

stirling

FOR LEASE

An architectural rendering of a modern, three-story office building. The building features a mix of materials: light-colored stone or concrete on the left wing, dark grey brick on the right wing, and a central section with orange vertical siding and large glass windows. A rooftop garden with green plants and a metal railing is visible on the right side. The sky is blue with scattered white clouds. The foreground shows a paved area and some landscaping with small trees and shrubs.

BREWSTER OFFICE

16488 E. BREWSTER RD. | COVINGTON, LA

OFFICE SPACE FOR LEASE

BUILDING OVERVIEW

- Class A
- 3 Floors
- GLA: 17,190 SF
- Managed and Leased by Stirling
- Planned Completion Summer 2026

AVAILABILITY

- Suite 1A - 2,189 USF First Floor
- Suite 1B - 2,404 USF First Floor
- Suite 3A - 2,031 USF Third Floor

PROPERTY DESCRIPTION

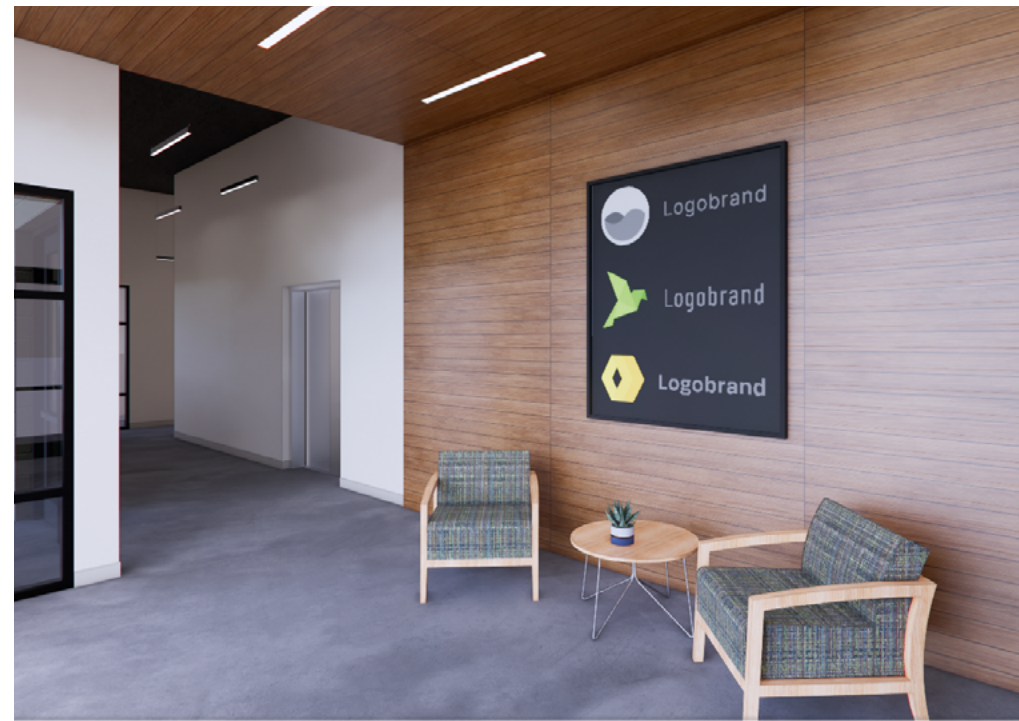
Brewster Office is new office building currently under construction and is actively leasing Class A office space in the River Chase mixed used development in Covington, LA. The building is within walking distance of an existing hotel, restaurants, banking, and over 900,000 square feet of retail shopping, dining, and entertainment. Tenants can take advantage of the excellent location on I-12 and LA Hwy 21. I-12 is one of the fastest growing corridors in the country, with direct access to New Orleans, Slidell, and Baton Rouge.

RIVER CHASE OVERVIEW

River Chase is a master-planned, mixed-use development positioned on 253 acres of prime interstate property with two interchanges (Interstate 12 and LA Highway 21) and convenient access to Louisiana's major metros. On site are residential developments ideal for executive-level housing. River Chase Shopping Center is one of the largest open-air retail centers in Louisiana and includes Sam's Club, Target, Belk, JCPenney, and Best Buy, as well as several casual and quick-service dining options. This self-contained community provides a corporate campus feel while providing countless amenities and living space.

