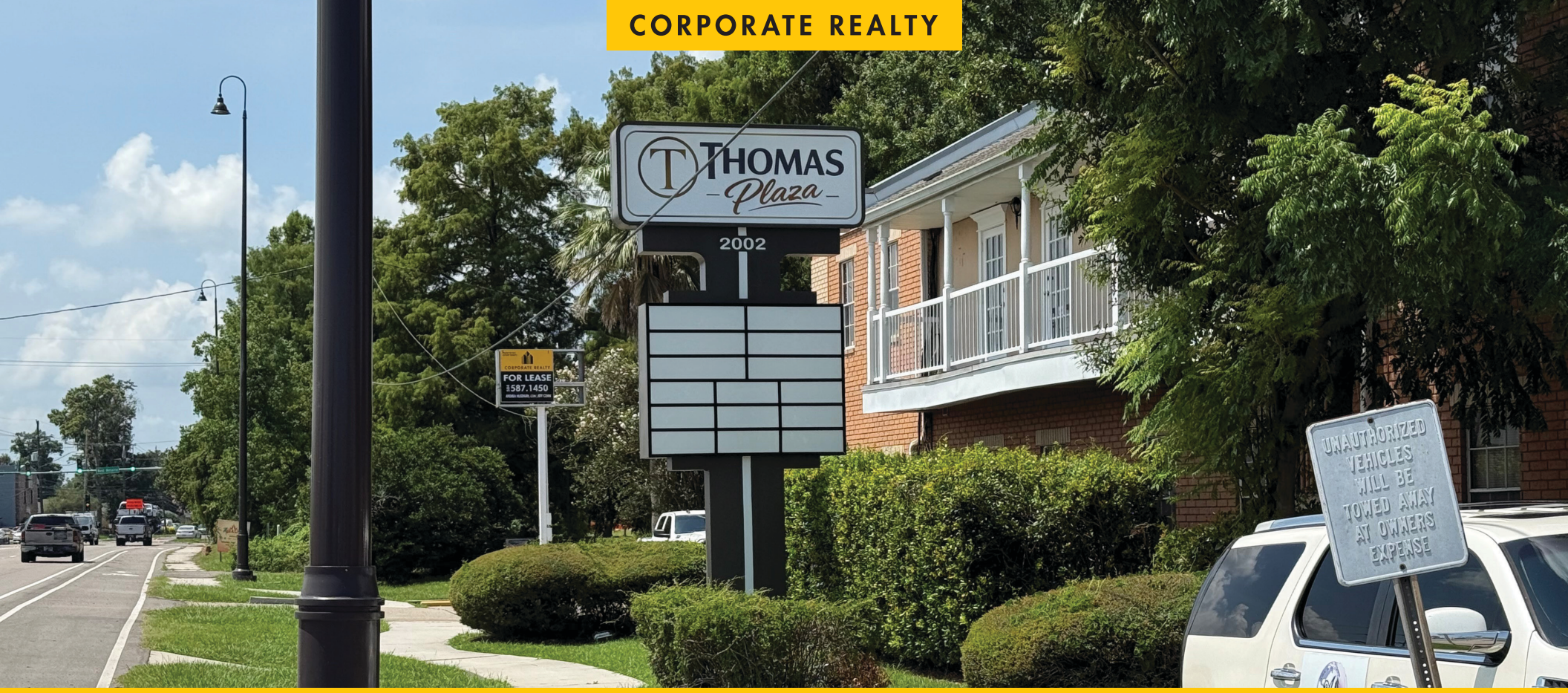
CORPORATE REALTY




**ONE MONTH FREE RENT | NEW LEASES EXECUTED BY 12/31/26**

OFFICE SPACE | **FOR LEASE**

# Highly Visible Office Space in Kenner

## 2002 20th Street

KENNER, LA 70062

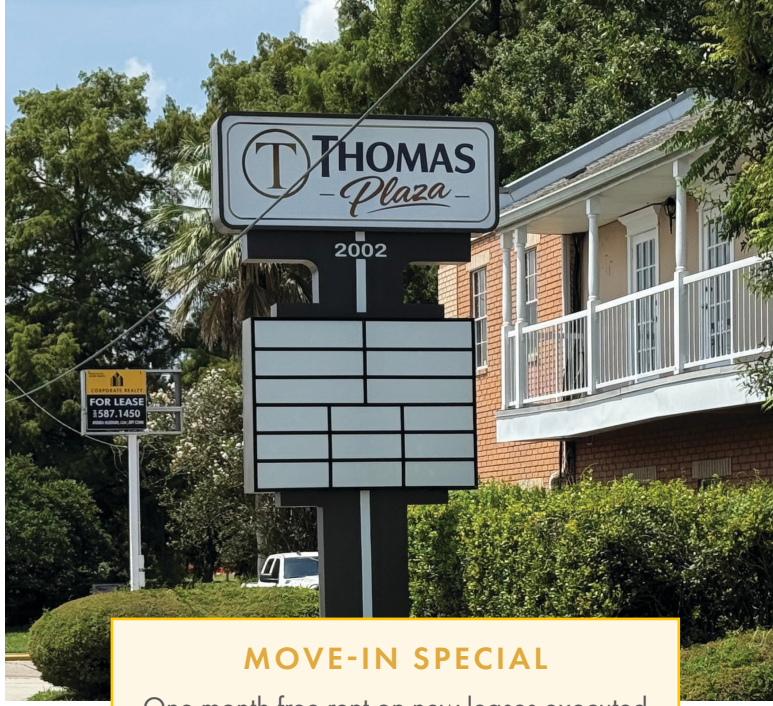
---

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

**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005






**MOVE-IN SPECIAL**

One month free rent on new leases executed by December 31, 2026.

