

NEWLY RENOVATED LOBBY

OFFICE SPACE FOR LEASE

BURNS & WILCOX CENTER

2121 Airline Hwy, Metairie, LA

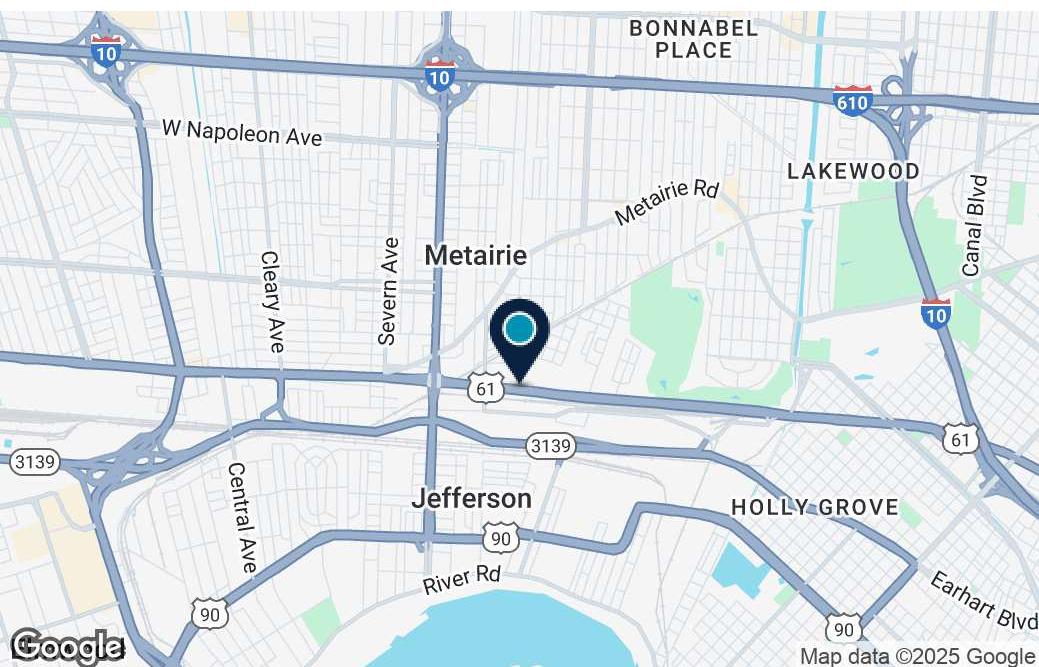


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PROPERTY DESCRIPTION

Conveniently located on Airline Drive in the heart of Metairie, between the New Orleans CBD and Louis Armstrong International Airport, this six-story, 123,000-square-foot office building has undergone a remarkable transformation with a newly reimagined lobby and atrium, offering a modern and professional welcome for tenants and visitors. Featuring flexible layouts with open floor plans and private offices, the building caters to a variety of business needs, while a connected multi-level garage provides abundant parking for added convenience. With its prime location and refreshed, contemporary design, this property delivers the perfect blend of accessibility and sophistication for today's businesses.

PROPERTY HIGHLIGHTS

- Parking: 4 / 1,000 with 1.1 / 1,000 (\$25 per space/mo); Premium covered space available (\$70 per space/mo)
- Traffic Count: Airline Dr 31,223 - ADT 2021
- Zoning: C-2 / CPZ

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (Full Service; MG)
Available SF:	2,173 - 22,945 SF