BUILDING AMENITIES & FEATURES

- Open-Air Covered Terrace
- Self-Service Café
- Electronic Access Control
- Fully Private Restroom Stalls



COVER

SUMMARY

**FIRST FLOOR
PLAN**

THIRD FLOOR
PLAN

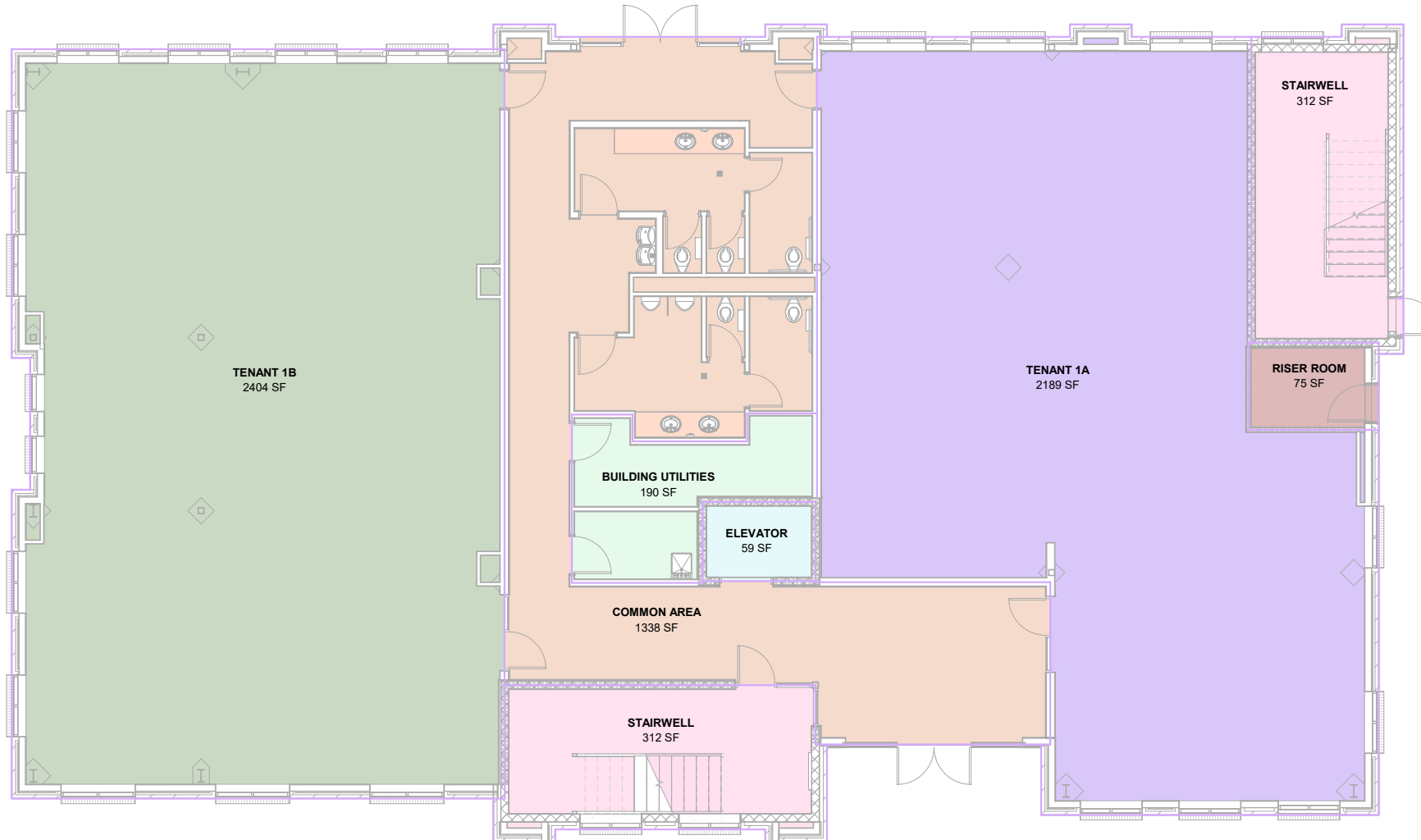
SITE PLAN

RIVER CHASE
AERIAL

RENDERINGS

LOCATION
MAPS

FIRST FLOOR PLAN



