



OFFICE SPACE FOR LEASE

CHALMETTE CLASS A OFFICE TOWER

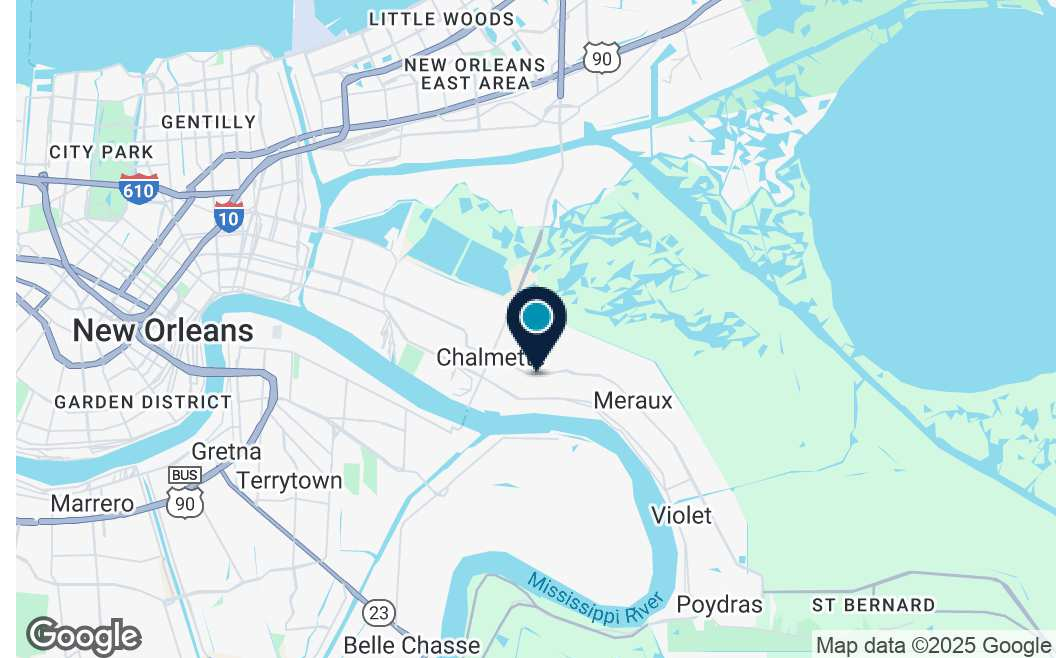
1615 E Judge Perez Dr



Barry Spizer, CCIM

504.620.0348

bspizer@srsa-realestate.com



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1615 E Judge Perez Dr in Chalmette, LA. This exceptional property offers unparalleled amenities including move-in ready spaces with optional furniture, a backup generator, two elevators, and panoramic views of St Bernard Parish. With a flexible leasing structure and the ability to subdivide spaces as small as 1,000 SF, this Class A property accommodates a variety of business needs. The ample 170 parking spaces provide convenience for employees and clients. Discover the perfect combination of functionality and elegance along with the convenience of short-term leases. Don't miss the opportunity to elevate your business at this impressive location.

SPACES	LEASE RATE	SPACE SIZE
2nd Floor	\$18.00 SF/yr	1,000 - 9,264 SF
3rd Floor	\$18.00 SF/yr	1,000 - 9,264 SF
4th Floor	\$18.00 SF/yr	1,000 - 9,264 SF

PROPERTY HIGHLIGHTS

- Move-In Ready with Furniture Available
- Building has Back-Up Generator for Portions of the Property
- Two Elevators
- Services All of St Bernard Parish
- Beautiful Class A Space - Great Views
- Flexible and Short Term Leases Available
- Floors can be Subdivided Down to 1,000 SF Spaces
- 170 Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Lot Size:	2.51 Acres
Building Size:	44,242 SF