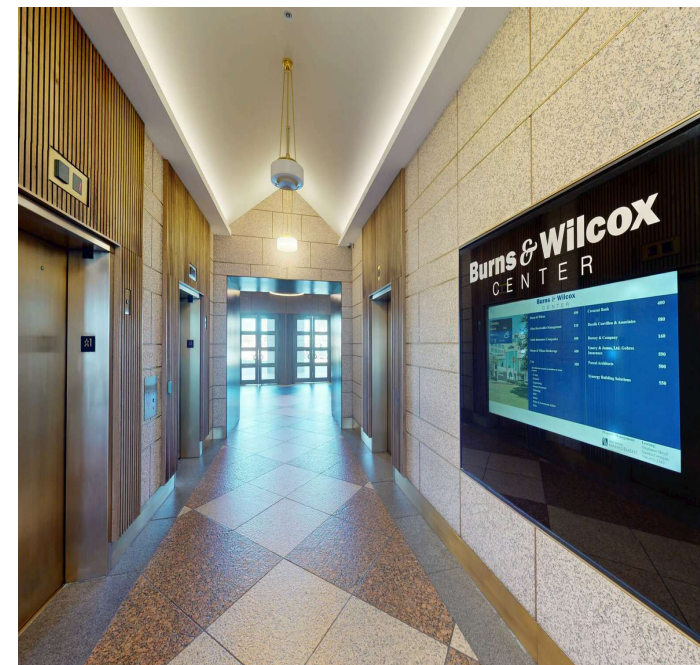
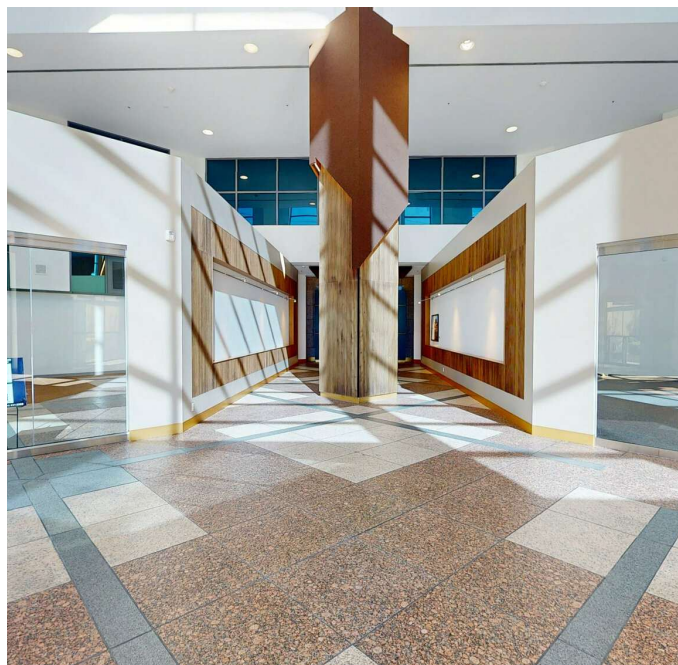


