



CLASS B OFFICE SPACE FOR LEASE

819 CENTRAL AVENUE | JEFFERSON, LA



LOCATION

Eastbank of Jefferson Parish, between Jefferson Highway and Airline Drive, near Earhart Expressway. In proximity to Elmwood Business Park and Metairie proper. Ready access to surrounding areas via Jefferson Hwy and Airline Drive.

BUILDING

Built in early 90's for owner occupant. Current ownership houses "Max Home" as the anchor tenant, and "Archon Info Systems", which two companies occupy the balance of 54,400 SF building. Constructed of concrete tilt panel walls, concrete slab floors, metal roof, glass entrance and separate M/W lavatories each floor.

AVAILABLE

3,000 usable SF up to approx. 14,000 rentable SF of Class B office space situated on the second floor of an attractive, two-story masonry building. Up to two dozen private offices, conference, kitchen & three large open rooms. Large shared restrooms off hallway (floor plan attached). Vacant, ready for occupancy.

FEATURES

Corporate entrance with glass-wall foyer and personnel elevator, wide corridors, multiple stairways and various entrances.

Building security by Sonitrol. Solar panels on roof reducing utility cost.

Abundant parking in adjacent lot.

PRICING

\$5.00 to \$8.00 per square foot gross, including utilities. Higher rate for smaller tenants, lower rate for entire space. Owner willing to subdivide, modify and/or improve space to suit tenant. Three to five-year leases preferred. Will consider short term, as is condition. **Enhanced commissions to tenant's broker.**

