

OFFICE BUILDING FOR SALE

GRAY INSURANCE OFFICE BUILDING

1625 W Causeway Approach, Mandeville, LA



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PROPERTY HIGHLIGHTS

• Key Features:

- Class A Office Space: Approximately 52,000 square feet of premium office space, considered the Trophy Building of the Northshore
- Prime Location: Situated in the heart of Mandeville, LA, offering excellent visibility and accessibility
- Unique Property: The finest office building in the area, setting a new standard for professional environments
- Investment Potential: Ideal for savvy investors seeking a lucrative opportunity
- Owner-User Paradise: Perfect for businesses looking to own their own space and create a stunning corporate headquarters
- Serene Setting: Enjoy the tranquility of a private fountain garden, a peaceful retreat within a bustling city
- 246 Parking Spaces (5:1,000 Ratio)
- Building Can Be Expanded or An Additional Building Added
- 3,000 SF of Air Conditioned Warehouse Space
- 14 - 20 Foot Ceiling Throughout
- Full Building Generator for Lights and Outlets, Prewired to Add Temporary Generator to Operate HVAC System
- Entire Building Could Potentially be Made Available for User
- Additional Information Available with Signed NDA - Link to be Provided



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Step into this stunning 52,000 square foot Class A facility in Mandeville, Louisiana, perfectly situated on 5.5 acres of beautifully landscaped grounds. This contemporary two-story building offers a modern and flexible workspace designed for efficiency and collaboration.

OFFERING SUMMARY

Sale Price:	\$12,500,000
Lot Size:	5.5 Acres
Building Size:	52,000 SF
Cap Rate:	7.5%



