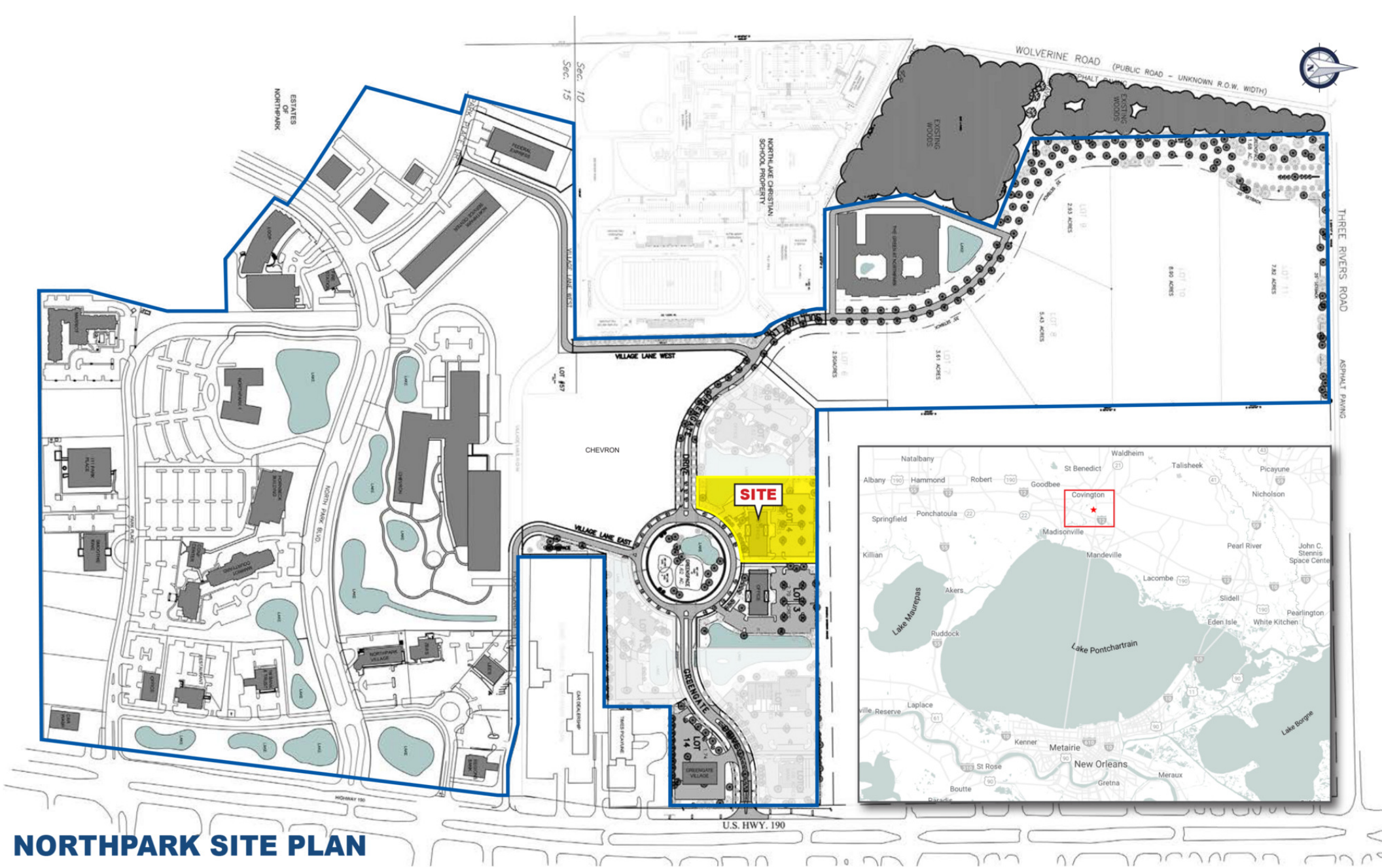
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AREA SITE PLAN

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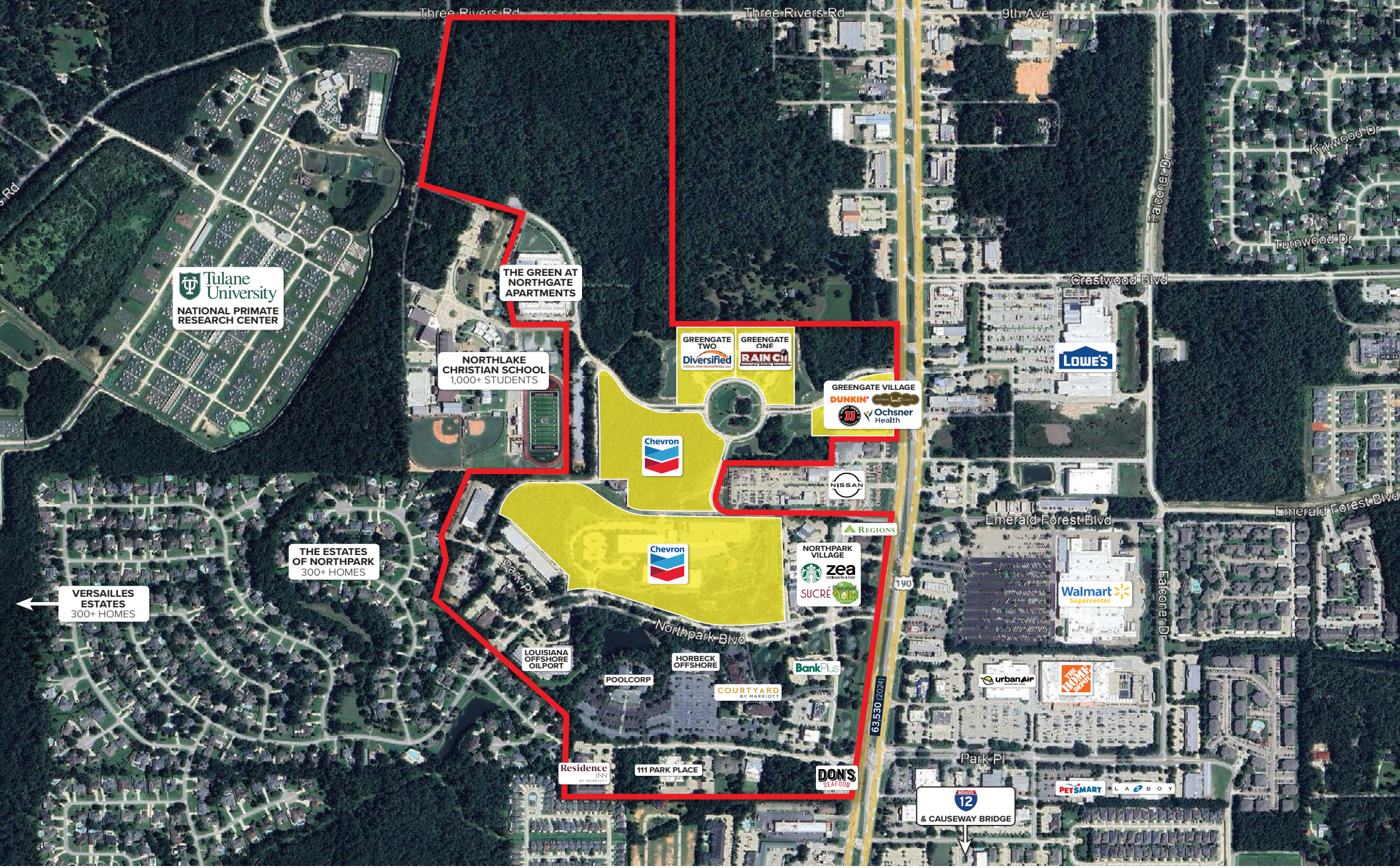