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THIRD FLOOR
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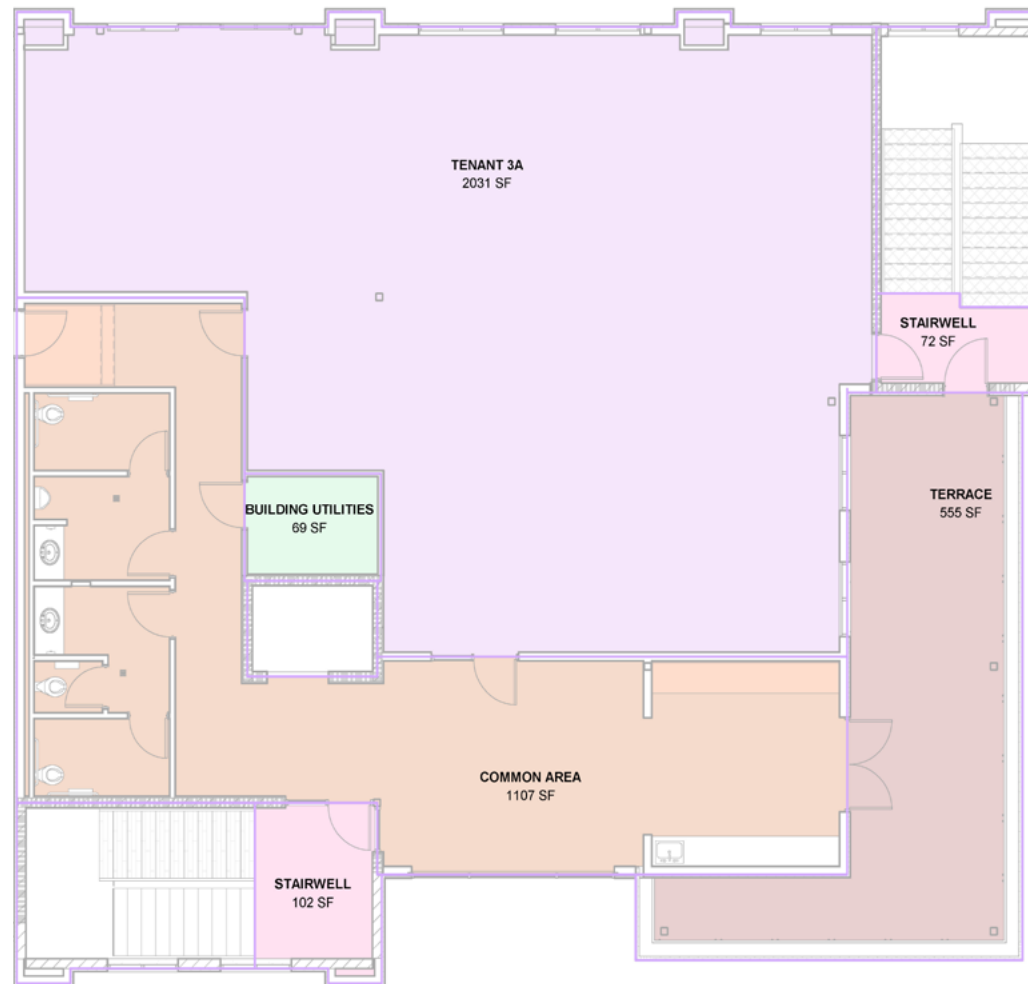
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THIRD FLOOR PLAN



SITE PLAN

PARKING CALCULATIONS

OFF-STREET PARKING REGULATIONS:

ST. TAMMANY CODE OF ORDINANCES:

