



CORPORATE REALTY

Hancock Whitney Center Sublease

701 Poydras Street New Orleans, LA 70139



The description of the property set forth in this brochure is for information purposes only. Sublessor makes no representation or warranty whatsoever, express or implied, as to the completeness, content or accuracy of the information set forth in this brochure and any subtenant must rely on its own investigation of the property.

- 22,985 rsf on 18th floor
 - Floor configured for 66 private offices, 4 conference rooms, 2 break rooms, copy room, and 2 file rooms. Furniture in place and available for subtenant to use.
- 22,814 rsf on 17th floor
 - Floorplan is mostly open with two enclosed bullpen areas, four private offices, two break rooms, and one large conference room.

SUBLEASE RATE: **\$14.50 /rsf full service**

BROKER BONUS: 5% commission available for full floor lease of either 17th or 18th floor for the remaining term.

AVAILABLE: April 1, 2024

SUBLEASE EXPIRATION: May 31, 2026

PARKING: Reserved parking- \$280 per space per month, \$215 per space per month for unreserved on a parking ratio of 1 space per 1,000 rsf leased.

NOTES: Hancock Whitney Center, formerly One Shell Square is the tallest high rise building in Louisiana and features excellent views, 24/7 security, and key card access to each floor. The Concourse level of building features several food vendors, coffee shop, bank, ATM, and a sundry shop. Ochsner's Fitness Center is located on the 13th floor of annex.

CONTACT
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Corporate Realty, Inc.
Licensed by the Louisiana Real
Estate Commission

PHOTOS
701
Poydras
St. New
Orleans,
LA 70139





Sublease Opportunity

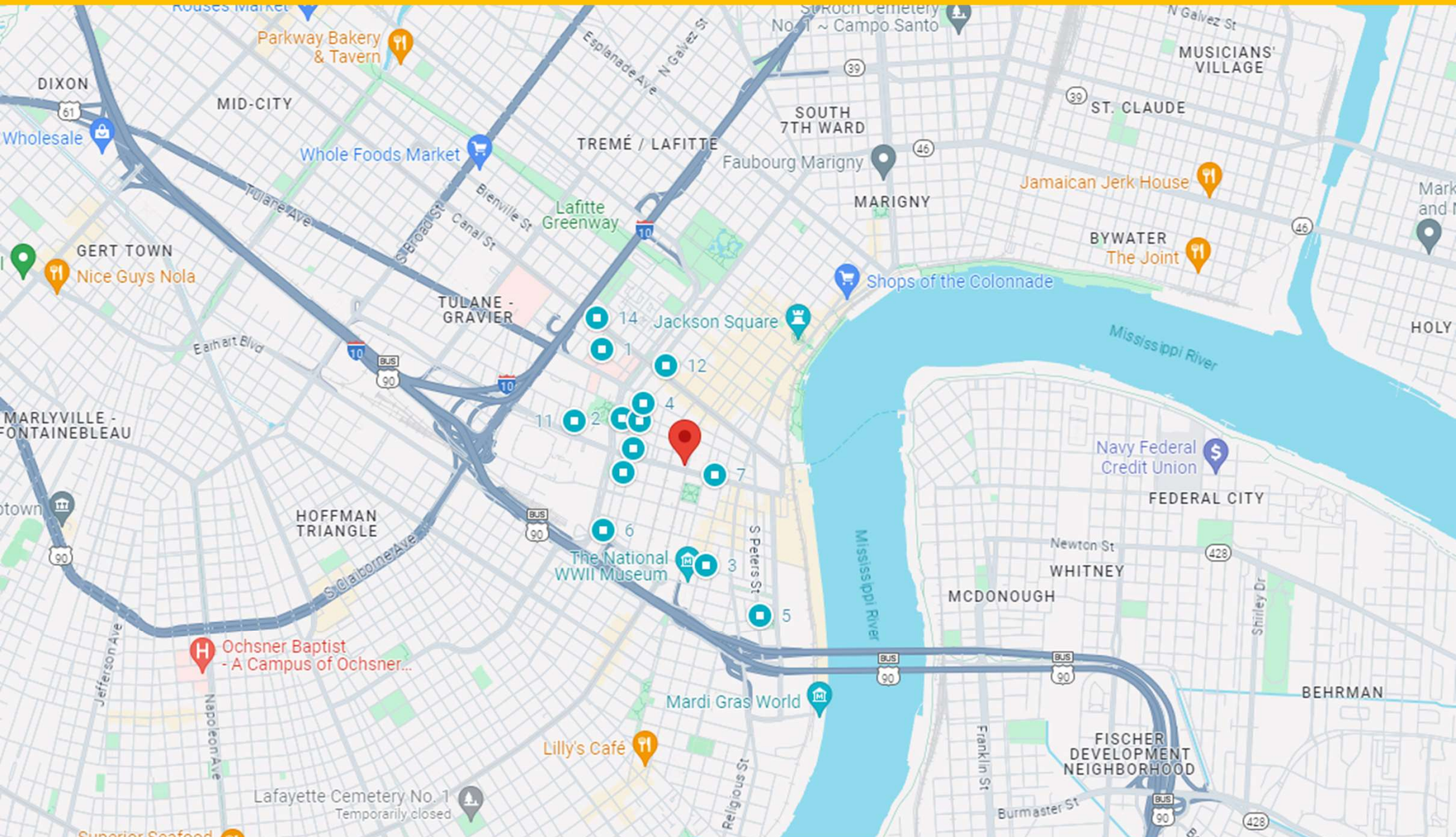
- **701 Poydras St. New Orleans, LA 70139**
- Excellent location at the corner of St. Charles Ave and Poydras St. in the heart of the New Orleans CBD on streetcar line.
- Two floors available
- 17th floor is mostly open with four private offices, two break rooms, mail room, and one large conf. room.
- 18th floor is configured with 66 private offices.
- Parking available on site
- Prospects may sublease floors for remaining term or make direct deal with landlord for long term lease.
- Sublease rate of \$14.50/rsf full service is \$5.00/rsf less than market rate.