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NORTHPARK SITE PLAN

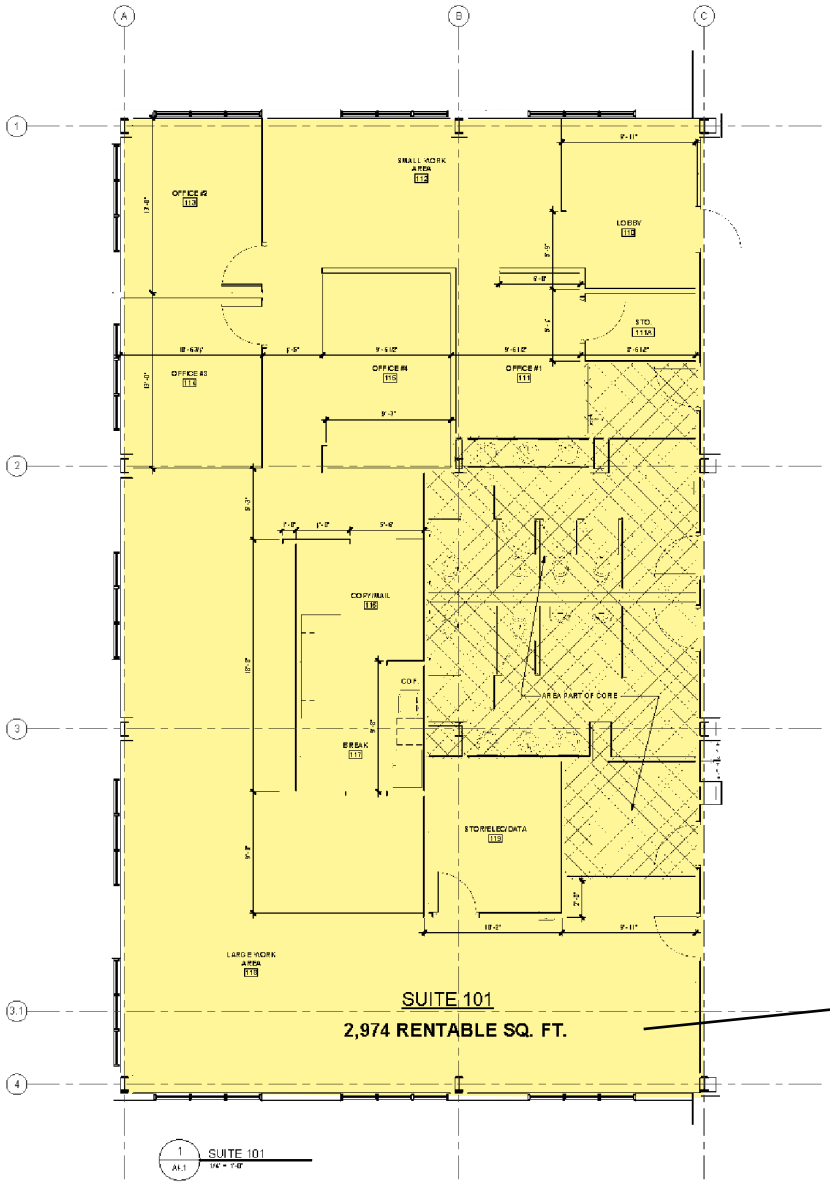
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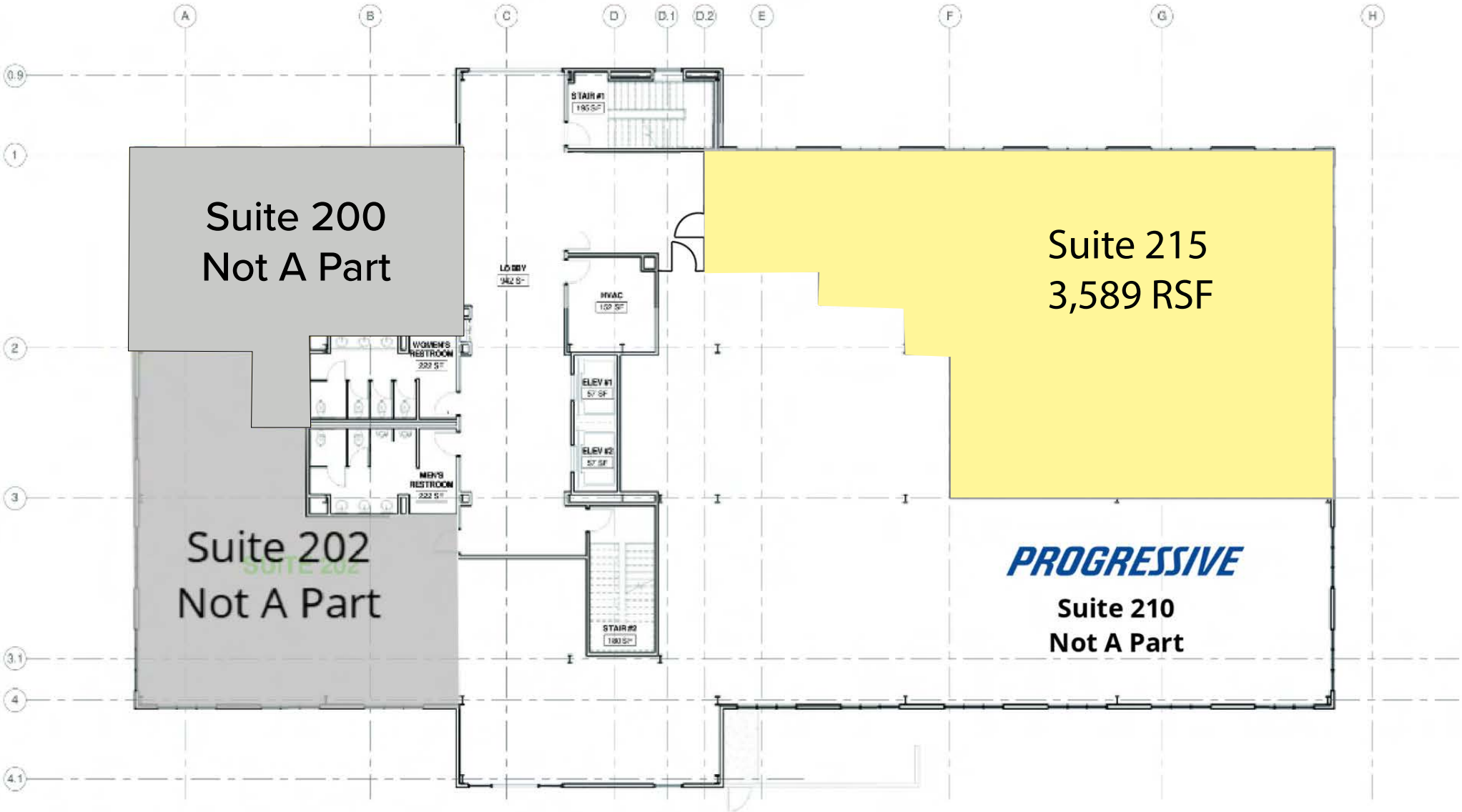
