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The Arlington at TerraBella


THE ARLINGTON
AT TERRABELLA
BUILDING SITE • UNDER CONSTRUCTION

The Arlington at TerraBella

EXTERIOR RENDERING

138 TerraBella Boulevard | Covington, Louisiana

terrabella



Source: RFP Marketing Plan Set, sheet MP6 | May 18, 2026

REMAX
COMMERCIAL

REMAX Alliance
Doug Bernard, CCIM

Office 985-690-1541
Call or text 504-915-0698

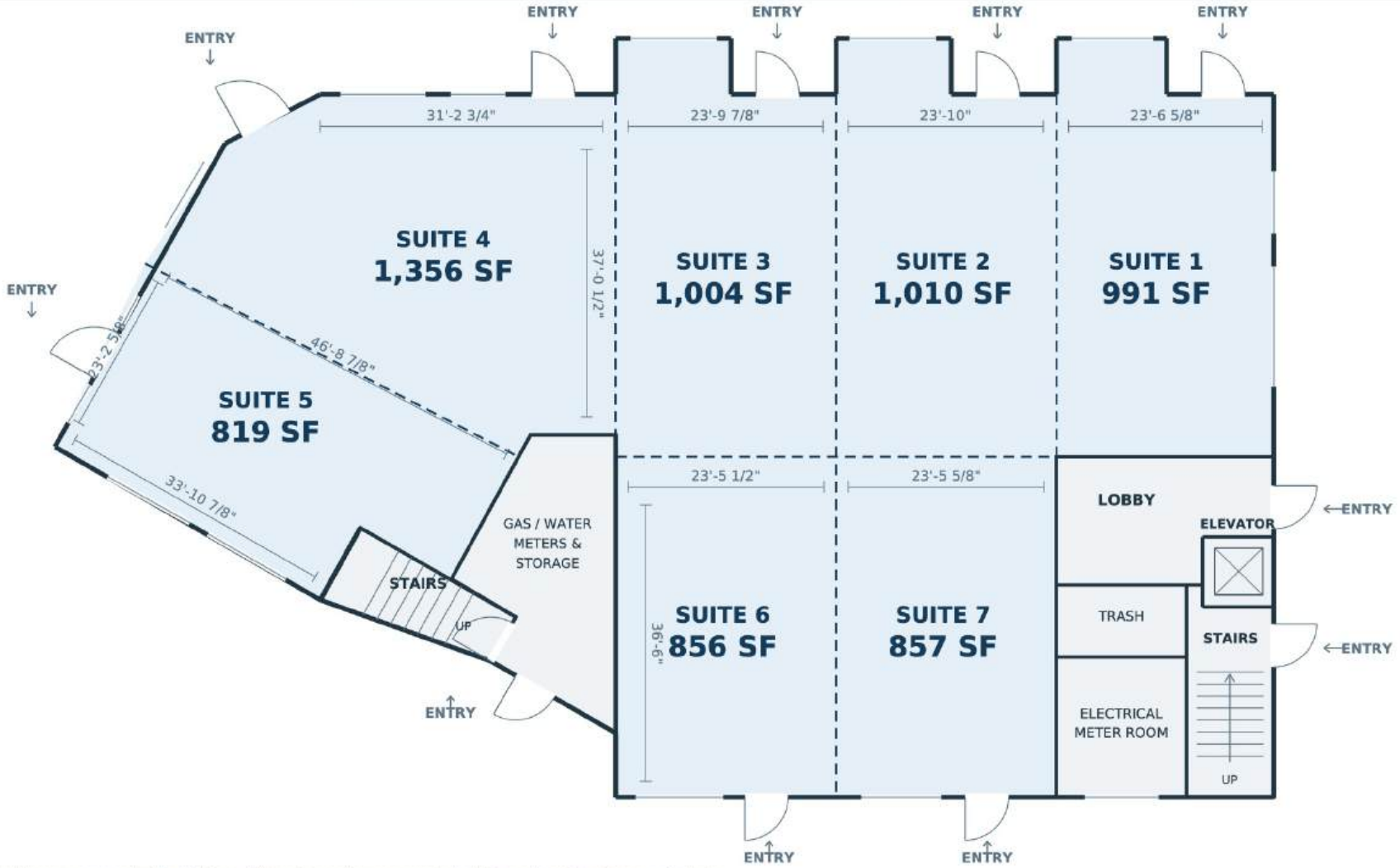
The Arlington at TerraBella

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GROUND FLOOR RETAIL

INDIVIDUAL SUITES

TOTAL RETAIL AREA: 6,893 SF



Dashed lines: proposed suite divisions. Dimensions shown are selected dimensions from the supplied plan.
Marketing illustration; not to scale. Areas and dimensions are subject to verification.