OFFICE BUILDINGS: 1 SPACE PER EACH 500 SQ. FT. OF GROSS FLOOR AREA

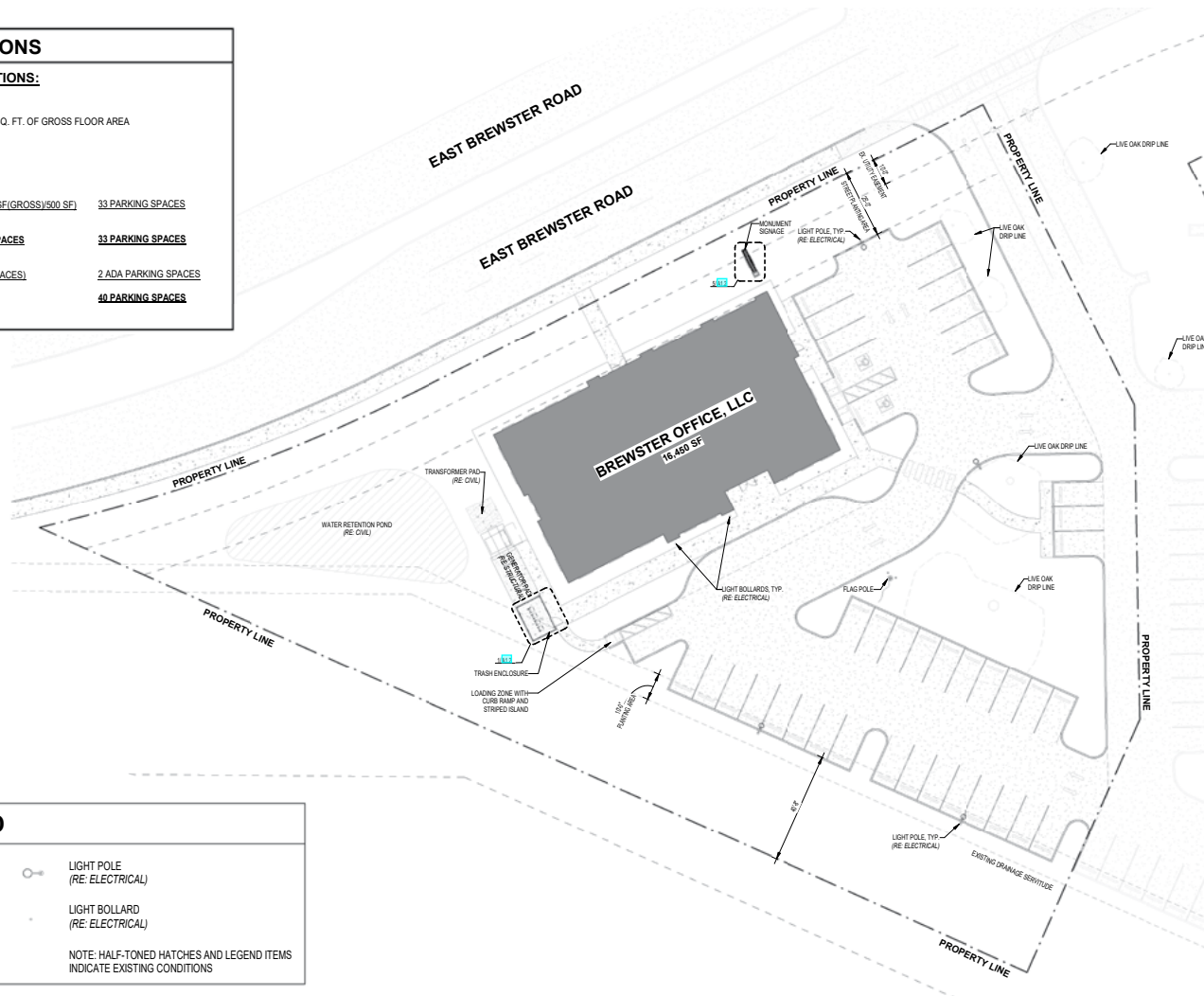
REQUIRED SPACES:

FIRST - THIRD FLOOR
OFFICE/PROFESSIONAL OFFICE (16,450 TOTAL SF(GROSS)/500 SF) 33 PARKING SPACES

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PROPOSED SPACES:
HANDICAP PARKING SPACES REQ'D (1/25 SPACES) 2 ADA PARKING SPACES