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1ST FLOOR PLAN

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2ND FLOOR PLAN

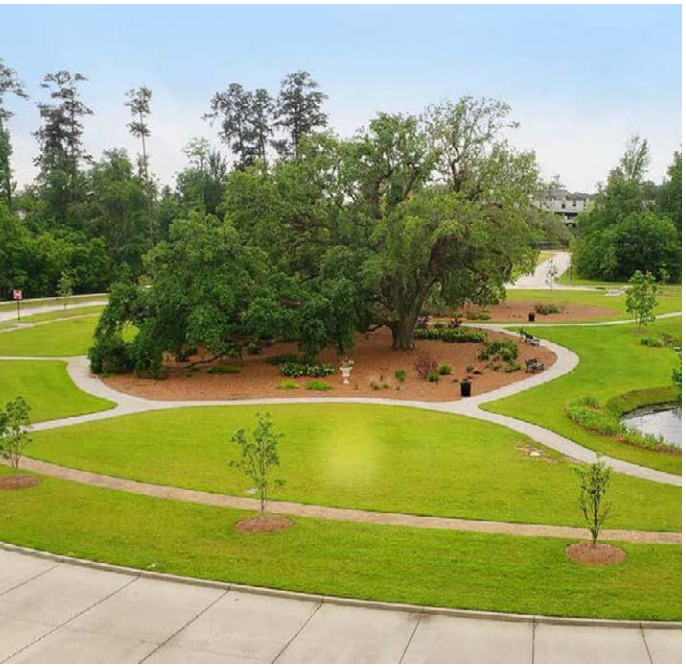
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