

# 1250 POYDRAS BUILDING

1250 POYDRAS STREET  
NEW ORLEANS, LA 70113



**POYDRAS**  
PROPERTIES

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REAL ESTATE



## 1250 POYDRAS BUILDING

1250 Poydras Street  
 New Orleans, LA 70113  
 P: 504.522.2535

Built in 1978, 1250 Poydras is a 24-story, Class A, Central Business District office building. The building is constructed of reinforced concrete with a 4" concrete slab, and stands on a foundation of driven concrete piles and concrete pile caps. Exterior curtain walls are anodized aluminum with a bronze-tone frame. The windows are solar-tinted, reflective double-pane glass with vapor-barrier glass. A major renovation was completed in 2015.

**SQUARE FOOTAGE**  
 422,890

**ORIGINAL ARCHITECT**  
 3DI International

**DEVELOPER**  
 Ayshire/Prudential

**CONTRACTOR**  
 Bellows

**STRUCTURAL ENG.**  
 Walter P. Moore

### BUILDING STATISTICS

Gross SF: 476,130  
 Rentable SF: 422,890

### PHYSICAL ANALYSIS

Building Ht: 342'  
 No. Floors: 24  
 No. Elevators: 13  
 Window Modules: 6'2" x 4'9"  
 Ceiling Grid: 2' x 2'  
 Flr to Ceiling Ht: 8'9"  
 Flr to Window Ht: 7'  
 Flr to Flr Ht: 12'9"  
 Flr to Beam Ht: 11'  
 Bay Depth: 34'6"  
 Interior Columns: 0

### FINISHES

#### Exterior

Walls: Bronze Tone Aluminum  
 Windows: Solar ban bronze tone double paned glass  
 Spandrel: Blk non-solar insulated

### FINISHES cont.

#### Interior

#### Main Lobby/Entrance

Walls: Marble  
 Floors: Marble  
 Accents: Chrome  
 Ceilings: Suspended sheetrock, 2'x2' lay-ins

Lighting: LED lighting  
 Ent. Door: Double w/ revolving

#### Elevators

Floors: Ceramic tile

#### Elevator Lobbies

Walls: Travertine  
 Floors: Travertine

#### Tenant Corridors

Walls: Shreetrock WC  
 Ceilings: 2' x 2' lay-ins  
 Lighting: 2'x2' recessed LED fixtures

#### Restrooms

Walls: Shreetrock WC  
 Ceilings: Shreetrock  
 Lighting: 2'x2' recessed LED fixtures  
 Floors: Tile  
 Fixtures: Standard handicap accessible, porcelain

#### Stairwells

Stairs: Standard metal  
 Walls: Shreetrock, 2 hr fire rated  
 Lighting: LED lighting with emergency backup power

#### Tenant Finishes

Walls: Shreetrock WC  
 Floors: 30 oz. carpet  
 Ceilings: 2' x 2' lay-ins  
 Doors: 36" x 8'6" mahogany solid core  
 Lighting: 2'x2' recessed LED fixtures

### LIFE SAFETY SYSTEMS

- Fully sprinklered
- Smoke detectors
- Stairwell pressurization
- Emergency lights
- Electric fire pump
- 450 KW emergency generator
- Fire standpipe (2-6") risers
- Fire command station (1st flr)
- Digital voice evacuation system
- Fire alarm system installed per NFPA code

### ELEVATORS

Number: 13  
 Type: Otis

Number	Floors	Speed
3 Low Rise	2-10	350 fpm
1 Hotel Low Rise	1 & 11	350 fpm
2 Mid Rise	2,18-20	700 fpm
2 Hotel Mid Rise	2,11-17	700 fpm
3 High Rise	2,21-24	700 fpm

### ELEVATORS cont

#### Emergency Power Operation

1 elevator per bank

#### Freight Elevators

Capacity: 3,500 lbs  
 Platform Size: 6'5" x 5' x 9'11" Ht  
 Door Opening: 3'6" x 8'6"

### SECURITY

- Card Access
- 24/7 security patrol
- Surveillance camera system

### HVAC

**System Description:** 1,350 ton chilled water closed loop system

**Chillers:** 2 Daikin 500-ton magnetic bearing centrifugal  
 Dakin 350-ton dual compressor magnetic bearing centrifugal

**Carrier AHU's:** 1 per floor

**Air Distribution per floor:**

- VAV zone system
- 12 exterior zones
- 4 interior
- 1 thermostat per zone to control cooling and heating

**Heating:** Electric resistance heat

**Outside Air:** 2,000 CFM per floor - regulated by CO2 demand

### Design Conditions

#### Summer

**Outside:** DB 91°F, WB 80°F  
**Inside:** DB 75°F, WB 48°F

#### Winter

**Outside:** DB 32°F  
**Inside:** DB 75°F

### PLUMBING

- 7 domestic water booster pumps
- Electric water heaters (restrooms only)
- Waste, vent, and water risers
- Roof drain system

### ELECTRICAL

*Main electrical power is fed from 2 sub-stations with auto transfer switch*

**Building Power:** 480V/277V  
**Available:** 208/120V  
**Emergency Power:** 480V/277V

### DESIGN LIVE LOADS

**Live Load Roof:** 30 lbs PSF  
**Live Load Floor\*:** 75 lbs PSF  
**Partition:** 10 lbs PSF  
**Mechanical Room:** 150 lbs PSF  
**Dead Load Floor:** 87 lbs PSF  
**Dead Load Room:** 109 lbs PSF

*\*Certain areas have live load in excess of design*

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**SCS REAL ESTATE**

For leasing inquiries, call 504-831-2363



# ENTERGY CORPORATION BUILDING

639 LOYOLA AVENUE  
NEW ORLEANS, LA 70113



**POYDRAS**  
PROPERTIES

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**COMMERCIAL**  
REAL ESTATE



**ENTERGY CORPORATION  
BUILDING**

 639 Loyola Ave  
 New Orleans, LA 70113

Built in 1982, The Entergy Corporation Building is a 28-story, Class A, Central Business District office building. The building is constructed of reinforced concrete with a 4" concrete floor slab, and stands on a foundation of driven concrete pile caps. The property's exterior curtain wall consists of an aluminum anodized bronze-tone frame with granite and double-pane reflective vision glass.

