



FOR LEASE

The Commons at West Causeway

1261 W CAUSEWAY APPROACH,
MANDEVILLE, LA 70471

MIKE D'AMICO

Property One Commercial Agent
504.681.3400
mike.damico@propertyone.com



PROPERTY ONE

FOR LEASE

THE COMMONS AT WEST CAUSEWAY 1261 W CAUSEWAY APPROACH, MANDEVILLE, LA 70471



PROPERTY ONE



PROPERTY DESCRIPTION

+/-5,716 rentable square feet which is the complete 2nd floor with elevator. Also have 8,000 square foot building available totaling 13,716 square feet. Professional Office building in Class A office park with tenants Morgan Stanley, Keystone Engineering Inc. and Milestone Project Services. Possibility of subdividing space. Close commute to Southshore via Causeway Bridge. The Commons at West Causeway offers Class A office space in a fully landscaped office park setting. Tenant to pay their own utilities, janitorial and any increases in building expenses after the base year. Restricted against financial tenants.

Class A office park with tenants
Morgan Stanley
Keystone Engineering Inc.
Milestone Project Services

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (MG)
Available SF:	5,716 SF
Lot Size:	87,120 SF
Building Size:	15,332 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	215	834	3,082
Total Population	497	1,915	6,989
Average HH Income	\$106,792	\$107,088	\$116,095