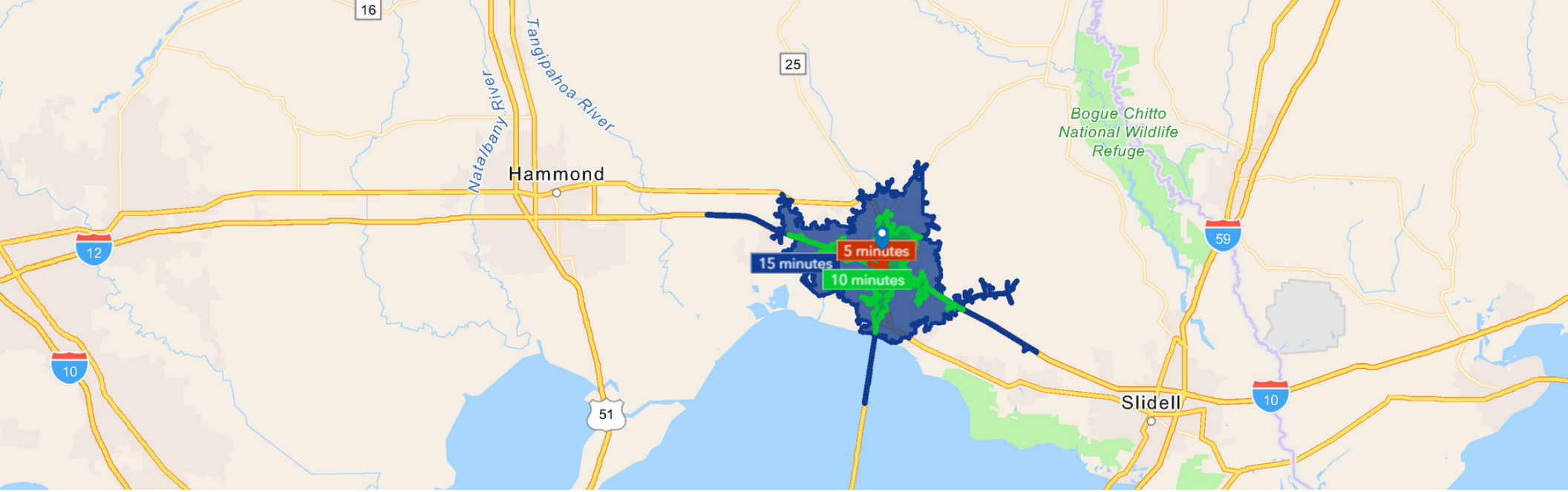






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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	702	21,268	91,463
DAYTIME POPULATION	2,512	31,129	104,242
TOTAL HOUSEHOLDS	397	8,945	36,345
MEDIAN HH INCOME	$106,477	$82,525	$89,781
TOTAL BUSINESSES	121	1,996	6,526

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 05/21

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