CORPORATE REALTY



OFFICE | **FOR SUBLEASE**

Second-Floor Metairie Office Available for Sublease

601 Papworth Ave., Suites 200 and 201A

METAIRIE, LA 70005

---

201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
504.581.5005 | corp-realty.com

Austin Lavin
alavin@corp-realty.com
504.432.1232





Conveniently Located Space with Plentiful Parking

601 PAPWORTH AVE., SUITES 200 AND 201A, METAIRIE, LA 70005

DESCRIPTION

This second floor office space was most recently used by an architecture firm and provides an efficient combination of open desk space and offices and meeting rooms. The suite comes with its own break room and restroom. Furniture can be included.

This building is located in a highly accessible, prime location nestled conveniently between Veterans Memorial Boulevard and Interstate 10. Beyond its convenient travel access, the property sits close to a wide array of local dining, retail, financial services, and Lakeside Shopping Center, making daily errands and client lunches effortless.

The tenant is responsible for interior maintenance.

The space can be subdivided and it is possible to rent directly from the landlord.

OVERVIEW

SIZE

Combined: 3,000 sf
200: 2,000 sf
201A: 1,000 sf

RENTAL RATE

$3,650 per month plus utilities

PARKING

Shared lot

CORPORATE REALTY

Austin Lavin
alavin@corp-realty.com
504.432.1232







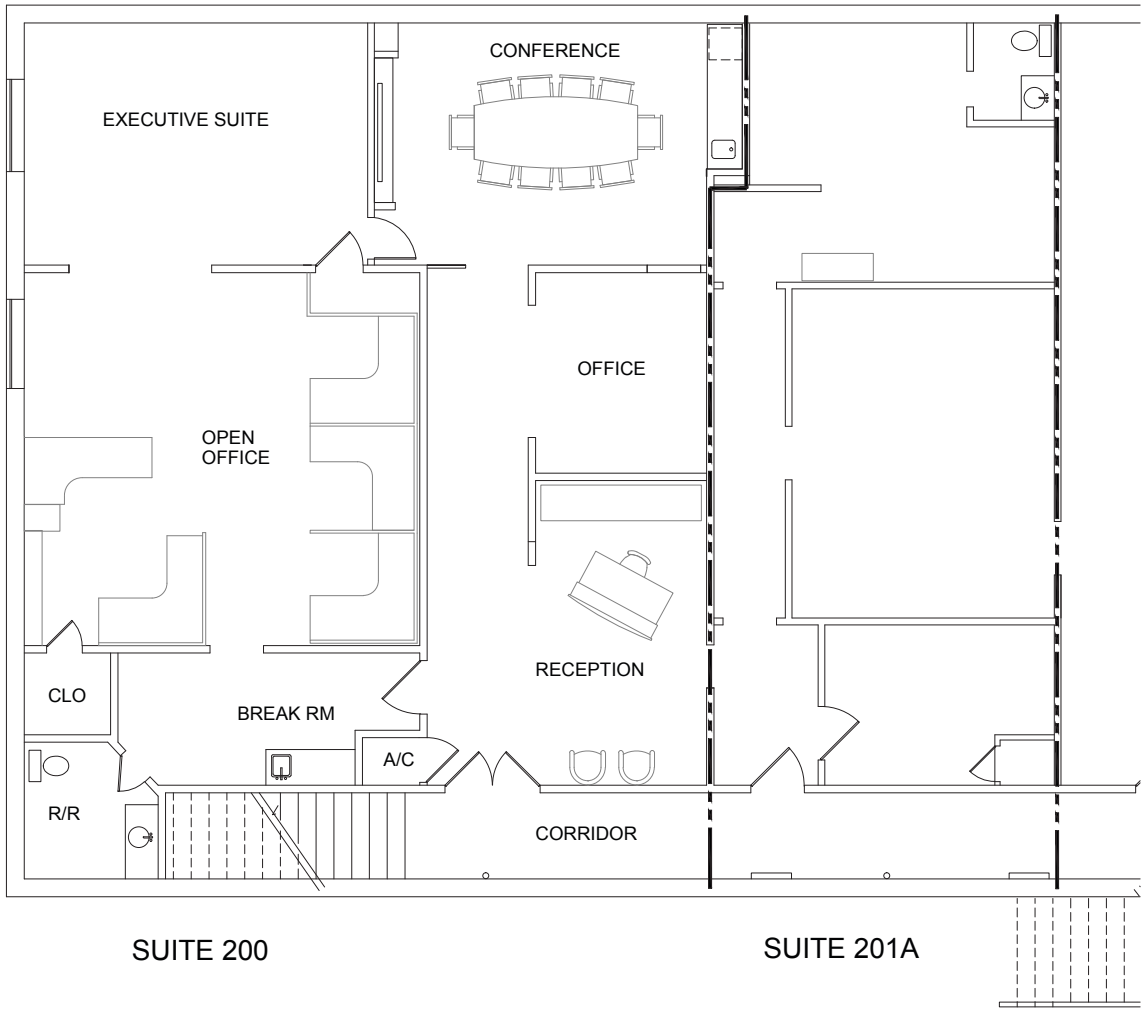


CORPORATE REALTY

Austin Lavin
alavin@corp-realty.com
504.432.1232

FLOOR PLAN

601 PAPWORTH AVE., SUITES 200 AND 201A



CORPORATE REALTY

Austin Lavin
alavin@corp-realty.com
504.432.1232

601 Papworth Ave., Suites 200 and 201A Metairie, LA 70005



Austin Lavin
alavin@corp-realty.com
504.432.1232

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | **corp-realty.com**

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 10/2026

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:	_____