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Map of Building 701 Poydras St. New Orleans, LA 70139



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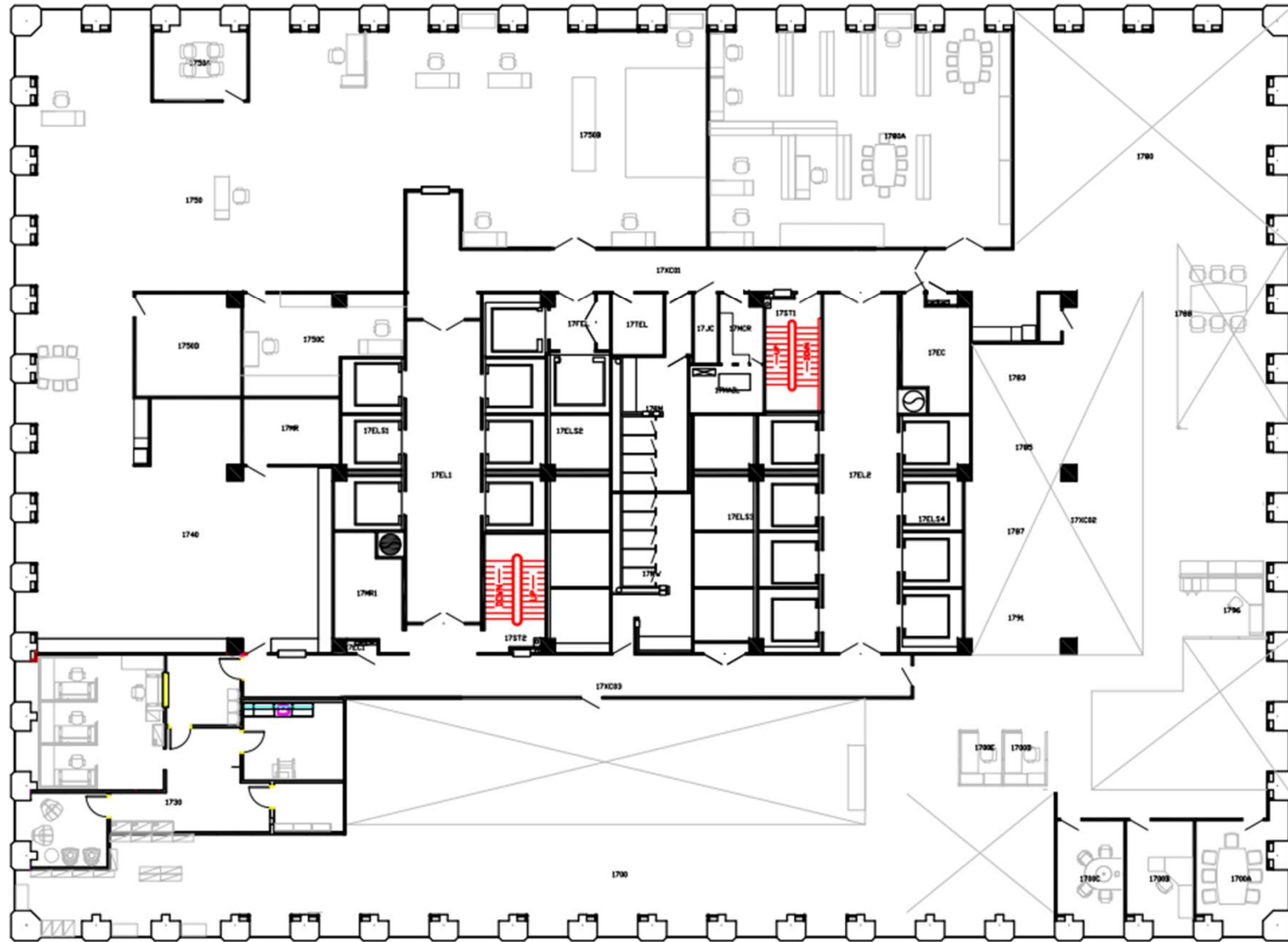
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Customer Information Form

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: _____