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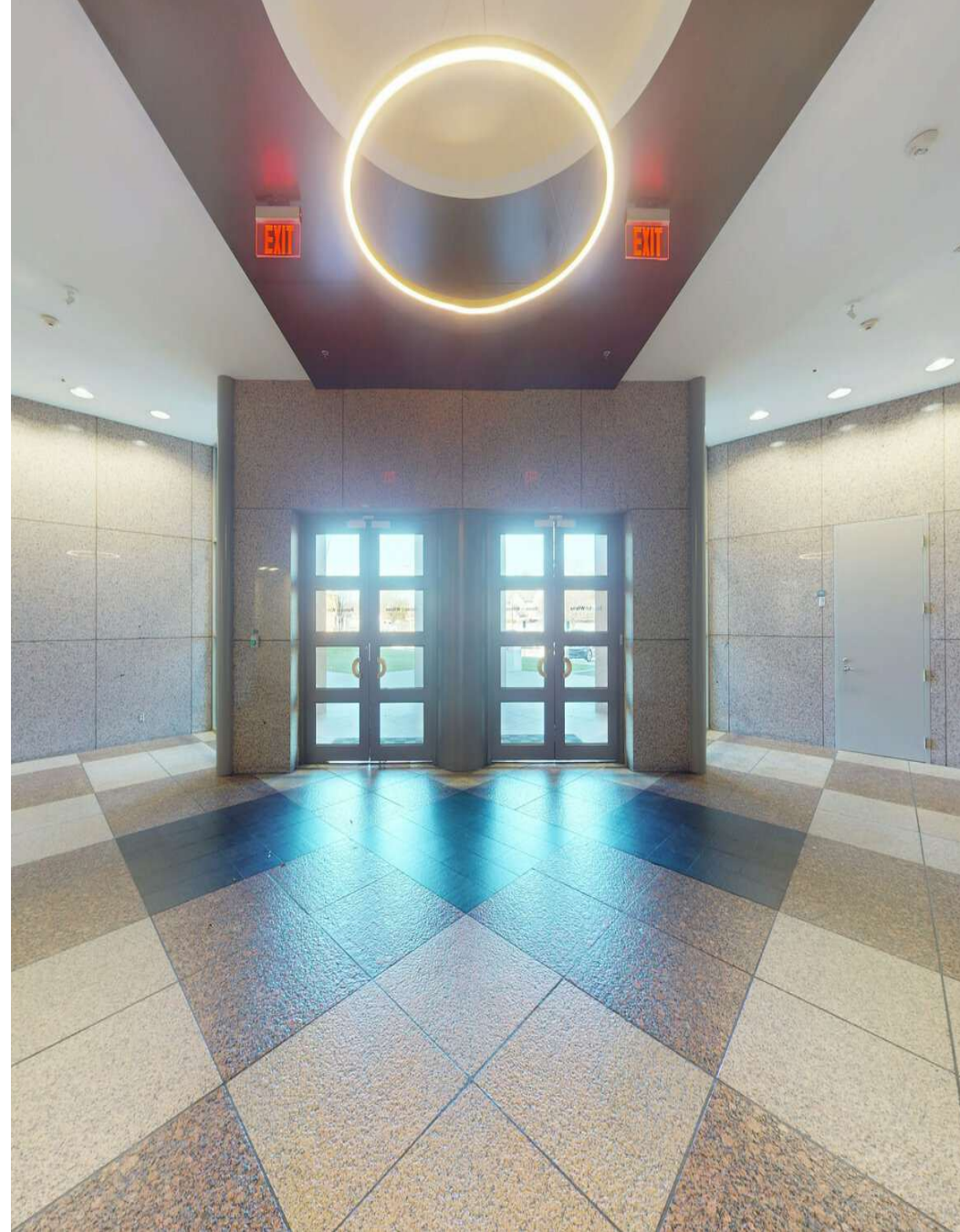
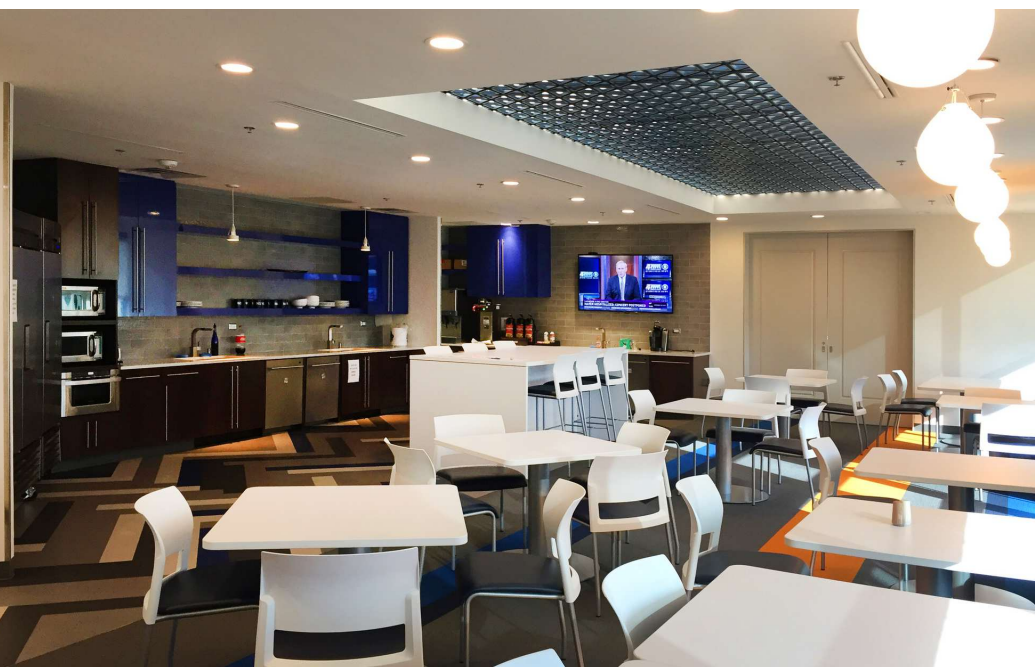