FOR LEASE

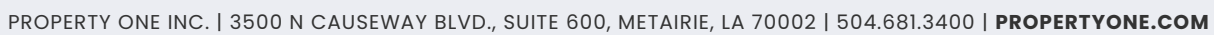
THE COMMONS AT WEST CAUSEWAY 1261 W CAUSEWAY APPROACH, MANDEVILLE, LA 70471



PROPERTY ONE



THE COMMONS AT WEST CAUSEWAY 1261 W CAUSEWAY APPROACH , MANDEVILLE, LA 70471

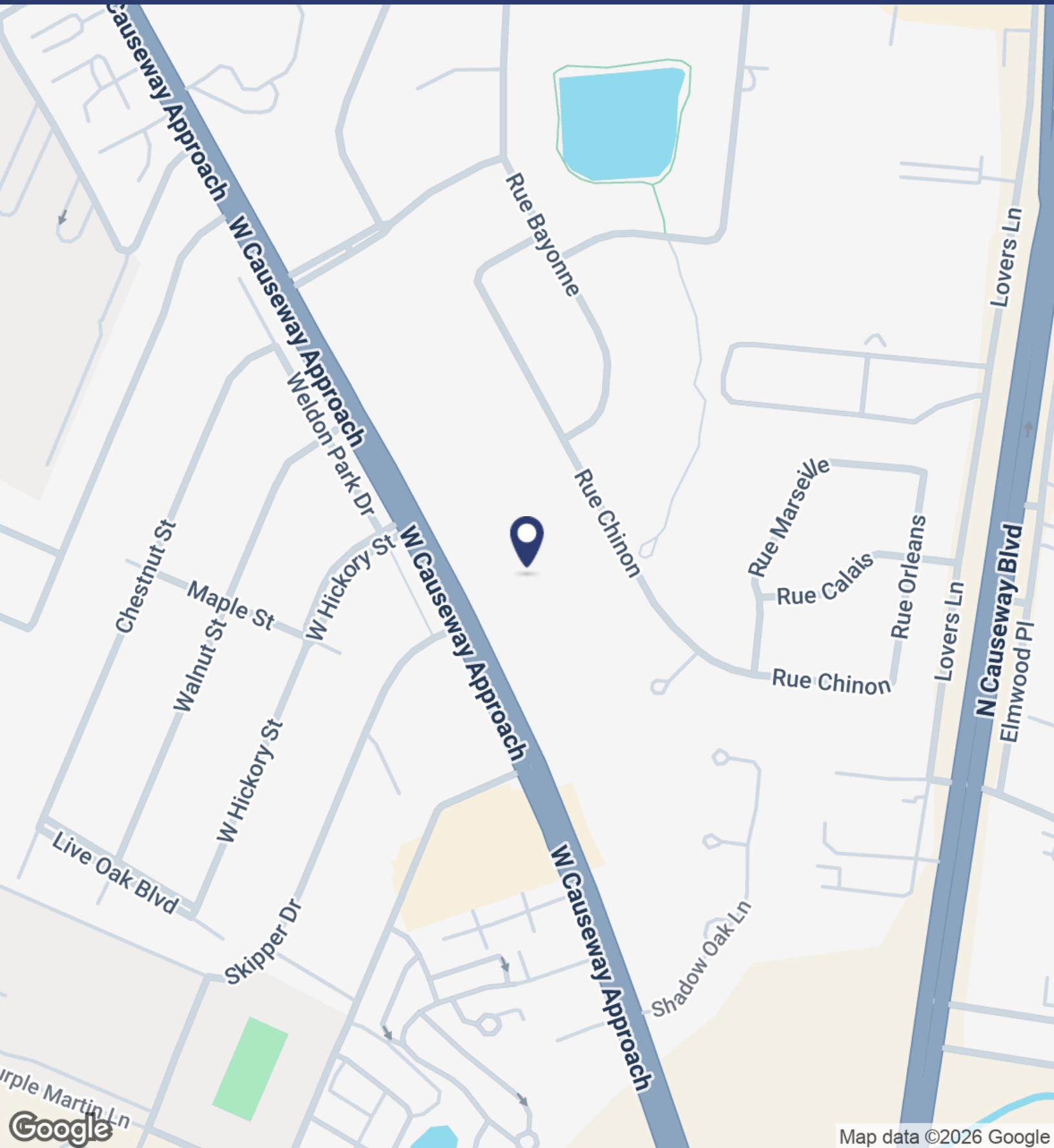


FOR LEASE

THE COMMONS AT WEST CAUSEWAY 1261 W CAUSEWAY APPROACH, MANDEVILLE, LA 70471



PROPERTY ONE



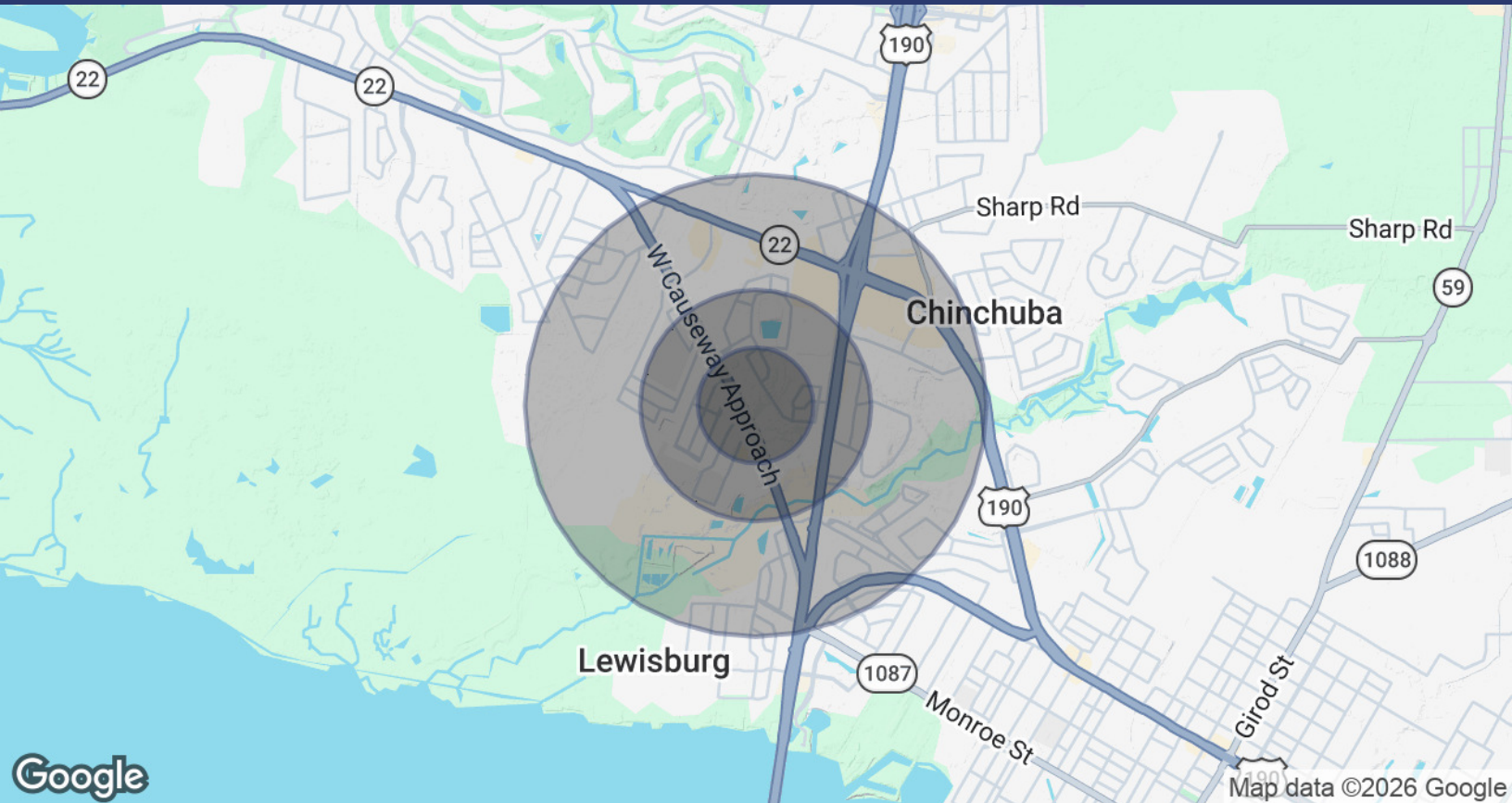
Map data ©2026 Google

FOR LEASE

THE COMMONS AT WEST CAUSEWAY 1261 W CAUSEWAY APPROACH, MANDEVILLE, LA 70471



PROPERTY ONE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	497	1,915	6,989
Average Age	48.4	46.9	44.5
Average Age (Male)	46.7	43.9	42.8
Average Age (Female)	45.4	44.9	44.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	215	834	3,082
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$106,792	\$107,088	\$116,095
Average House Value	\$384,550	\$411,808	\$435,036

2023 American Community Survey (ACS)

PRESENTED BY

Mike D'Amico

Property One Commercial Agent

504.681.3400

LA #72272

mike.damico@propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.