

SUMMARY

FLOOR 2

FLOOR 3

FLOOR 4

FLOOR PLAN

AERIAL

DEMOS

FOR LEASE

AVAILABLE

- Floor 2 | 1,200 - 10,143 SF
- Floor 3 | 10,101 SF
- Floor 4 | 10,175 SF

LEASE RATE

- \$30.00 PSF Gross Lease

PROPERTY DESCRIPTION

Located in a prime Mandeville location just off Highway 22, this approximately 40,268 SF, four-story office building offers a unique opportunity for businesses seeking flexible office space with exceptional accessibility throughout the Northshore and Greater New Orleans. Approximately 30,419 SF is currently available across the second, third, and fourth floors, while the first floor is fully occupied by Capital One Bank. The available space can be leased as a whole, by individual floor, or subdivided into smaller suites to accommodate a variety of tenant requirements. The second and third floors can each be subdivided to approximately 1,200 SF, allowing for multiple configurations and suite sizes depending on the tenant's needs, while the fourth floor offers approximately 10,175 SF as a full-floor opportunity. Each floor includes general restroom facilities, and the second floor also features a common-area break room. The property is offered on a gross lease structure, providing tenants with greater expense predictability. Strategically positioned with immediate access to the Causeway approach, the property provides convenient connectivity to New Orleans, Mandeville, Covington, and Madisonville, while northbound access to Interstate 12 is also readily accessible. The surrounding area features a strong mix of local and nationally recognized retailers, restaurants, services, and attractions, creating a convenient and established environment for employees and visitors. With the ability to accommodate everything from smaller office users to large corporate tenants requiring multiple floors, this property presents a highly flexible office leasing opportunity in one of Mandeville's most accessible commercial locations.

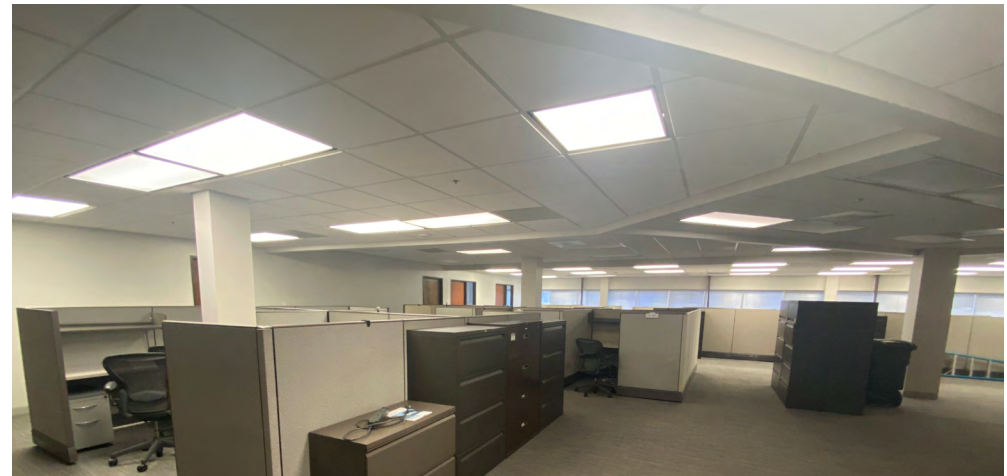
PROPERTY HIGHLIGHTS

- ±30,419 SF available across Floors 2–4
- Floor 2 suites available from ±1,200 SF
- Gross lease structure
- First floor occupied by Capital One Bank
- Flexible office space suitable for a variety of users
- Established commercial corridor with nearby retail, restaurants, and services



FLOOR 2

The second floor features three smaller suites and one larger suite with an open cubicle layout, ideal for call centers, administrative teams, financial services, or other high-density office users. The floor can accommodate a single tenant or multiple users and includes a shared break room and communal restrooms.



FLOOR 3

The third floor offers numerous perimeter offices with centralized support areas, including a large shared break room and kitchenette, workroom, and communal restrooms. Partially occupied by an existing tenant, the remaining space is well suited for professional office users and can accommodate a single tenant or be subdivided into smaller suites.



