



GRAY OFFICE BUILDING

1625 W CAUSEWAY APPROACH MANDEVILLE, LA
FOR SALE

**CALL FOR OFFERS
NOVEMBER 24, 2025**



REAL ESTATE

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MANDEVILLE MARKET AERIAL



1625 W CAUSEWAY APPROACH

NORTHLAKE

THE FRESH MARKET
Office DEPOT
PET SMART
five BELOW
Total Wine & More
ROSS
DRESS FOR LESS

MANDEVILLE

ROUSES
MARKETS

THE SHOPPES AT EMERALD CORNER

GREIGE INTERIORS
CLUB CHAMPION
MEDVET
HEMLINE
orange theory

DOLLAR
TREE

THE VILLAGE

FLEURTY GIRL
TALBOTS
chico's
Learning Express

PREMIER CENTER

WHOLE FOODS MARKET
HomeGoods
TJ-maxx
OLD NAVY
LOFT
BARNES & NOBLE
GAP
target
BANANA REPUBLIC

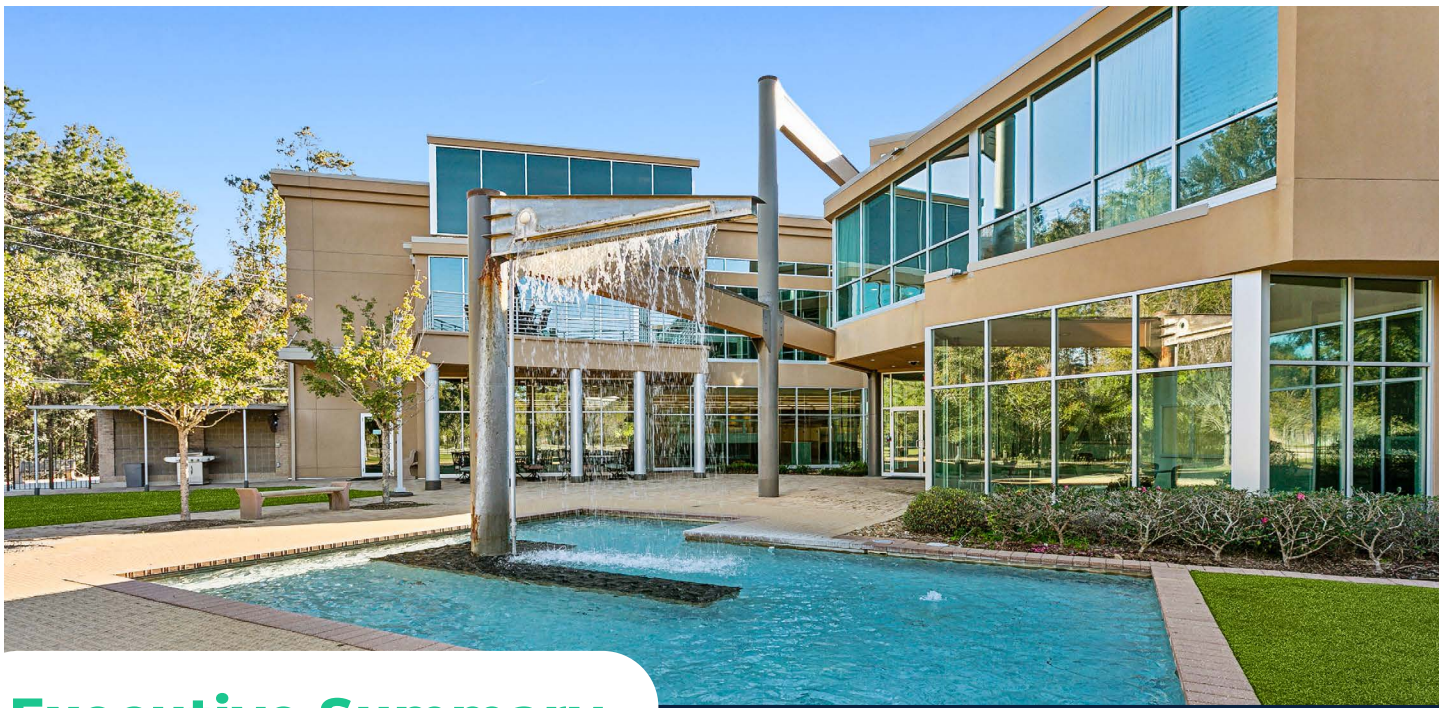
Walmart
Neighborhood Market

Winn-Dixie



GRAY OFFICE BUILDING

1625 W CAUSEWAY APPROACH MANDEVILLE, LA
EXECUTIVE SUMMARY AND SCHEDULE



Executive Summary

SRSA Real Estate, Inc has been chosen as the exclusive advisor for the Gray Building, 1625 W Causeway Approach. This outstanding property is in the heart of Mandeville, Louisiana which is part of the Greater New Orleans Metropolitan Area. After Hurricane Katrina, this city exploded in growth of population and services; once a bedroom community, it now boasts its own business environment including Old Mandeville Cultural District, Highway 190 Commercial Corridor and specified commercial zoned areas. These businesses have attracted population and retail opportunities. Considered “safer” than New Orleans in both crime statistics as well as higher elevations from flooding, it projects a strong community and anticipates continued growth.