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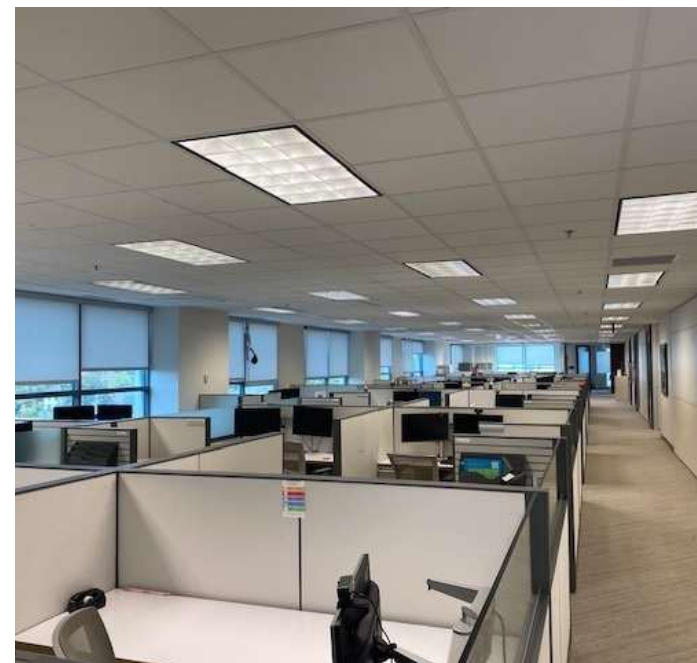


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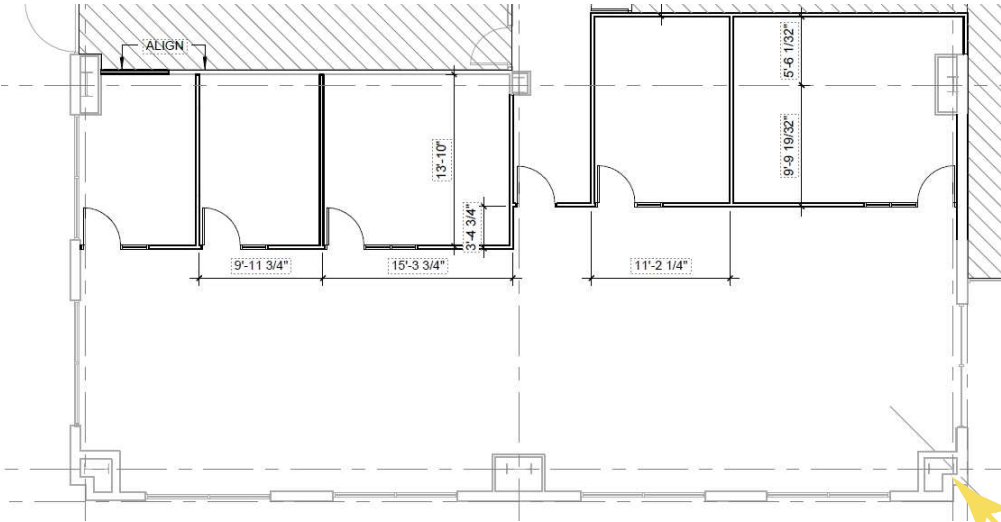
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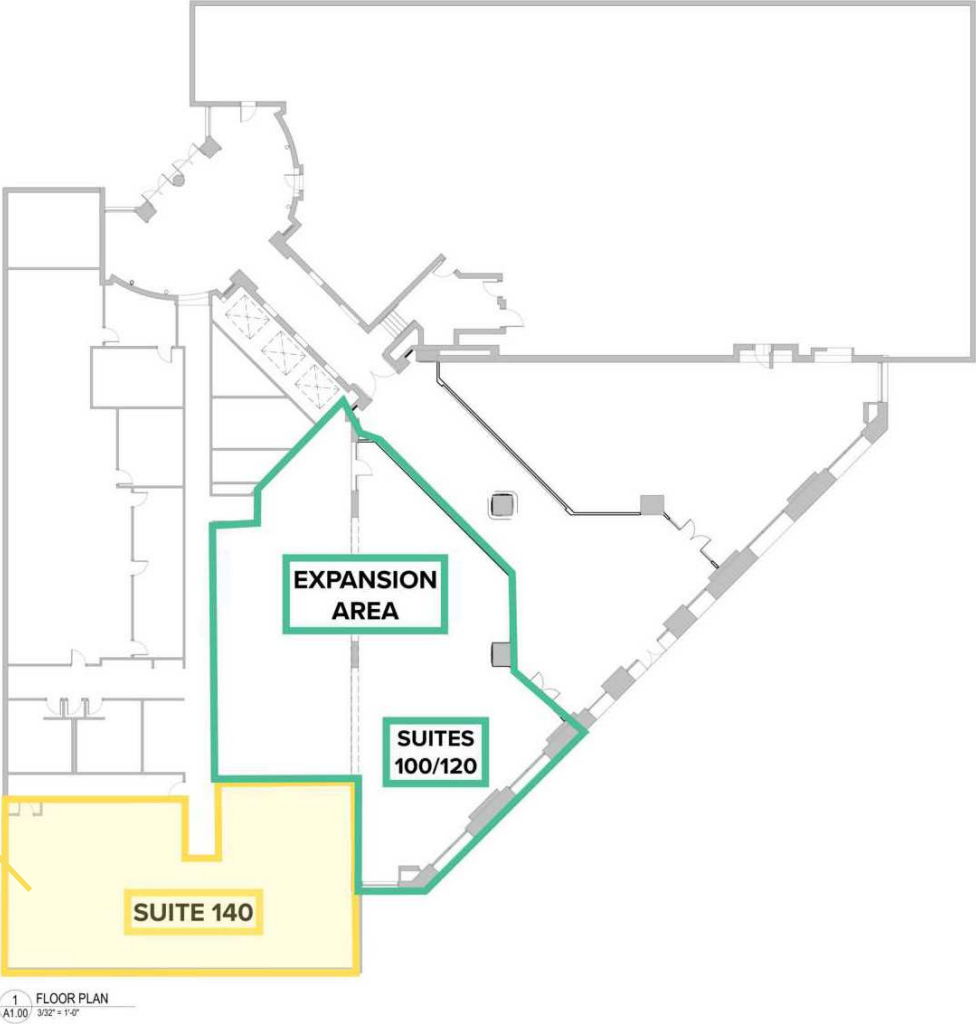
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Burns & Wilcox Center
2121 Airline Rd
Suite 140
RSF: 2,173 RSF