FLOOR 4

The fourth floor offers an executive office layout featuring a glass entryway, prominent reception area, private offices, and dedicated copy and mail rooms. Ideal for a corporate headquarters, financial institution, or other client-facing professional firm, it can function independently or complement an organization occupying multiple floors.



SUMMARY

FLOOR 2

FLOOR 3

FLOOR 4

FLOOR PLAN

AERIAL

DEMOS

MANDEVILLE | SECOND FLOOR



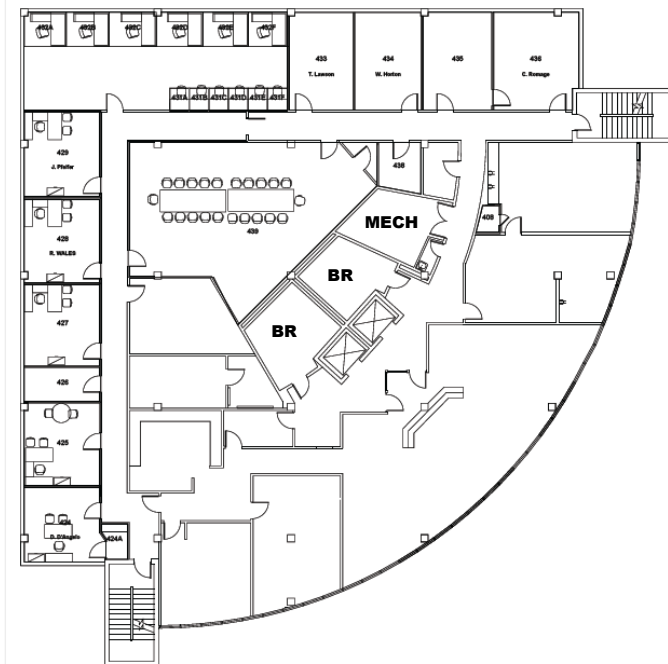
FLOOR 2

MANDEVILLE | THIRD FLOOR

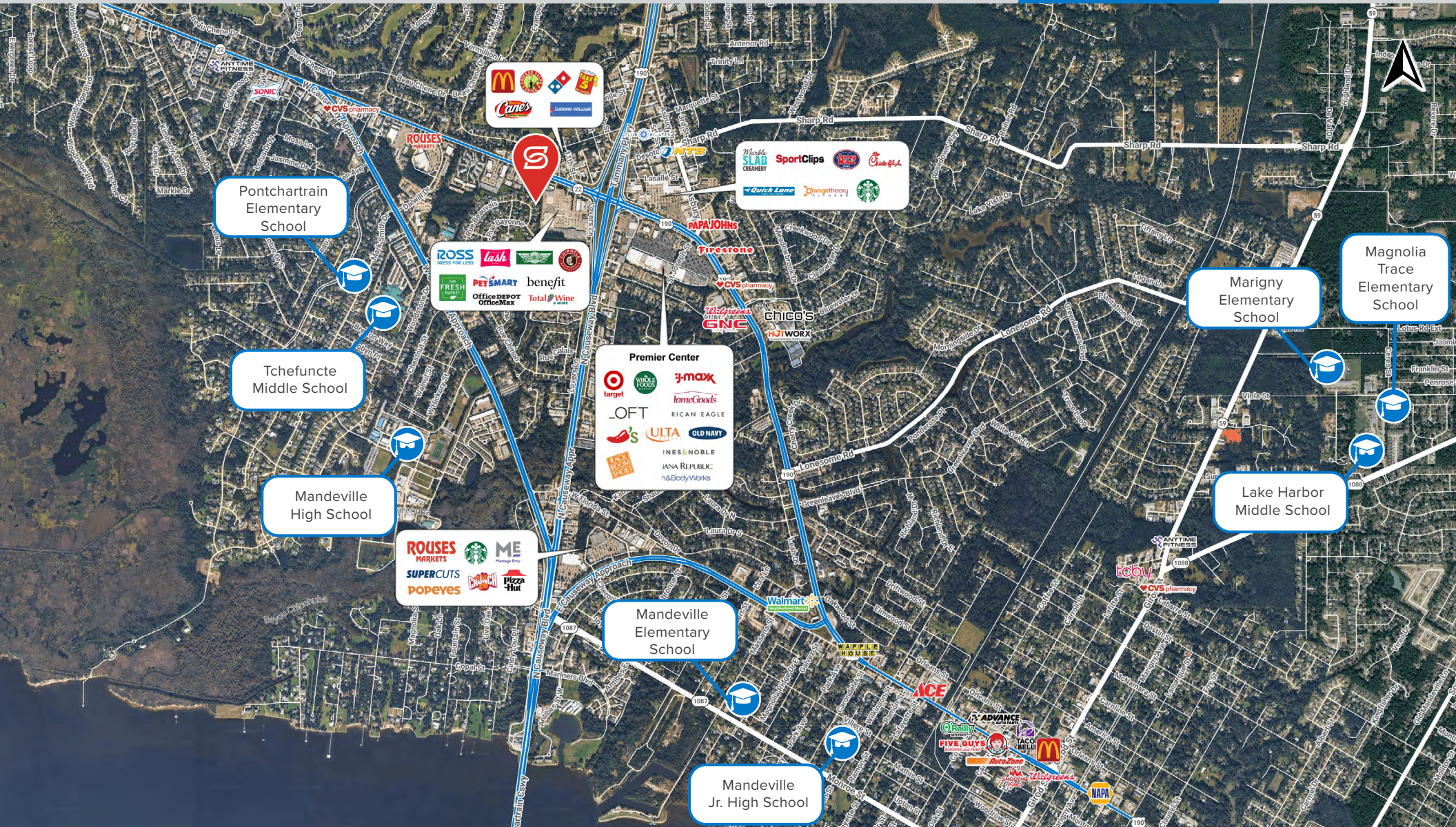


FLOOR 3

MANDEVILLE | FOURTH FLOOR



FLOOR 4



SUMMARY

FLOOR 2