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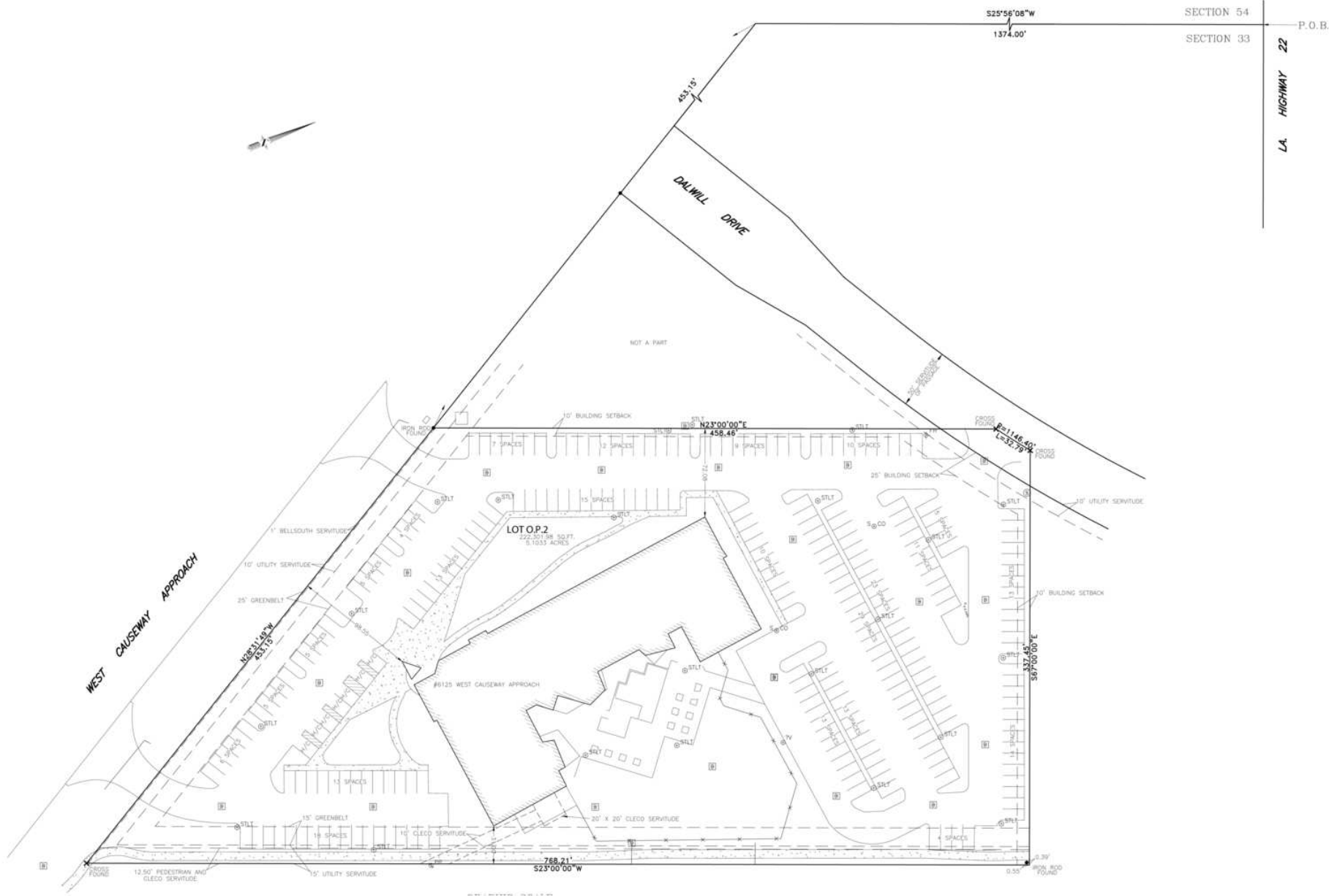
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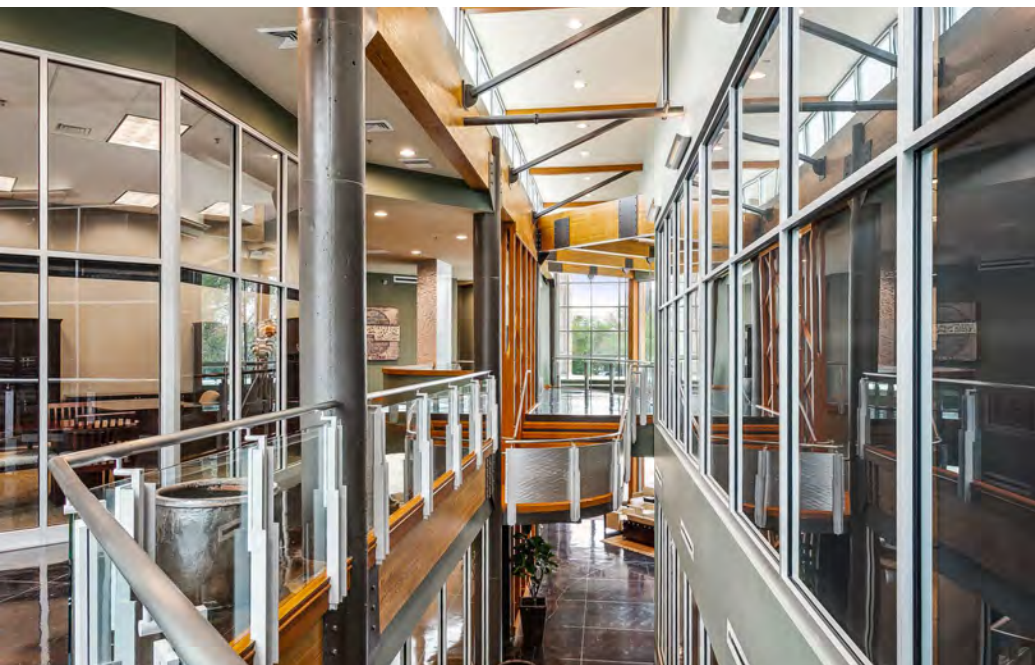
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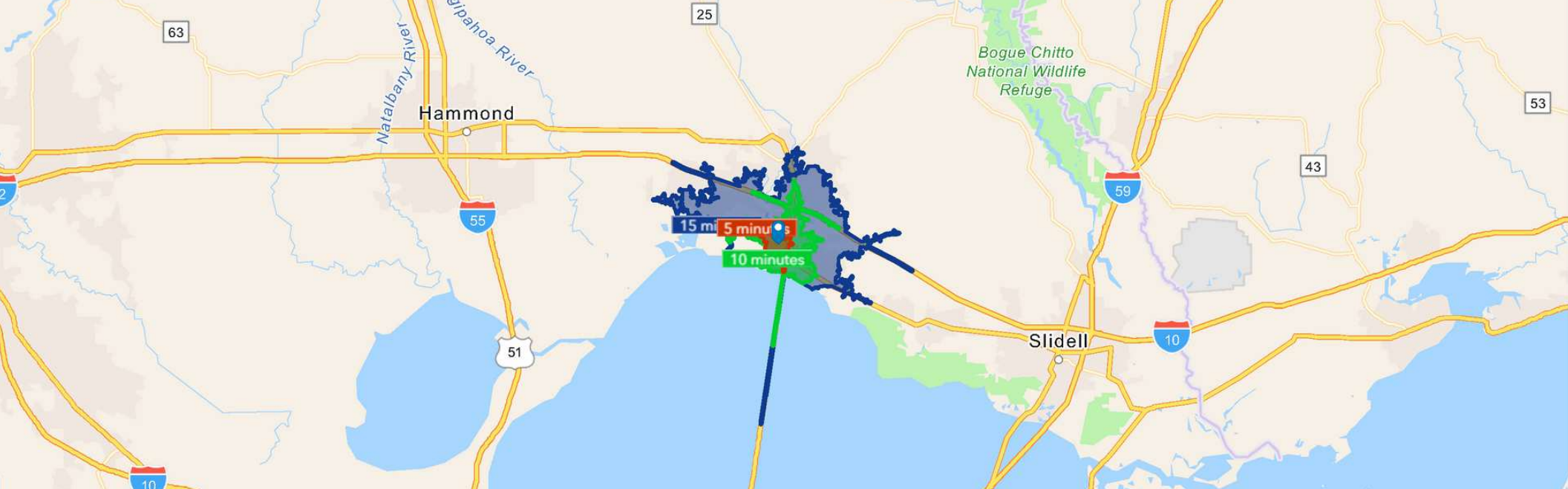
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	7,239	30,202	73,884
DAYTIME POPULATION	10,536	37,604	78,658
TOTAL HOUSEHOLDS	2,976	12,194	29,049
MEDIAN HH INCOME	\$81,940	\$96,240	\$92,240
TOTAL BUSINESSES	1,008	2,892	4,934



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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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