All square footages are subject to Architect review and subject to change.



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 140	Available	2,173 SF	Full Service	\$23.00 SF/yr	Can be combined with Suite 100.



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
*Suite 100	Available	2,427 RSF	Full Service	\$23.00 SF/yr	5 workstations, 3 offices, conference room, and meeting room
*Suite 120	Available	2,064 RSF	Full Service	\$23.00 SF/yr	6 workstations, 3 offices, conference room, and meeting room

*Suites can be combined to create 4,569 RSF as Suite 100

CONCEPT DESIGNS FOR SUITES 100 AND 120



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
*Suite 170	Available	1,219 RSF	Full Service	\$23.00 SF/yr	4 workstations, 2 offices, and meeting room
*Suite 180	Available	1,864 RSF	Full Service	\$23.00 SF/yr	4 workstations, 3 offices, and meeting room

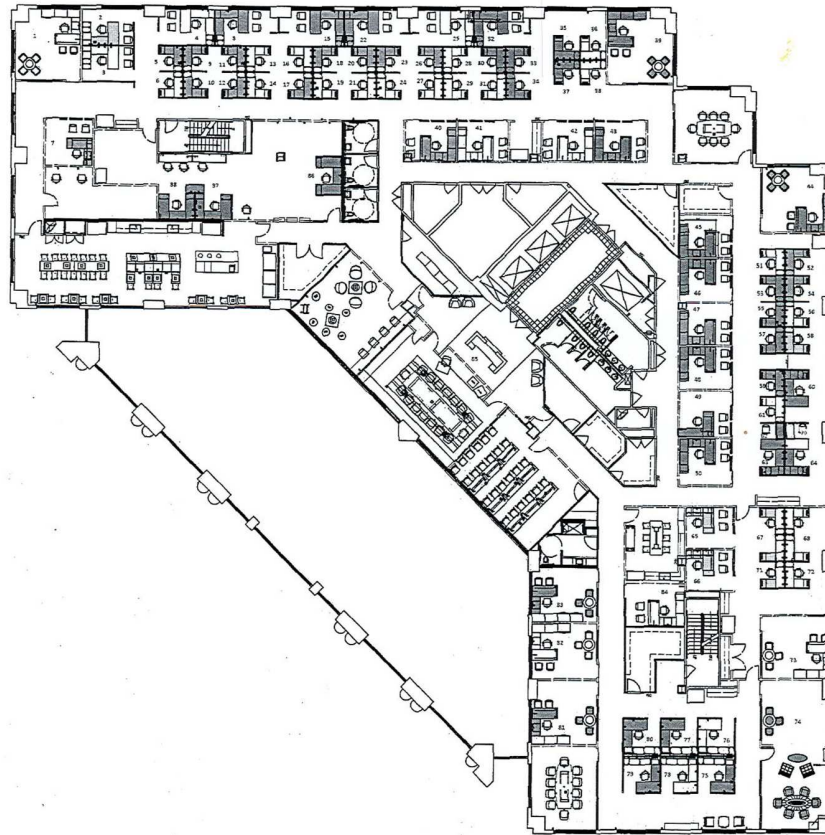
*Suites can be combined to create 3,137 RSF as Suite 180