# Centrally Located Near Interstate and Airport

## 2002 20TH STREET, KENNER, LA 70062

## DESCRIPTION

Office suites are available for lease at a high-visibility location with pylon signage. New ownership has committed capital to the asset, with recent upgrades to landscaping, building façade, and suite finishes throughout.

Available suites range in size from 600 to 1,200 sf across two floors, offering flexibility to accommodate a variety of tenant requirements. Lease terms are negotiable. The two-building configuration features a courtyard setting with surface parking on two sides.

Suites offer abundant natural light, 9-foot ceiling heights, and individually controlled HVAC, making these functional, right-sized spaces for professional office users. Interior stair access connects both floors between buildings.

## OVERVIEW

### SIZE
Multiple sizes available
see next page

### RENTAL RATE
$15.00/sf, NNN (water included)

### SIGNAGE
Pylon signage may be available

### PARKING
49 spaces shared with co-tenants

CORPORATE REALTY

**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005

## SUITE A102

**737 sf**

1 private office, open work area



## SUITE A104

**765 sf**

Open floor plan



## SUITE A202

**737 sf**

2 private offices, open work area, reception area





**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

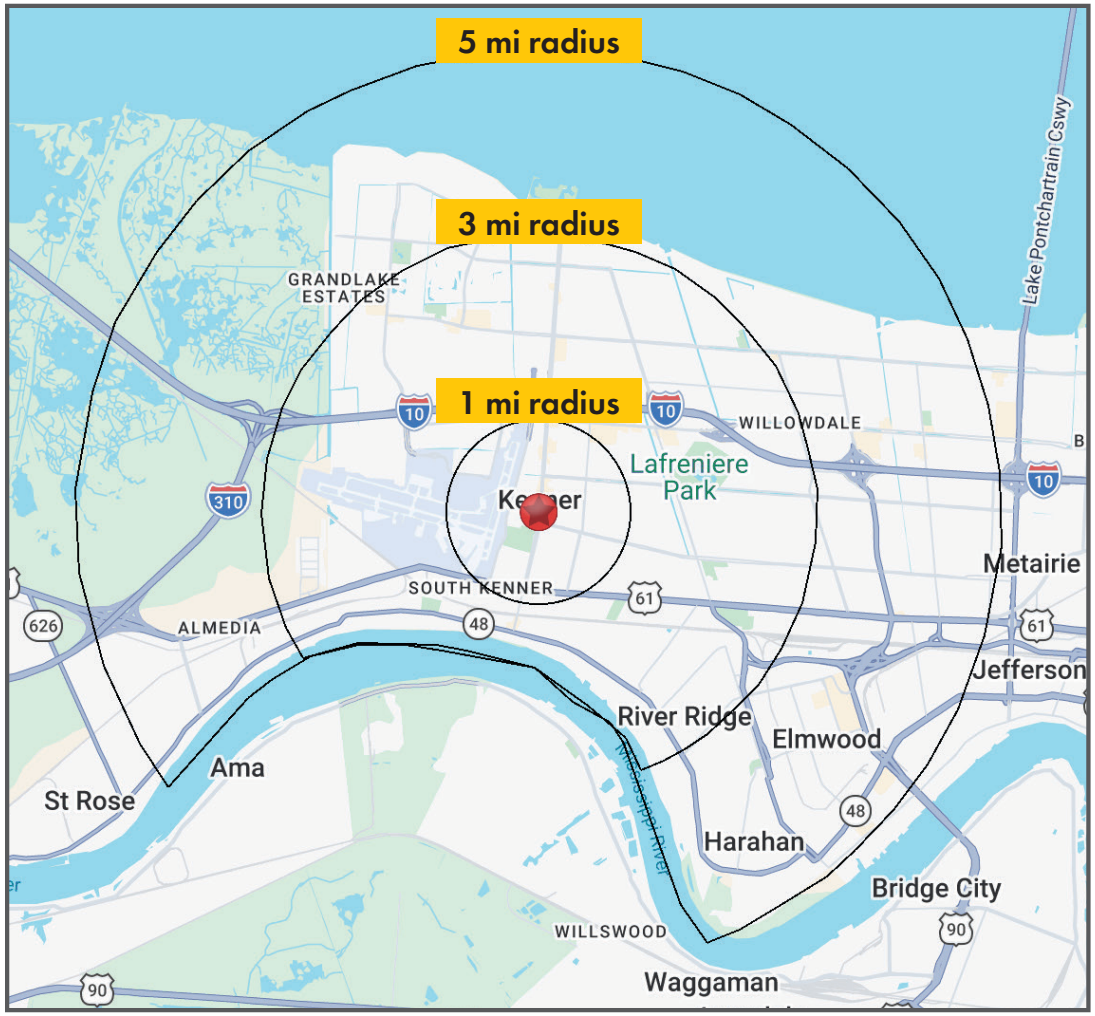
**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005




CORPORATE REALTY

**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005




## DEMOGRAPHICS (EST. 2025)

| | 1 mile | 3 mile | 5 mile |
|---|---|---|---|
| Population: | 10,996 | 103,723 | 198,379 |
| Median HH Income: | $70,890 | $76,223 | $77,630 |
| Daytime Population: | 5,717 | 36,216 | 176,902 |

CORPORATE REALTY

**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005

# 2002 20th Street
# Kenner, LA 70062



**Andrea Huseman** CCIM
ahuseman@corp-realty.com
504.587.1450

**Jeff Cohn**
jcohn@corp-realty.com
504.581.5005

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: | _____ |