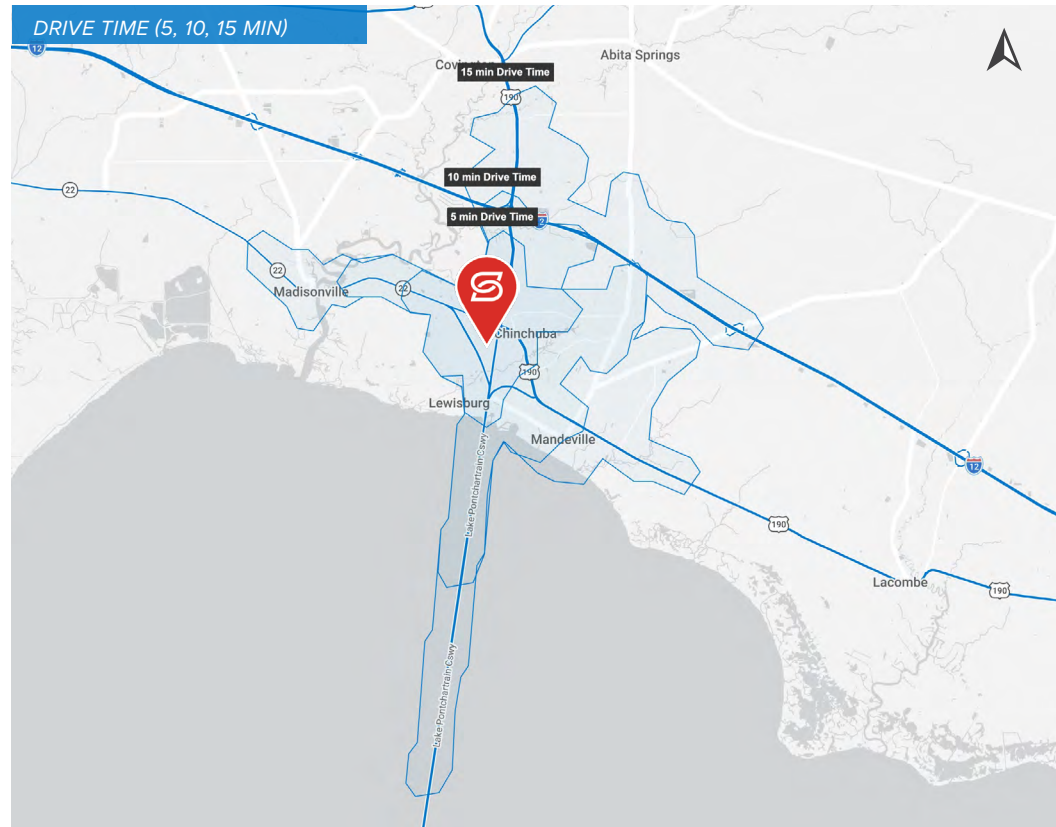
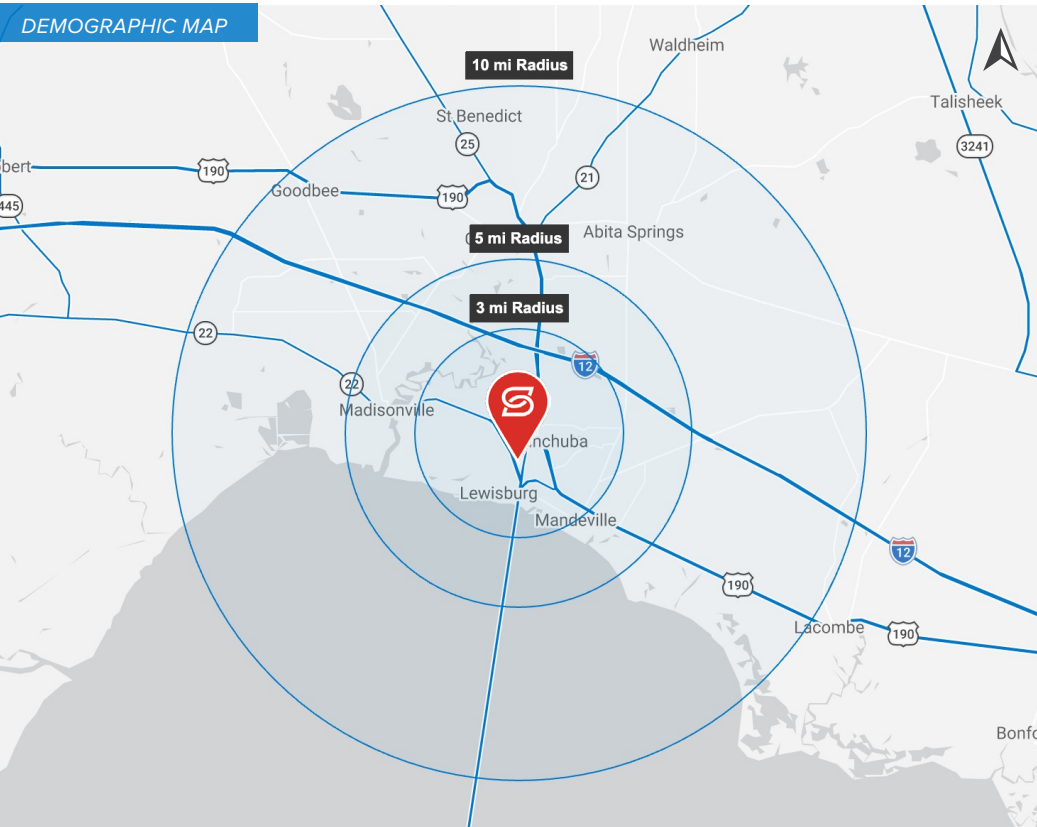
FLOOR 3

FLOOR 4

FLOOR PLAN

AERIAL

DEMOS



2026 DEMOGRAPHICS



POPULATION

3 MI	5 MI	10 MI
40,257	76,279	136,307



AVG. HH INCOME

3 MI	5 MI	10 MI
\$155,293	\$142,743	\$137,462



HOUSEHOLDS

3 MI	5 MI	10 MI
16,014	30,901	53,796