The property is an ideal site and is an exceptional location for a strong user/investors as well as an opportunity to become a landlord for any corporate offices anticipating relocation to the Northshore. The property is 5.5 acres with 52,000 sf of office space on two floors. There is potential to expand the building or add an additional building on the site. There are presently 246 parking spaces surrounding a parklike setting with several outdoor enclaves for meetings and relaxation.

This exceptional opportunity offers investors significant upside potential and user/owners a captivating location which will enhance employee satisfaction. Upon signing a Non-disclosure agreement, potential purchasers will receive a rent roll, 2024 operating expenses, and an example Letter of Intent.

Schedule

- November 1 -10: Property Tours
- November 24: Offers due by 3:00 pm
- November 24 - 30: Consideration of Offers



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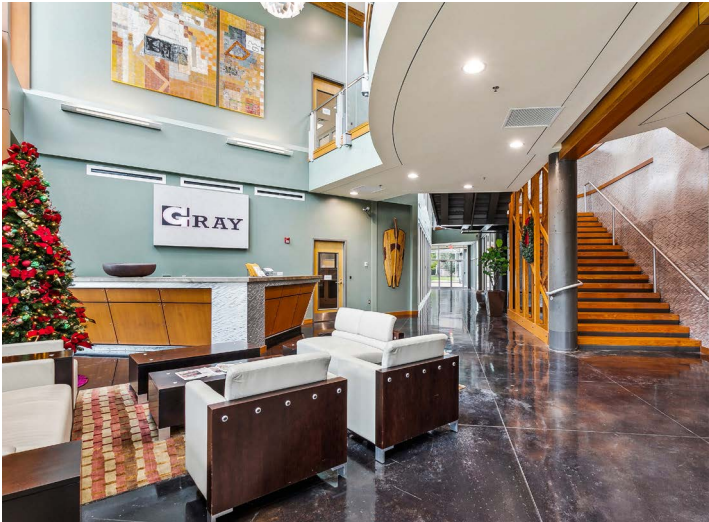
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GRAY OFFICE BUILDING

1625 W CAUSEWAY APPROACH MANDEVILLE, LA
BUILDING DETAILS AND INFORMATION



The Gray Insurance Office Building 1625 West Causeway Approach, Mandeville, LA

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.

