



SITE

**RUTH'S
CHRIS
STEAK HOUSE**

HESSMER AVE

VETERANS MEMORIAL BLVD

3D
CLICK TO VIEW

**MATTERPORT
VIRTUAL TOUR**



FOR LEASE:
3rd Floor Office Space Near Veterans Blvd
3321 Hessmer Avenue, Metairie, LA 70002

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LOCATION

3321 Hessmer Ave, 3rd Floor
Metairie, LA 70002



SPACE AVAILABLE

Suite 301: 2,380 RSF
Suite 302: 3,664 RSF
Entire 3rd Floor: 12,500 RSF

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3321 Hessmer Avenue, Metairie, LA 70002

PROPERTY HIGHLIGHTS

Formerly the HQ space for Ruth's Chris Steak House, these 3rd floor suites include original FF&E. Built in 1974 and remodeled in 2010, the building has an attractive, modern aesthetic visible from Veterans Memorial Blvd. Recent updates include new roof, new electric, new plumbing, and new a/c. Reserved, covered parking spaces are included on-site with an additional 95 spaces at a nearby lot.



LEASE RATE

\$18 PSF
Gross Lease



TOTAL BUILDING SIZE

27,775 SF



TRAFFIC COUNT

50,650 ADT (Veterans Blvd)