**SQUARE FOOTAGE**  
 511,600

**ANCHOR TENANT**  
 Entergy  
 347,197 SF | 17 Full Floors | 66%

**ORIGINAL ARCHITECT**  
 3DI International

**DEVELOPER**  
 Ayshire/Prudential

**CONTRACTOR**  
 Bellows

**STRUCTURAL ENG.**  
 Walter P. Moore

**BUILDING STATISTICS**

 Gross SF: 584,855  
 Rentable SF: 511,600

**PHYSICAL ANALYSIS**

 Building Ht: 380'  
 No. Floors: 28  
 No. Elevators: 14  
 Window Modules: 5' x 5"  
 Ceiling Grid: 2' x 2'  
 Flr to Ceiling Ht: 8'9"  
 Flr to Window Ht: 7'  
 Flr to Flr Ht: 12'9"  
 Flr to Beam Ht: 11'  
 Bay Depth: 42'4"  
 Interior Columns: 0

**FINISHES**
**Exterior**

 Walls: Brn Granite  
 Windows: Reflective, solar-tinted, double-paned glass

**FINISHES** cont.

**Interior**
**Main Lobby/Entrance**

 Walls: Granite  
 Floors: Granite reinforced, concrete slab  
 Accents: Chrome  
 Ceilings: Sheetrock  
 Lighting: 2' x 2' recessed LED fixtures  
 Ent. Door: Glass

**Elevators**

 Finishes: fluted glass walls and granite lower panels  
 Floors: Porcelain tile

**Elevator Lobbies**

 Walls: Granite-2nd flr only; wall covering schemes all other floors  
 Floors: Porcelain tile

**Tenant Corridors**

 Walls: Sheetrock WC  
 Ceilings: 2' x 2' lay-ins  
 Lighting: 2' x 2' recessed LED fixtures

**Restrooms**

 Walls: Sheetrock  
 Ceilings: Sheetrock suspended  
 Lighting: 2' x 2' recessed LED fixtures  
 Floors: Porcelain tile  
 Fixtures: Standard handicap accessible

**Stairwells**

 Stairs: Metal  
 Walls: Sheetrock, 2 hr fire rated  
 Lighting: LED lighting with emergency backup power

**Tenant Finishes**

 Walls: Shreetrock WC  
 Floors: 30 oz. carpet  
 Ceilings: 2' x 2' grids  
 Doors: 36" x 8'6" mahogany solid core  
 Lighting: 2' x 2' recessed LED fixtures

**LIFE SAFETY SYSTEMS**

- Fully sprinklered
- Smoke detectors in public areas
- Stairwell pressurization
- Emergency lights
- Diesel fire pump
- 350 KW emergency generator
- Fire standpipe (2 - 6") risers
- Fire command station (1st flr)
- Digital voice evacuation system
- Fire alarm system installed per NFPA code

**ELEVATORS**

Number:	14	
Type:	Otis	
Number	Floors	Speed
6 Low Rise	2-16	500 fpm
6 High Rise	2,17-28	700 fpm
1 Freight	1-28	350 fpm
1 Handicapped	1-2	90 fpm

**ELEVATORS** cont

Capacity: 3,500 lbs

**Emergency Power Operation**

1 elevator per bank

**Freight Elevators**

 Capacity: 4,500 lbs  
 Platform Size: 5'4" x 7'10" x 9'6"  
 Door Opening: 4' x 8'7"

**SECURITY**

- Turnstyle
- Card Access
- After hours security patrol
- Surveillance camera system

**HVAC**

 System Description: 1,500 ton chilled water closed loop system  
 Chillers: 2 Trane 540 centrifugal  
 1 Trane 420 ton centrifugal  
 York AHUs - 1 per flr

**Air Distribution per floor:**

- 16 zone mixing box
- 1 thermostat per zone to control cooling and heating

 Heating: Electric resistance heat  
 Outside Air: 2,500 CFMs per floor

**Design Conditions**
**Summer**

 Outside: DB 91°F, WB 80°F  
 Inside: DB 75°F, WB 50°F

**Winter**

 Outside: DB 32°F  
 Inside: DB 78°F

**PLUMBING**

- Dual domestic water pumps
- Electric water heaters (restrooms only)
- Waste, vent, and water risers
- Roof drain system

**ELECTRICAL**
*Main electrical power is fed from 2 sub-stations with auto transfer switch*

 Building Power: 480V/27V  
 Available: 208/120V  
 Chiller Power: 4,160V  
 Emergency Power: 480V/277V

**DESIGN LIVE LOADS**

 Live Load Roof: 20 lbs PSF  
 Live Load Floor\*: 80 lbs PSF  
 Partition: 20 lbs PSF  
 Mechanical Room: 100 lbs PSF  
 Dead Load Floor: 125 lbs PSF

*\*Certain areas have live load in excess of design*

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