Key Features:

- Class A Office Space: Approximately 52,000 square feet of premium office space, considered the Trophy Building of the Northshore with 3,000 SF of Air Conditioned Warehouse with 14 -20 ft ceiling throughout
- Ample Parking: 246 Parking Spaces (5:1,000 Ratio)
- 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 including a large, on-site generator for lights and outlets, pre-wired to add temporary generator to operate HVAC system
- Serene Setting: Enjoy the tranquility of a private fountain garden, a peaceful retreat within a bustling city
- Building can be expanded or an additional building added



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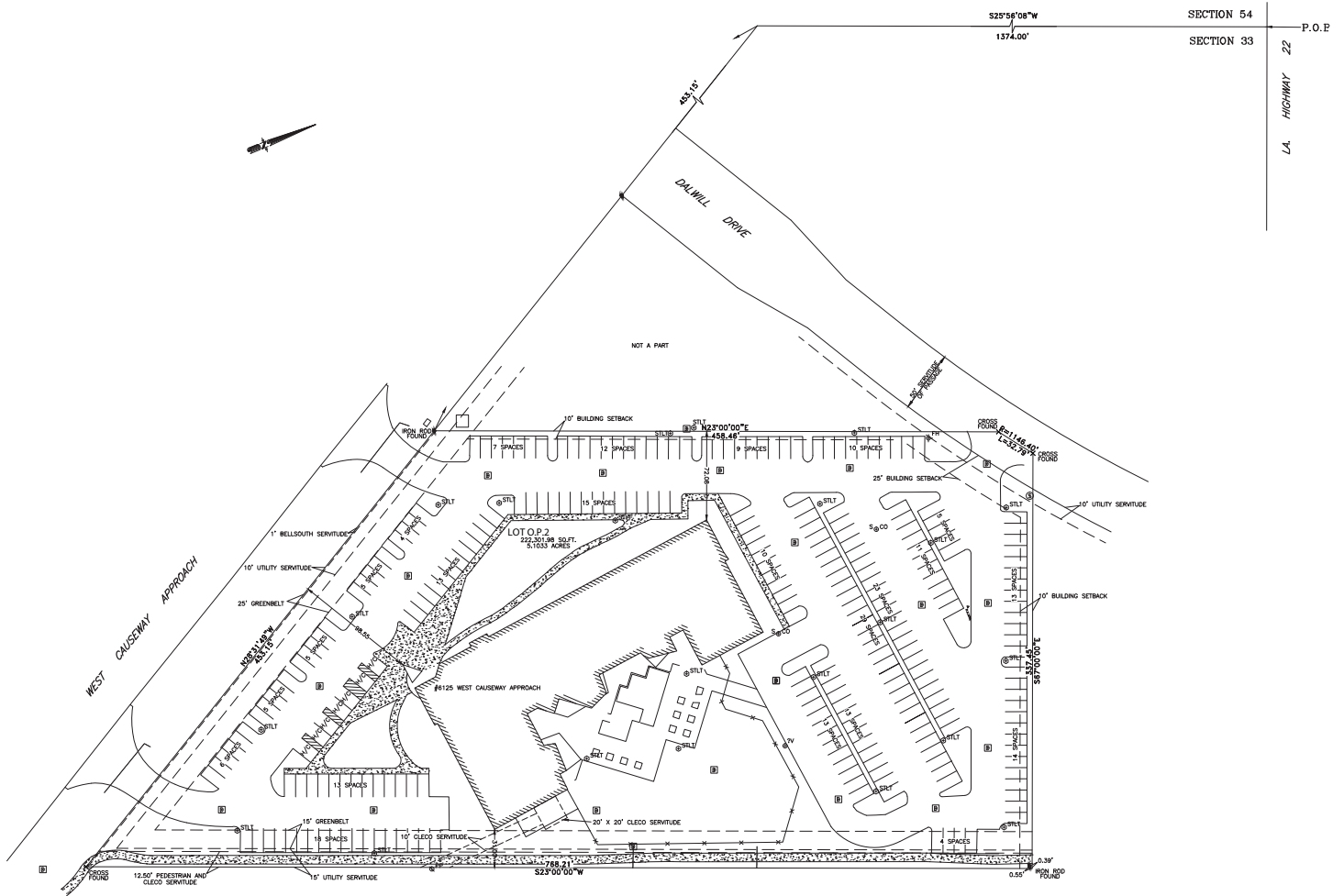
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GRAY OFFICE BUILDING

1625 W CAUSEWAY APPROACH MANDEVILLE, LA

SITE PLAN



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FLOOR PLANS

EXHIBIT B - FLOOR PLANS (Page 1 of 2)

Orange - York Risk Services Group, Inc.