ZONING

BC-2



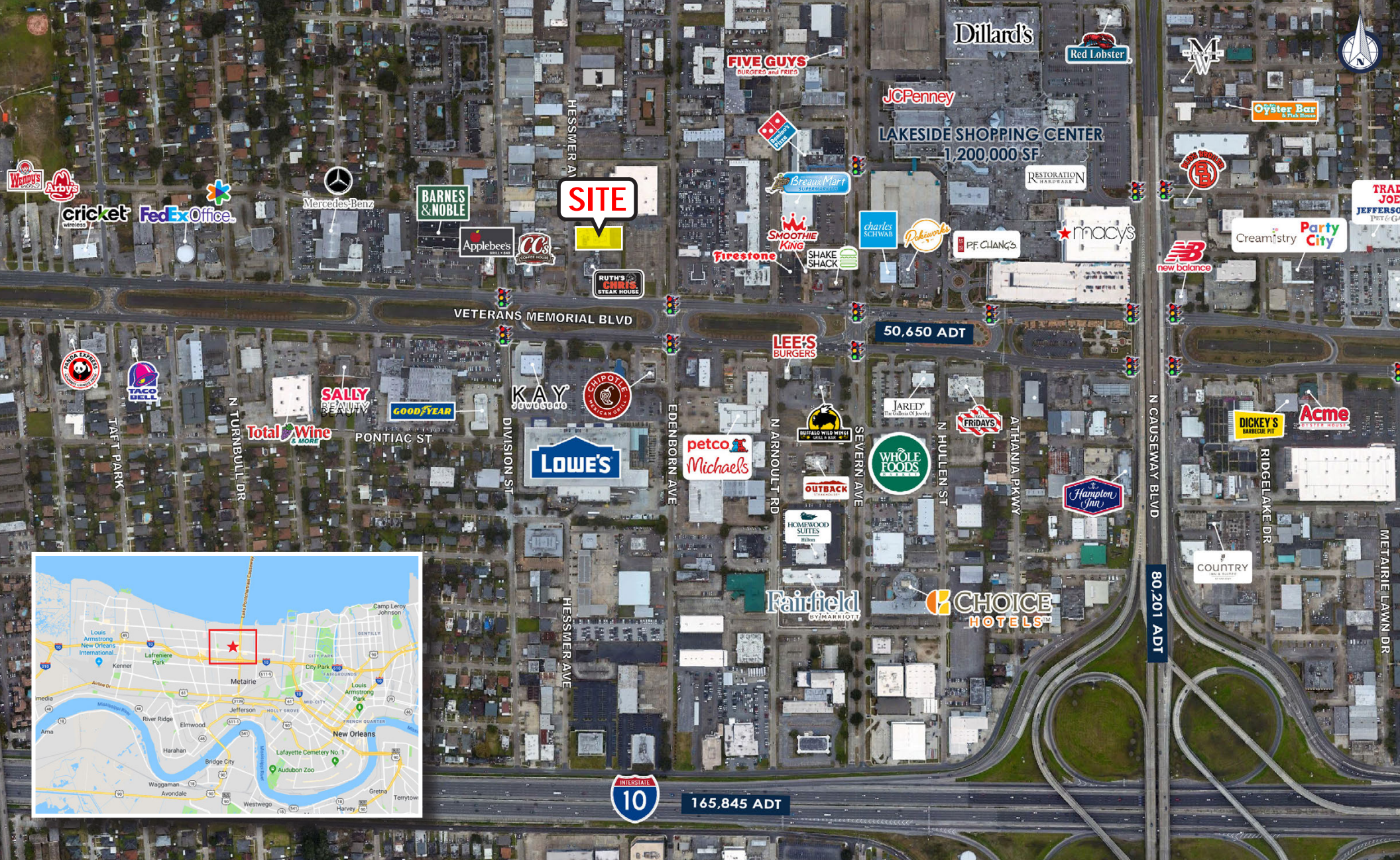
PARKING

25 spaces on site,
plus 95 spaces at nearby lot



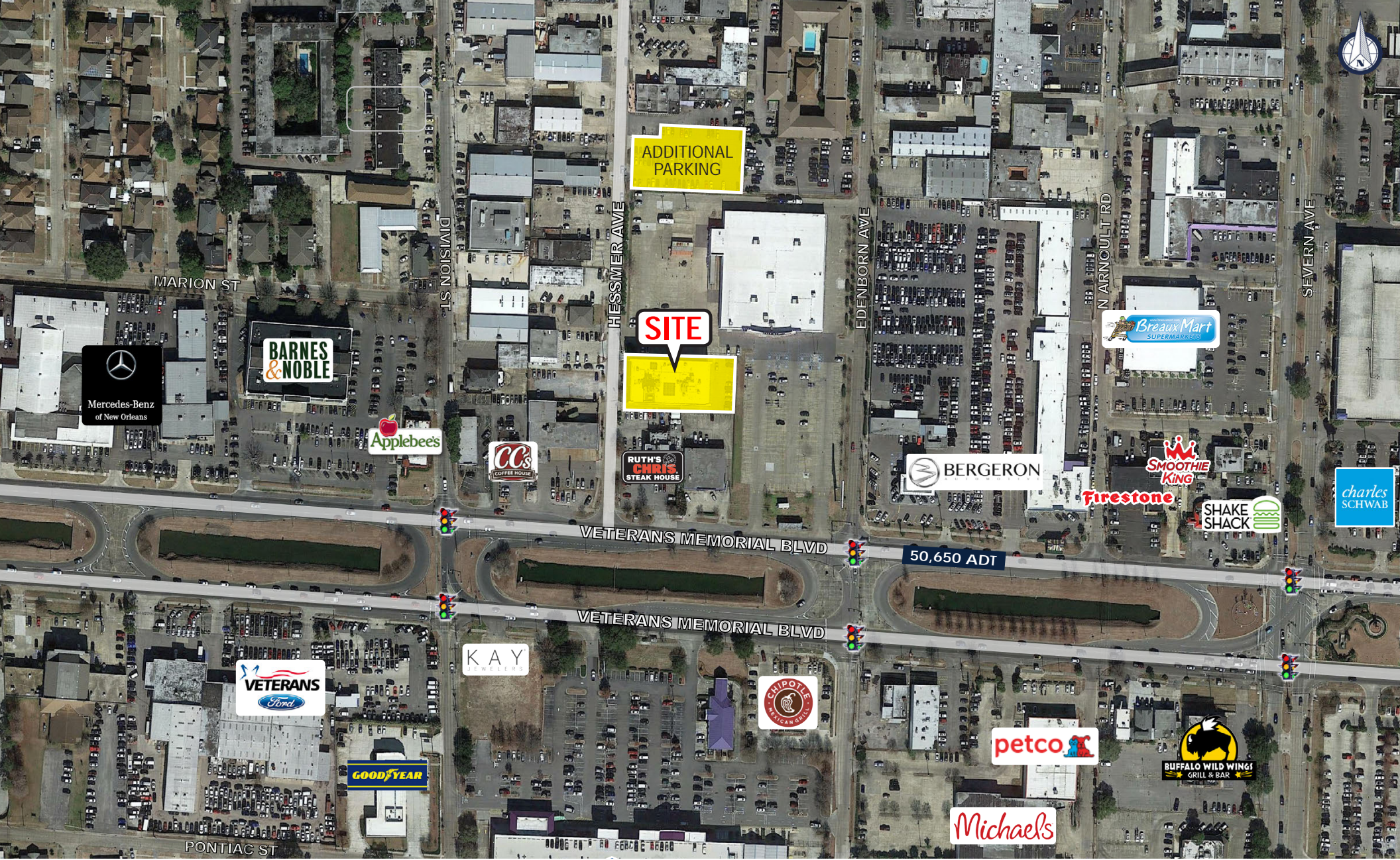