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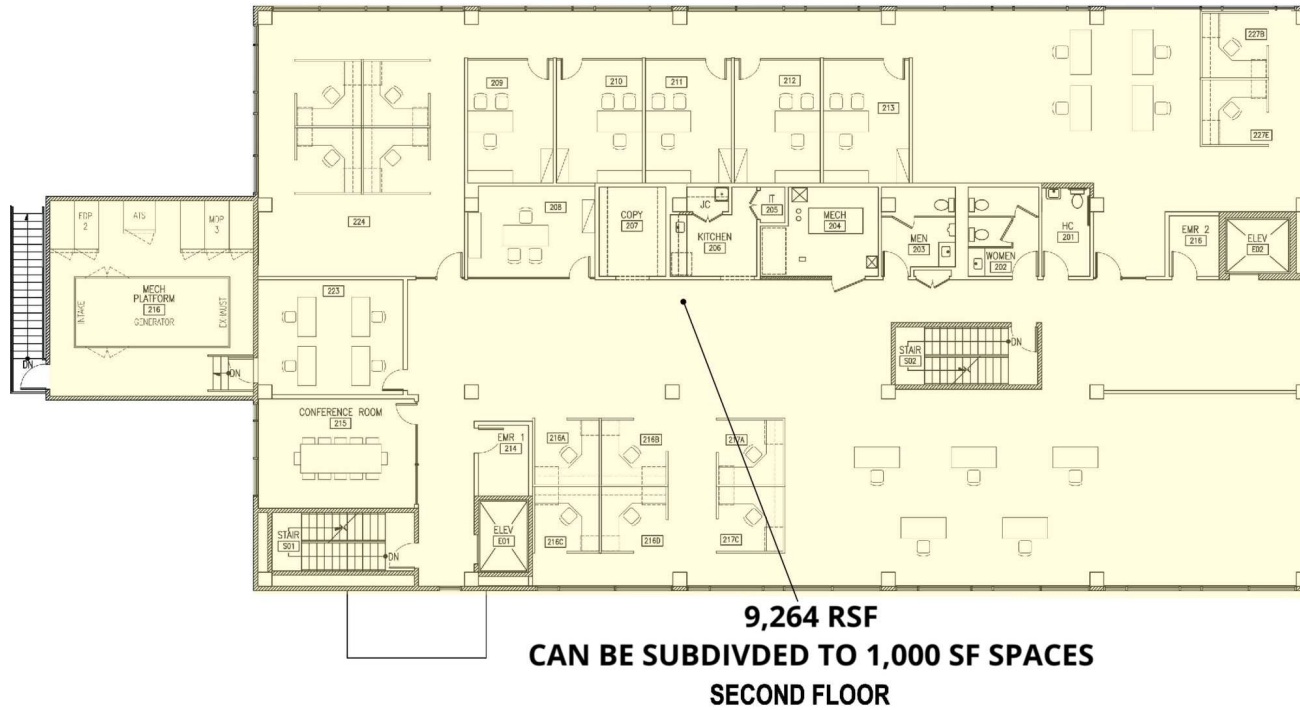