Yellow - The Gray Insurance Company

Green - Common Area

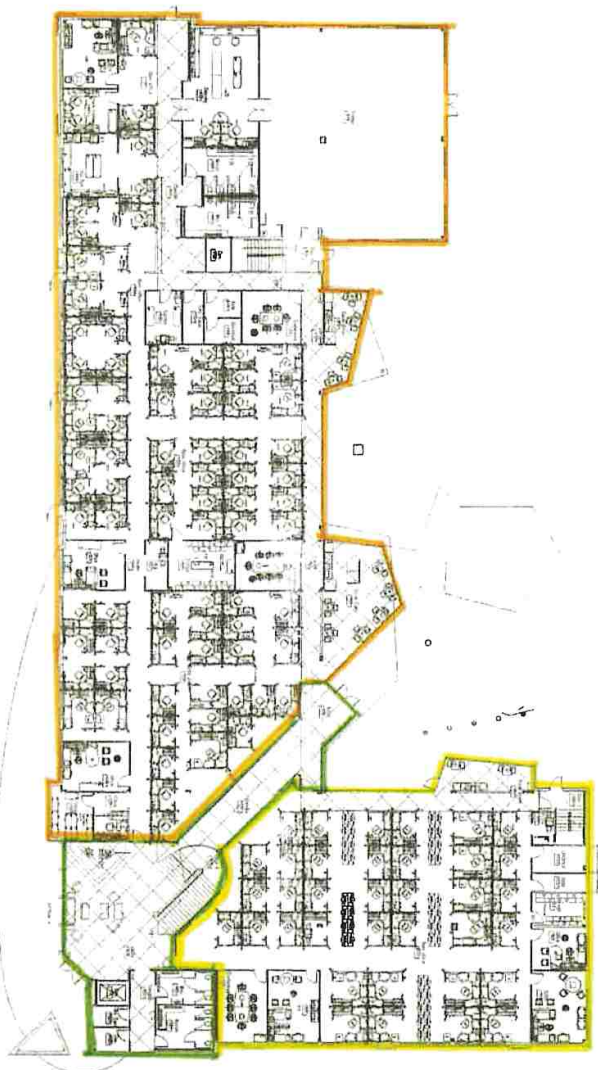
EXHIBIT B - FLOOR PLANS (Page 2 of 2)

Orange - York Risk Services Group, Inc.

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FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- For Sale: The Gray Building, 1625 W Causeway Approach, Mandeville, LA 70471
- Outstanding Location: Strategically positioned in the highly sought-after Mandeville area, this property is poised for success, providing easy access for clients and employees alike.
- Surging Demand: The demand for office space in this region is currently experiencing a significant upswing, making this building a prime investment opportunity. Its exceptional location provides a strategic business advantage, combining luxury with a thriving market.
- Rare Opportunity: This stunning property is not just a building. It's a complete, curated masterpiece. Included in the sale are an exquisite, \$400,000 collection of fine art and a suite of highly-adaptable, designer furnishings by DIRT, ensuring a seamless move into a space of unparalleled luxury, innovation, and style.
- Upside potential: The existing tenants rental rates have not kept up with the market and the potential of a buy out from one tenant and replacing them with a strong national tenant at higher rates is achievable.
- Parklike setting with 246 parking spaces
- Total Building: 52,000 SF | Total Property Area: 5.5 Acres, potential addition of space
- Two floors, 26,000 SF per floor
- Zoning: Commercial | Year Built: 2006
- Generator Information: For lights, outlets, and pre-wired for additional generator hookup to run HVAC
- Property Tours: November 1 - 24, 2025



