



PREMIER SUBLEASE OPPORTUNITY

PAN-AMERICAN LIFE CENTER

601 Poydras St New Orleans, LA 70130

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PROPERTY SUMMARY



Property Description

Located in the iconic Pan American Life Building on historic Poydras Street, this 5,609 SF sublease opportunity offers a rare combination of premium buildout, stunning Mississippi River views, and immediate occupancy. The space is delivered fully furnished with a high-end, efficient layout designed for today's professional user. Offered well below current market at \$19.50 PSF, this plug-and-play opportunity provides exceptional value in one of the CBD's most prestigious Class A office towers. Tenants enjoy an impressive renovated lobby, on-site parking, and direct access to popular ground-floor dining including Starbucks, Tsunami Sushi, Smoothie King, and additional café options. Please contact agents for more detail.

Offering Summary

Lease Rate:	\$19.50 per year (Gross)
Available SF:	5,609 SF
Available Date	January 2027
Sublease Expiration	June 30, 2029
Building Size:	1,009,605 SF
Parking:	6 spaces
Floor	18

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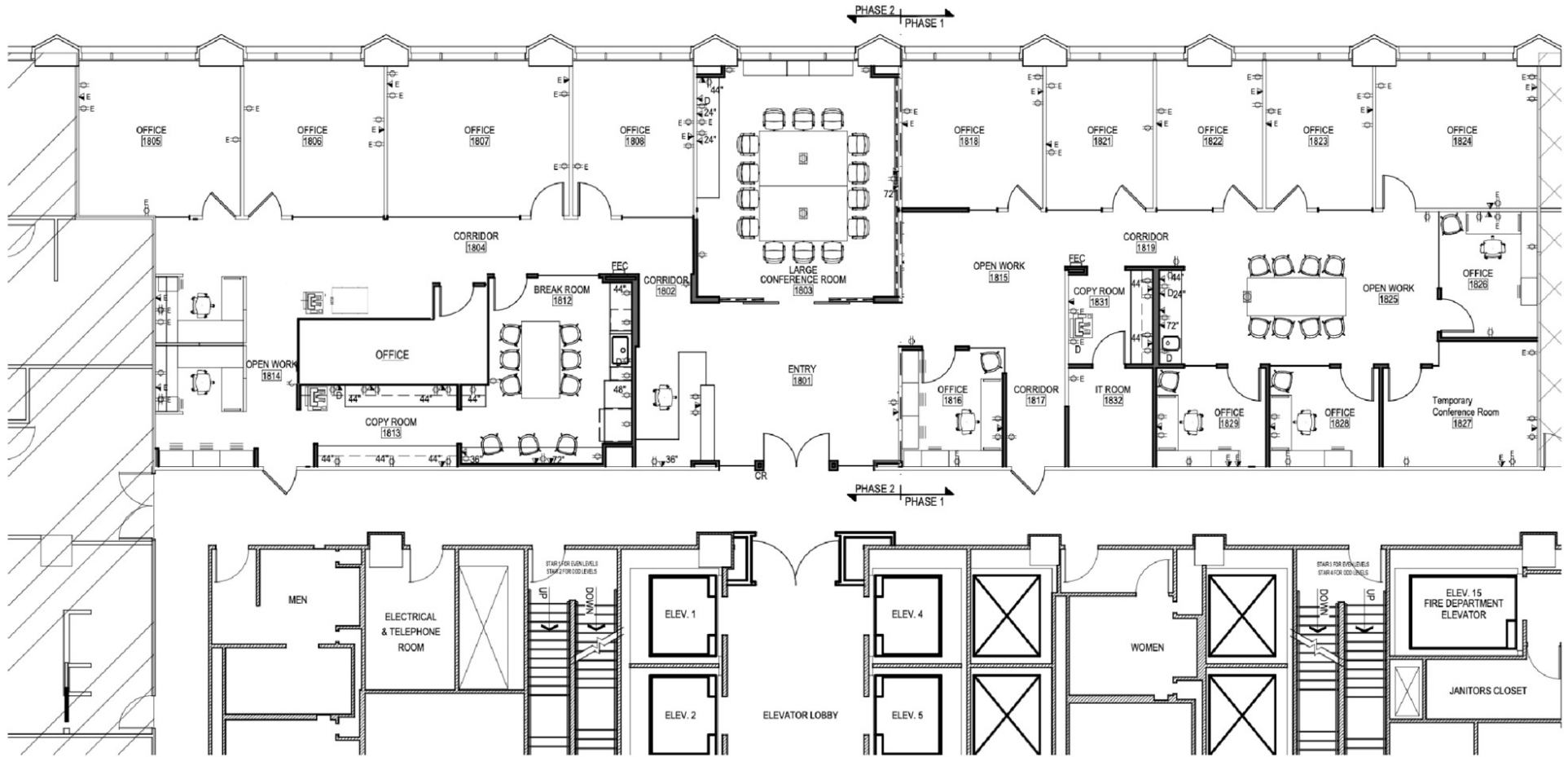
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FLOORPLAN



1
A1.03

FURNITURE & DEVICE PLAN

SCALE: 1/8" = 1'-0"

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ADDITIONAL PHOTOS



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