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AVAILABLE SPACES

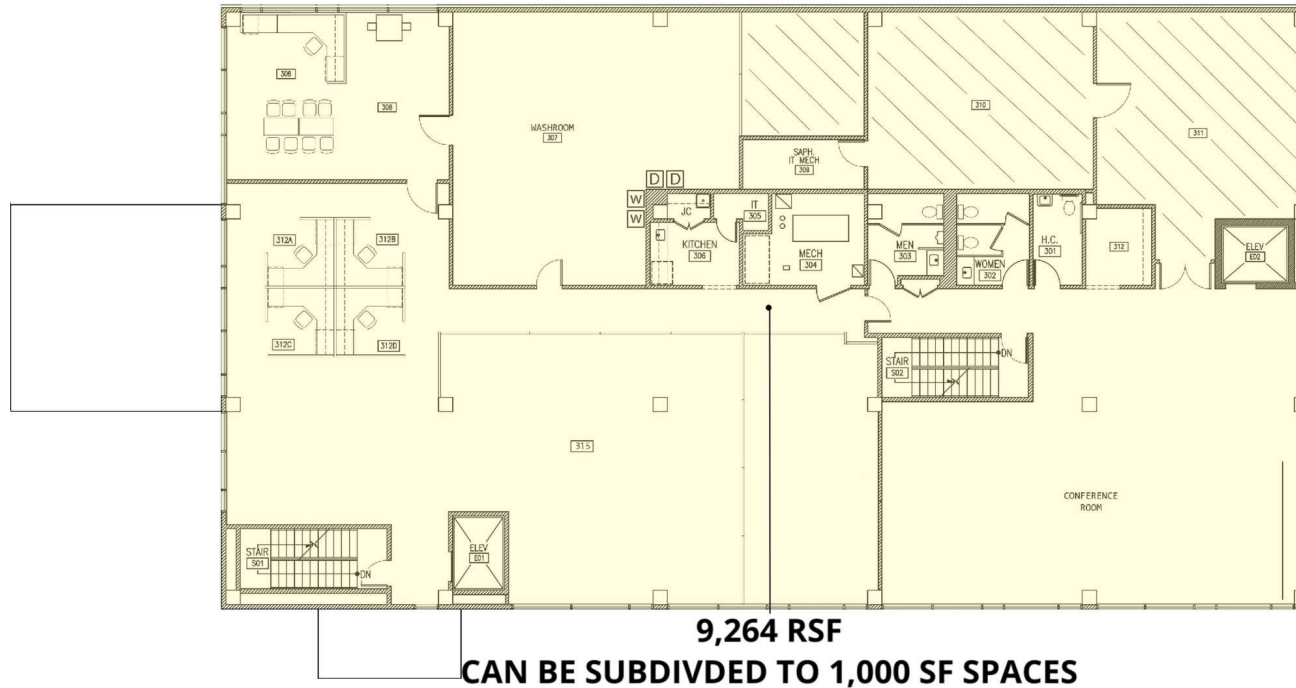
SUITE	TENANT	SIZE	TYPE	RATE
■ 2nd Floor	Available	1,000 - 9,264 SF	Full Service	\$18.00 SF/yr



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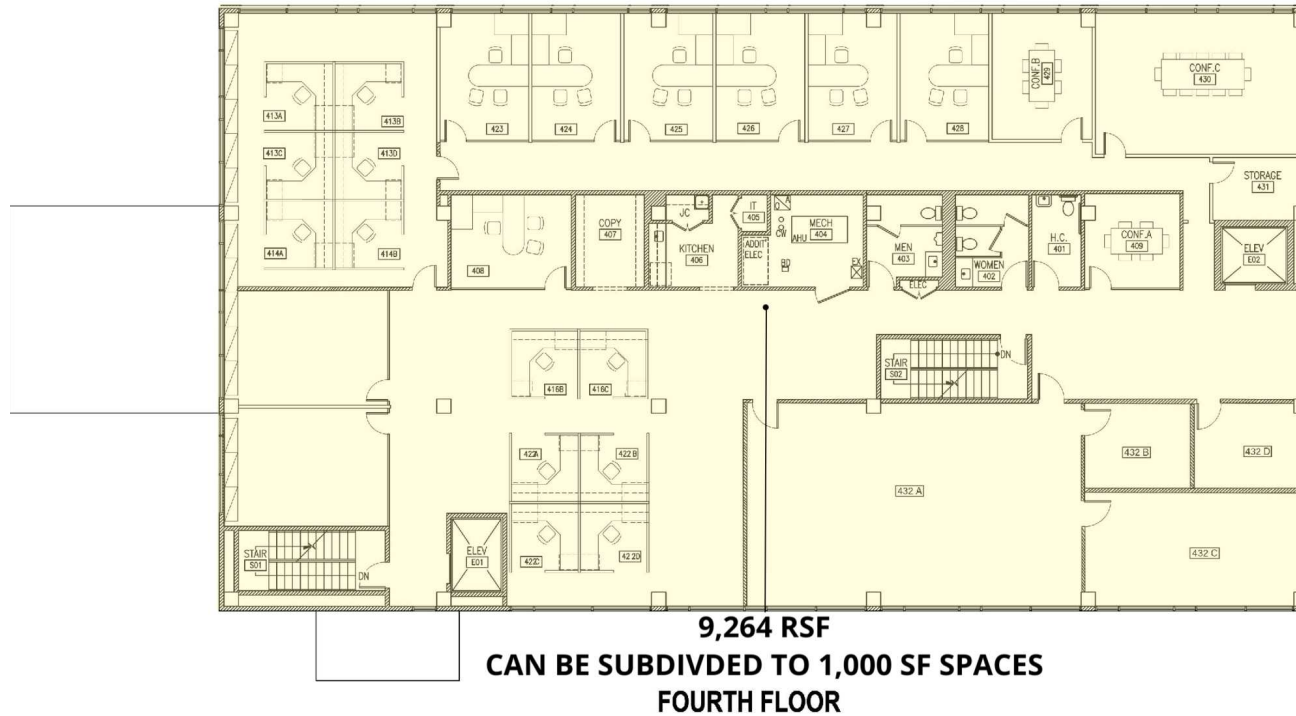
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THIRD FLOOR