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The Arlington at TerraBella

GROUND FLOOR RETAIL

OPEN FLOOR PLAN

TOTAL RETAIL AREA: 6,893 SF

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Total shown is the sum of the seven commercial suite areas; excludes common and service areas.
Marketing illustration; not to scale. Areas and dimensions are subject to verification.

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Addendum # 1, May 28, 2026

Terra Bella Village Masterplan (PUD zoning)

Permitted Commercial Uses. The following shall be permitted uses within the Commercial areas of Terra Bella and shall control land use within the Village Center, to-wit: residential use of the second floor of a commercial building; professional offices; general retail, restaurants; wine and spirits shops; delicatessen; grocery store; neighborhood bar; drug stores; florists; barber shops/hair salons, day spas; medical offices, fitness/health clubs; banks and bicycle shops; hardware; furniture; insurance/travel agencies; dry cleaners (pick up only); day cares; garden centers; home accessories; hotel/inn; bed & breakfast.

Prohibited Commercial Uses. The following use and activity is prohibited on the Property, to-wit: lounges; tattoo parlors; commercial dog kennels; automotive service stations; automotive service centers; automotive service sale centers; automotive parts stores; auto body shops; drive-in restaurants; funeral homes and mausoleums; dry cleaning operation, but not excluding a dry cleaning drop location; night clubs; bars; lounges; auto body shops; adult video stores; manufacturing and industrial uses.

In designing *The Arlington at TerraBella* building, our team was very intentional about identifying a broad and strategic mix of uses for the ground floor commercial space(s). This approach helped to guide the design process. We recognized that the upstairs residential market could be influenced by the business operations downstairs – positive or negative. We also understand that the build out of many operations, food & beverage for example, require unique elements and infrastructure that drive regulatory issues, additional cost, hours of operation, parking, noise, odor, and potential eyesores. For these reasons, we are generally focused on a list of targeted uses, including large spaces and incubator retail, that will bring value to the condominium units above and the greater community/environment. A few of these concepts include, but are not limited to: candy bar, retail wine and spirits, specialty market (charcuterie, spices, etc.), apparel, bookstore, clothing, shoes/boots, fitness gym, hardware/general store, florist, art gallery, bridal boutique, bicycle sales/rental/repair, yoga studio, spa, photography, architect/design firm.

ADDENDUM A

WHITE BOX WORK LETTER

This Addendum A is attached to and made a part of the Lease Proposal between Landlord and Tenant concerning the premises identified below. In the event of a conflict between this Addendum A and the Lease Proposal with respect to the Landlord work described herein, this Addendum A shall control.

Property: The Arlington at TerraBella

Premises: Suite ____

Tenant: _____

Prior to Tenant's occupancy, Landlord shall substantially complete the following improvements:

1. Exterior storefront system installed, including entrance door and insulated glass.
2. Demising walls constructed, taped, floated, and painted.
3. Ceiling: Tenant shall have the option of either (a) a standard suspended acoustical tile ceiling installed at approximately 12 feet finished height, or (b) an open ceiling configuration with exposed structure and building systems, painted in Landlord's standard color. Tenant shall make its ceiling selection prior to commencement of Landlord's Work.
4. HVAC system installed and operational, sized in accordance with Landlord's building standards.
5. Electrical service brought to the premises, including electrical panel and distribution to code-required locations.
6. LED lighting installed throughout the premises in accordance with Landlord's standard specifications.
7. ADA-compliant restroom completed, including toilet, lavatory, accessories, and required grab bars.
8. Flooring allowance of $____ per square foot, or flooring installed from Landlord's standard selections.
9. Walls painted in Landlord's standard neutral color.
10. Premises delivered broom clean with all building systems in good working order.
11. Tenant shall be responsible for all improvements, fixtures, millwork, specialty lighting, equipment, signage, telecommunications, security systems, and finishes beyond those specifically described herein.