Max J. Derbes, Inc.
REALTORS ■

CONTACT
KEITH G. HENRY, SIOR

DIRECT 504.733.2299
keith@maxderbes.com

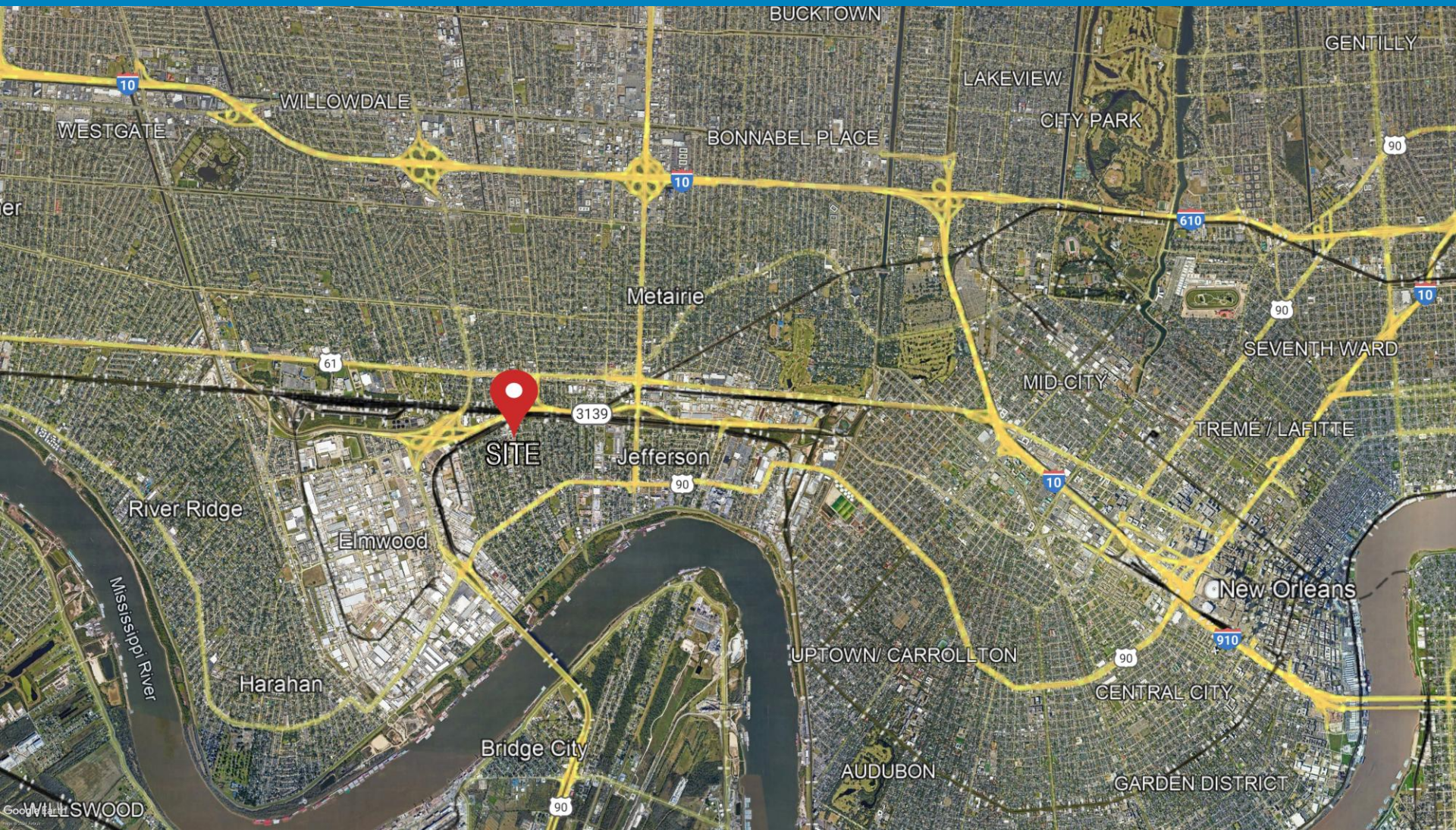
Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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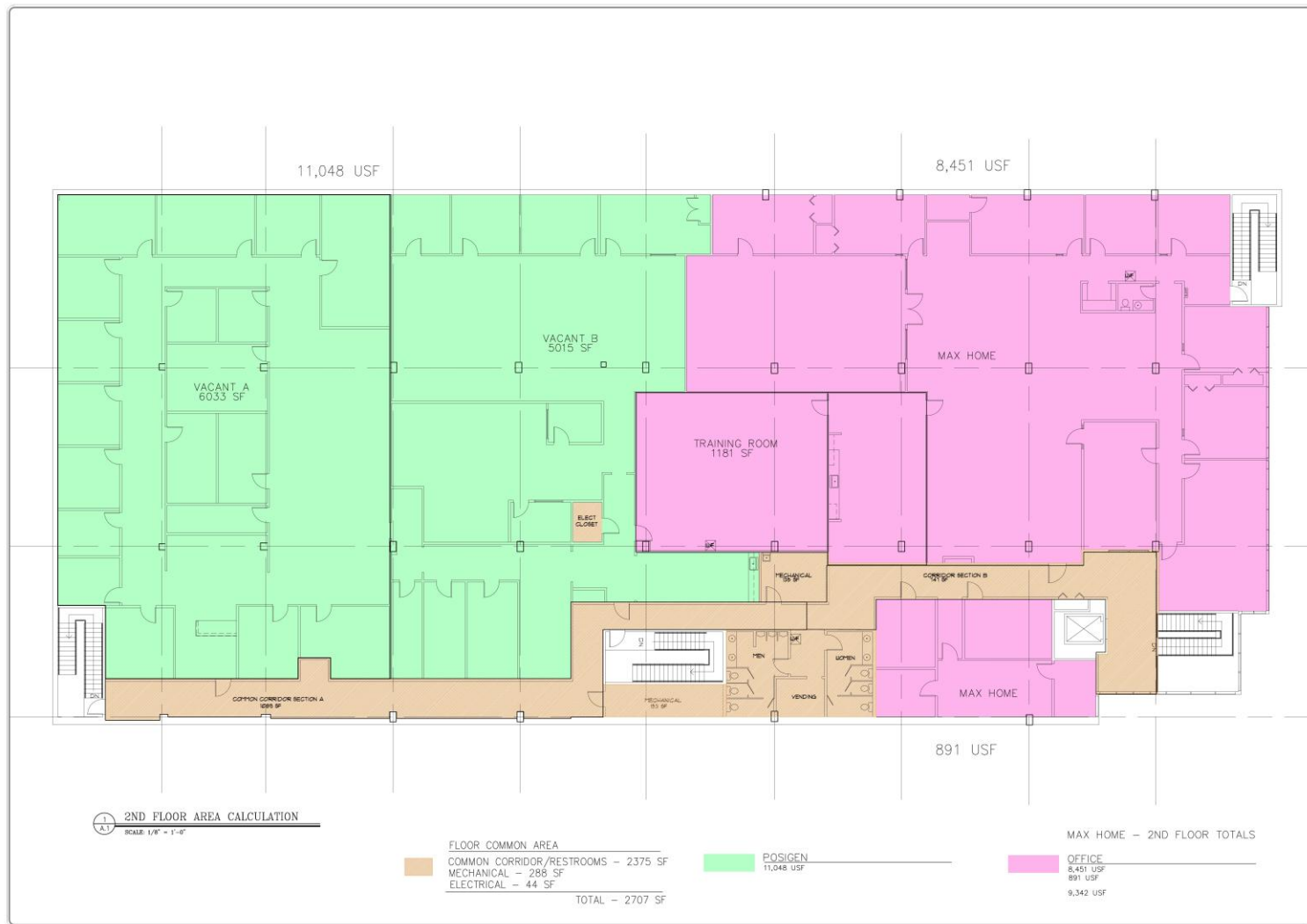
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AGL
COMMERCIAL INTERIORS
403 LAFAYETTE ROAD
JEFFERSON, LA 70058
(504) 886-1077

AREA CALCULATION
819 CENTRAL AVENUE
FLOOR 2
819 CENTRAL AVENUE
JEFFERSON, LOUISIANA

DATE CALCULATION: 08-20-24
11-15-21
REVISION: 11-11-21
ISSUE DATE: 11-10-21

PROJECT NO: 9813

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