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3rd Floor	Available	1,000 - 9,264 SF	Full Service	\$18.00 SF/yr



AVAILABLE SPACES

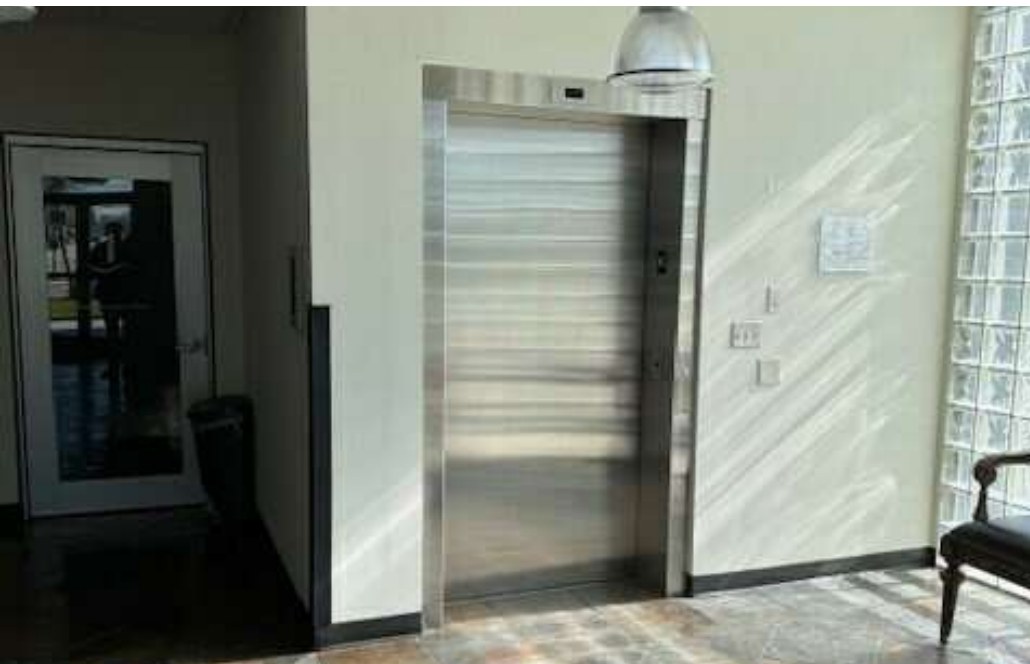
SUITE	TENANT	SIZE	TYPE	RATE
4th Floor	Available	1,000 - 9,264 SF	Full Service	\$18.00 SF/yr



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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	15,899	39,189	78,734
DAYTIME POPULATION	14,900	34,606	72,313
TOTAL HOUSEHOLDS	6,003	14,756	30,914
MEDIAN HH INCOME	\$60,097	\$53,668	\$47,695
TOTAL BUSINESSES	616	1,379	2,436



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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