Except as specifically stated above, all other improvements required for Tenant's use and occupancy shall be Tenant's responsibility and shall be subject to Landlord's approval and the terms of the lease.

ADDENDUM A
WARM GRAY SHELL WORK LETTER

This Addendum A is attached to and made a part of the Lease Proposal between Landlord and Tenant concerning the premises identified below. In the event of a conflict between this Addendum A and the Lease Proposal with respect to the Landlord work described herein, this Addendum A shall control.

Property: The Arlington at TerraBella

Premises: Suite _____

Tenant: _____

Prior to Tenant's occupancy, Landlord shall substantially complete the following improvements:

1. Concrete floor slab only.
2. Exterior storefront installed.
3. HVAC unit installed and stubbed.
4. Electrical service to panel.
5. Plumbing stubbed to designated location.
6. Demising walls completed.
7. No ceiling, lighting, flooring, paint, or restroom provided by Landlord.

Except as specifically stated above, all other improvements required for Tenant's use and occupancy shall be Tenant's responsibility and shall be subject to Landlord's approval and the terms of the lease.

RE/MAX Alliance
COMMERCIAL DIVISION

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RETAIL LEASING / COVINGTON, LOUISIANA

The Arlington

AT TERRABELLA

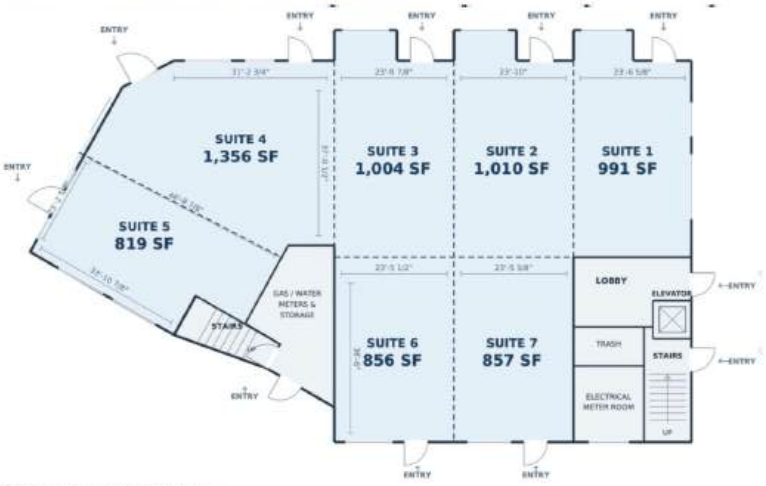


Architectural rendering

6,900 SF

GROUND-FLOOR RETAIL

Divisible space • Flexible bay combinations



GROUND-FLOOR PLAN

RETAIL LEASE RATES

$28-$30/SF

ANNUALLY | NNN

Gray shell: $28/SF

White box: $30/SF

Estimated reimbursements:
$8/SF annually

Other buildout arrangements available.

Pricing varies by delivery condition, configuration and lease terms.

DOUG BERNARD, CCIM

Broker/Owner | REMAX Alliance

Office: 985-690-1541 | Cell: 504-915-0698

doug@dougbernard.net

Each Office Independently Owned and Operated.

Approximate area. Configuration and lease terms subject to agreement.

The Arlington at TerraBella

Boutique Residences

THE ARLINGTON AT TERRABELLA / SECOND FLOOR

terrabella



Residence 201	Residence 202	Residence 203	Residence 204	Residence 205	Residence 206	Residence 207
1,082 SF | 2 bed · 2 bath	1,064 SF | 2 bed · 2 bath	1,070 SF | 2 bed · 2 bath	1,436 SF | 3 bed · 2 bath	1,009 SF | 2 bed · 2 bath	937 SF | 2 bed · 2 bath	1,054 SF | 2 bed · 2 bath

RE/MAX Alliance

Walls, doors and fixtures reproduced from the supplied architectural drawing. Unit areas follow the residence schedule. Marketing presentation; not to scale. Refer to architectural plans for dimensions.