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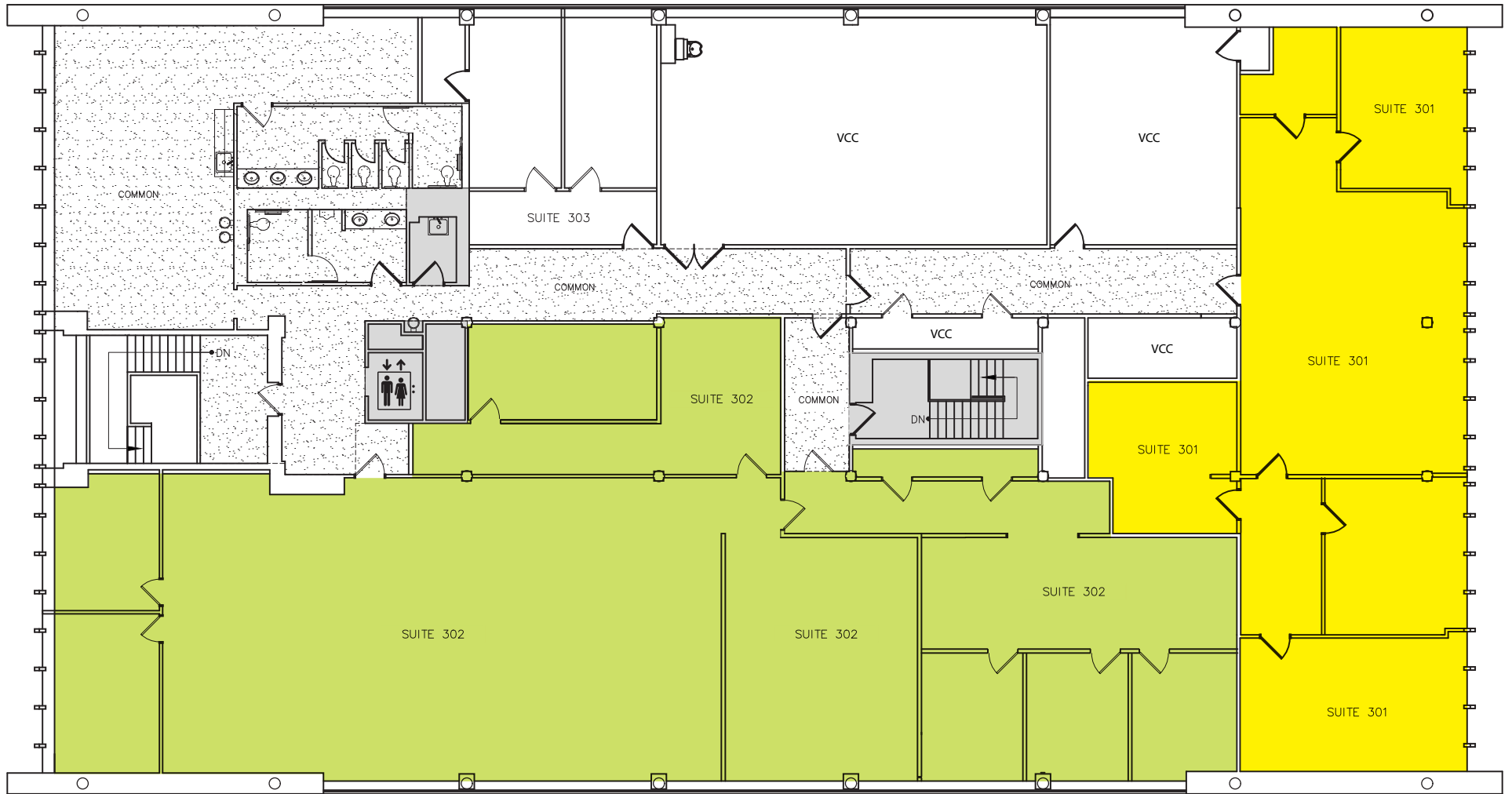
MARKET AERIAL
 3321 Hessmer Avenue, Metairie, LA 70002