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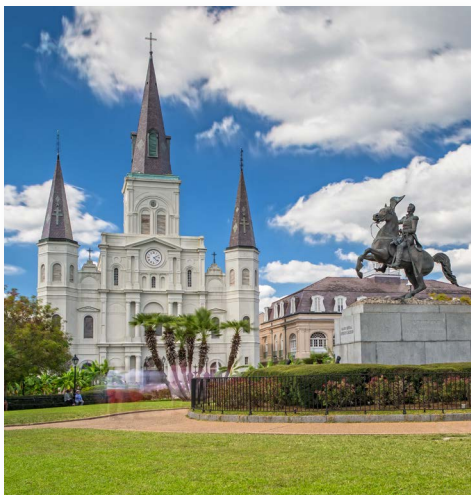
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NEW ORLEANS MSA

INCLUDING HAMMOND MICROPOLITAN AREA



New Orleans, Louisiana, is a city renowned for its vibrant culture, rich history, and unique charm. Situated along the Mississippi River and the Gulf of Mexico, New Orleans is a melting pot of diverse influences, resulting in a distinctive blend of music, cuisine, architecture, and traditions.

The city is famous for its lively music scene, particularly jazz. The city's numerous music festivals, including the iconic New Orleans Jazz & Heritage Festival, attract music enthusiasts from around the world. New Orleans is also celebrated for its annual Mardi Gras festival, a vibrant and colorful carnival that showcases the city's exuberance and festive spirit. The event, with its elaborate parades, masked revelers, and vibrant costumes, draws millions of visitors who join in the celebrations and indulge in the city's culinary delights.

The city's unique architecture is another notable feature, with its distinct Creole townhouses, historic mansions, and enchanting French Quarter. Exploring the narrow streets of the French Quarter reveals a tapestry of ornate ironwork balconies, hidden courtyards, and bustling markets, creating an atmosphere that transports visitors to another era.

New Orleans is a city that captivates visitors with its vibrant music, lively festivals, architectural splendor, and delectable cuisine. Its unique cultural heritage and welcoming spirit make it a captivating destination that offers a blend of history, art, and unforgettable experiences.



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THE NORTHSHORE

ST. TAMMANY PARISH | NEW ORLEANS MSA



Located on the Northshore of Lake Pontchartrain and connected to the Southshore and New Orleans via the Causeway Bridge.

The cities of Mandeville and Covington enjoy a lifestyle that is quite different from New Orleans, its south shore neighbor. Mandeville embraces the serenity of its rich naturalistic environment. As a waterfront and water-oriented community, Mandeville enjoys a temperate climate amid a lush canopy of live oaks, magnolias and towering pines. Covington, to the north, is the headquarters of many Fortune 500 and publicly traded companies such as Chevron and POOLCORP. Both areas are attractive due to their proximity to New Orleans, low crime rates & business costs, high quality medical facilities, and great schools.

Some of the area's largest employers include St. Tammany Parish Hospital, Ochsner Medical Center, Home Health of St. Tammany Hospice, Slidell Memorial Hospital, Textron Systems Marine & Land Sys, Lakeview Regional Medical Center, Covington Behavioral Health, and Gilsbar, Inc. The neighboring community of Hammond is home to Southeastern Louisiana University with a student population of 14,308.

#1 Best Counties for Outdoor Activities in Louisiana (Niche)

#1 Healthiest Counties in Louisiana (Niche)

#3 Best Counties for Families in Louisiana (Niche)

COMPETITIVE ADVANTAGES

- **Costs** – The Greater New Orleans region is the least expensive mid-sized business market in America, according to KPMG
- **Assets** – Greater New Orleans boasts unique business assets in logistics (e.g., the Mississippi) and facilities (e.g., NASA Michoud)
- **Lifestyle** – Relaxing suburbs with beautiful houses, easy traffic, and scenic lake views
- **Leadership** – Regional business and political leaders are as aligned, energized and able as anywhere in America, and eager to welcome your business
- **Culture** – Our world famous music, food and festivals bless the region with unmatched cultural riches