CONCEPT DESIGNS FOR SUITES 170 AND 180



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AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ 4th Floor	12,000 - 22,945 SF	Full Service	\$23.00 SF/yr	12,000 - 22,945 SF is available. Full floor tenancy is possible.

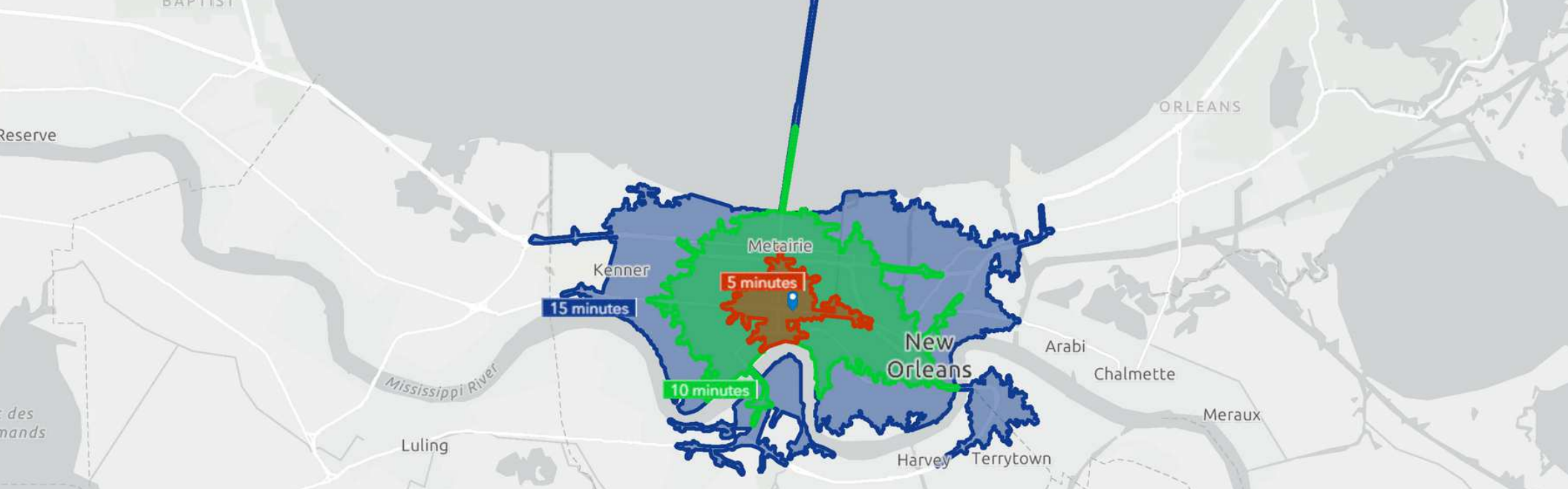


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	53,425	193,388	412,982
DAYTIME POPULATION	56,401	203,960	475,922
TOTAL HOUSEHOLDS	23,538	83,511	182,057
MEDIAN HH INCOME	\$55,193	\$61,454	\$55,517
TOTAL BUSINESSES	3,336	12,374	25,625



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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