ZOOM-IN VICINITY MAP
 2940 Veterans Memorial Blvd, Metairie, LA 70002





SUITE 302
3,664 RSF

SUITE 301
2,380 RSF

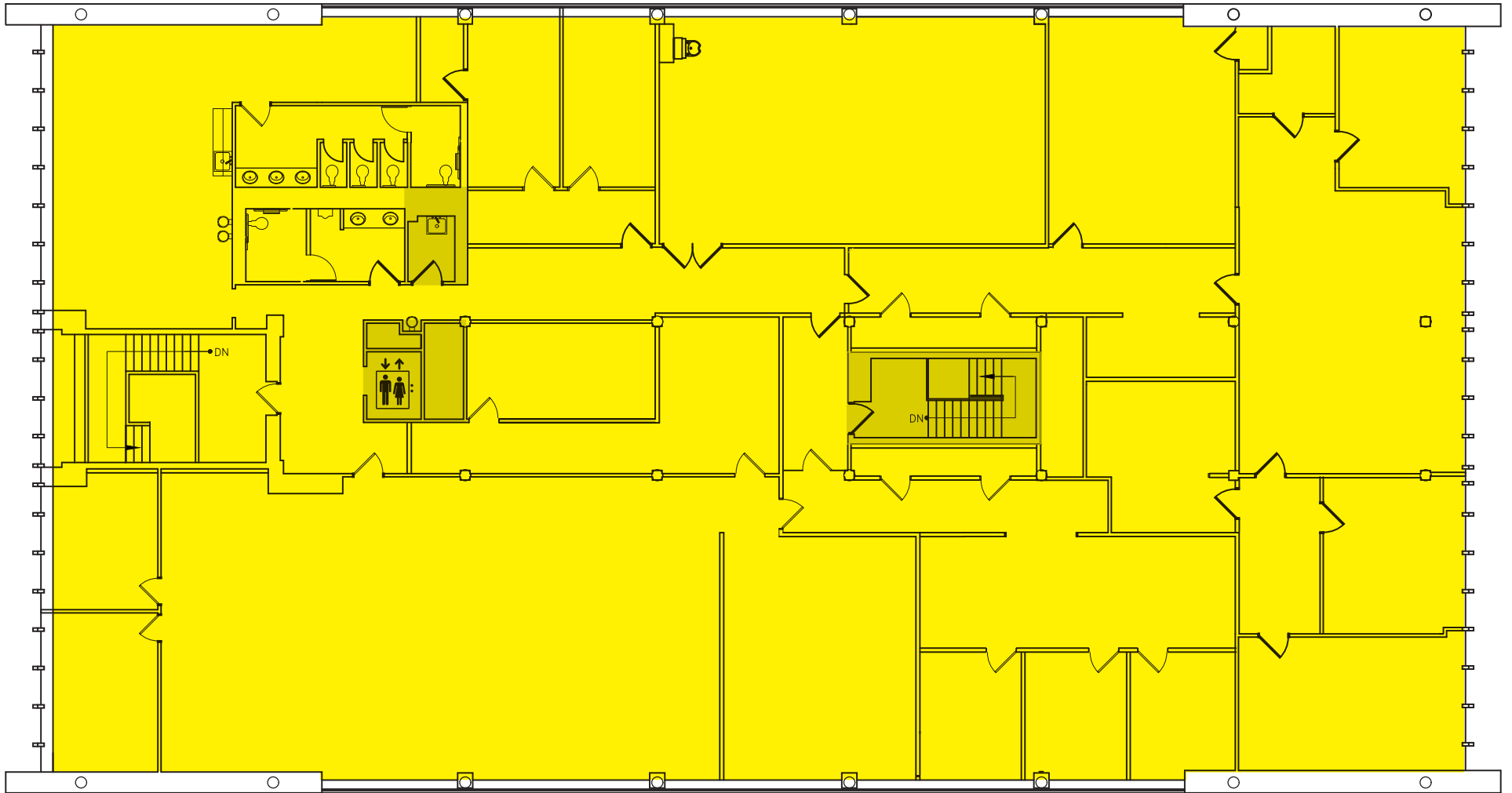
FLOOR PLAN (SUITES 301 & 302)