TOTAL PARKING SPACES PROVIDED 40 PARKING SPACES



SITE PLAN LEGEND

	GRASS		LIGHT POLE (RE: ELECTRICAL)
	CONCRETE DRIVEWAY / PARKING		LIGHT BOLLARD (RE: ELECTRICAL)
	CONCRETE SIDEWALK		
	BUILDING FOOTPRINT		
			NOTE: HALF-TONED HATCHES AND LEGEND ITEMS INDICATE EXISTING CONDITIONS

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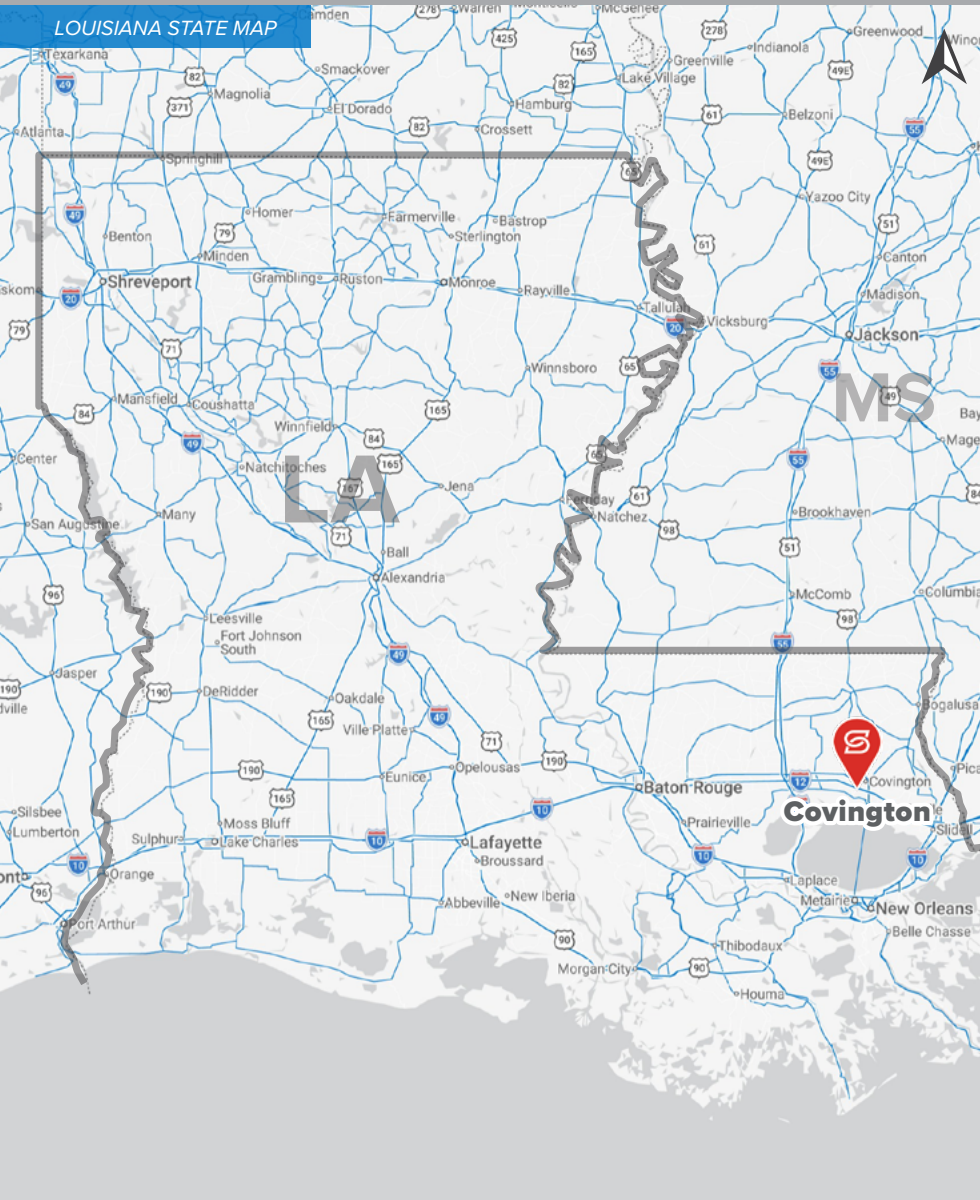
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LOUISIANA STATE MAP



REGIONAL DRIVE TIME MAP