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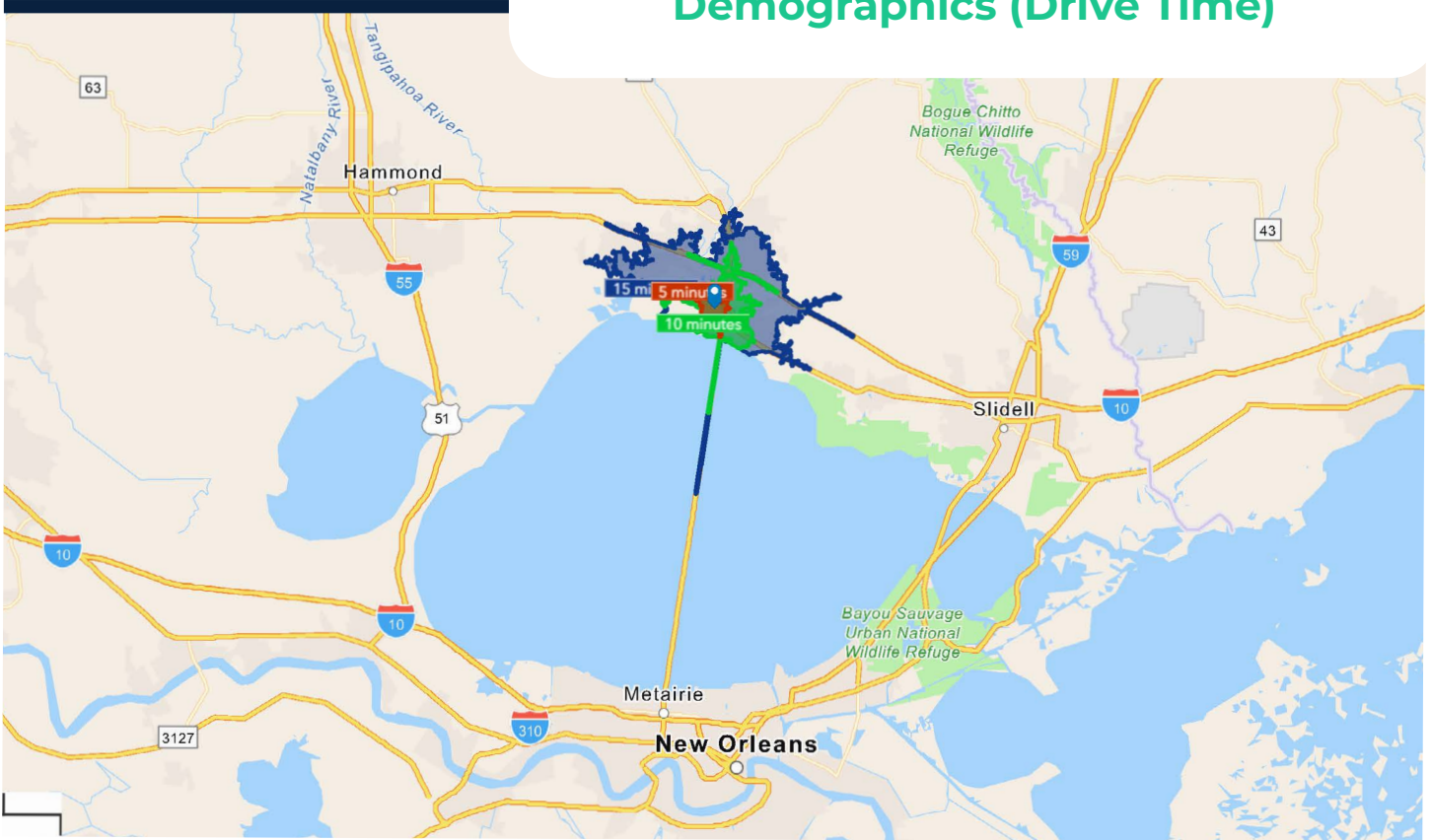
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GRAY INSURANCE MANDEVILLE OFFICE BUILDING OPPORTUNITY

DEMOGRAPHICS

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.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