3321 Hessmer Avenue, Metairie, LA 70002



MATTERPORT
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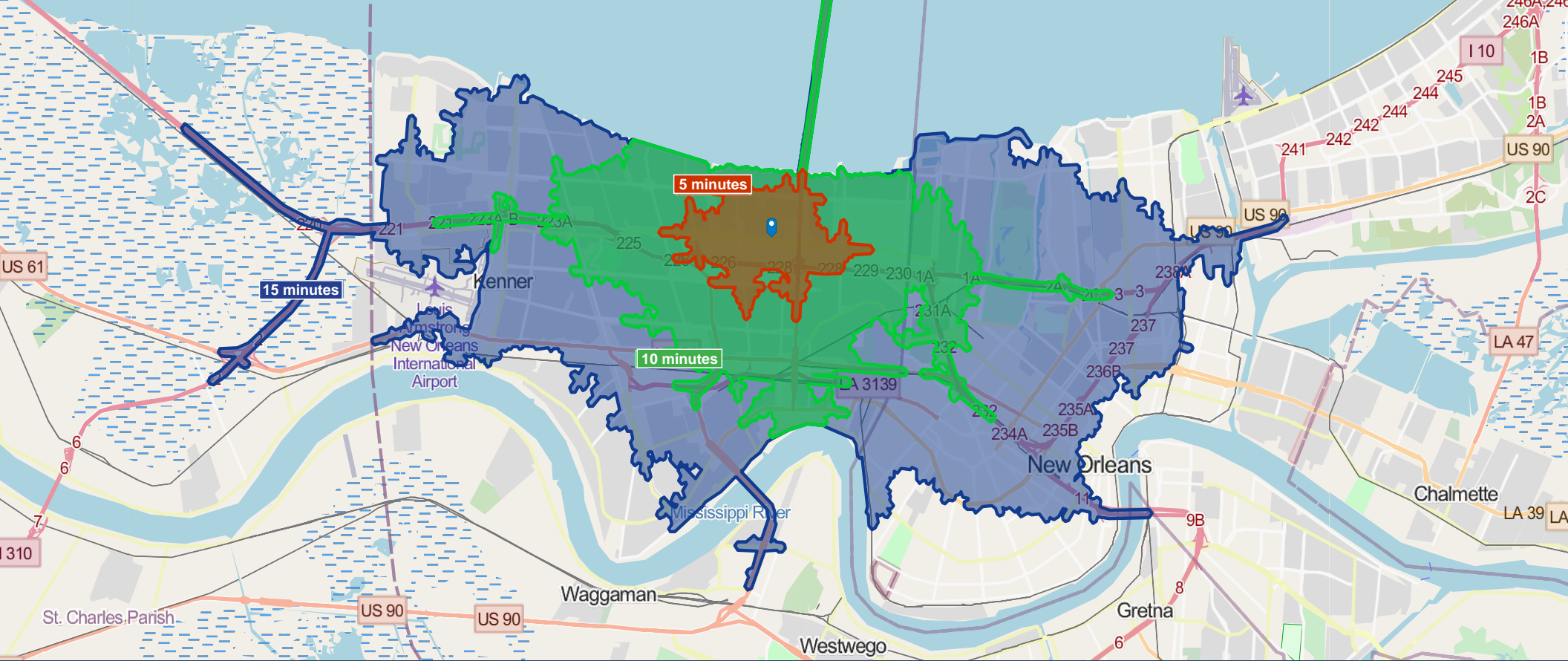







 **ENTIRE 3RD FLOOR**
12,500 RSF

FLOOR PLAN (3RD FLOOR)

3321 Hessmer Avenue, Metairie, LA 70002





 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
5 MINUTES	25,742	35,558	11,301	\$69,411
10 MINUTES	130,845	137,431	57,598	\$83,127
15 MINUTES	358,855	386,060	152,316	\$72,916

DRIVE TIME & DEMOGRAPHICS

3321 Hessmer Avenue, Metairie, LA 70002



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: _____

