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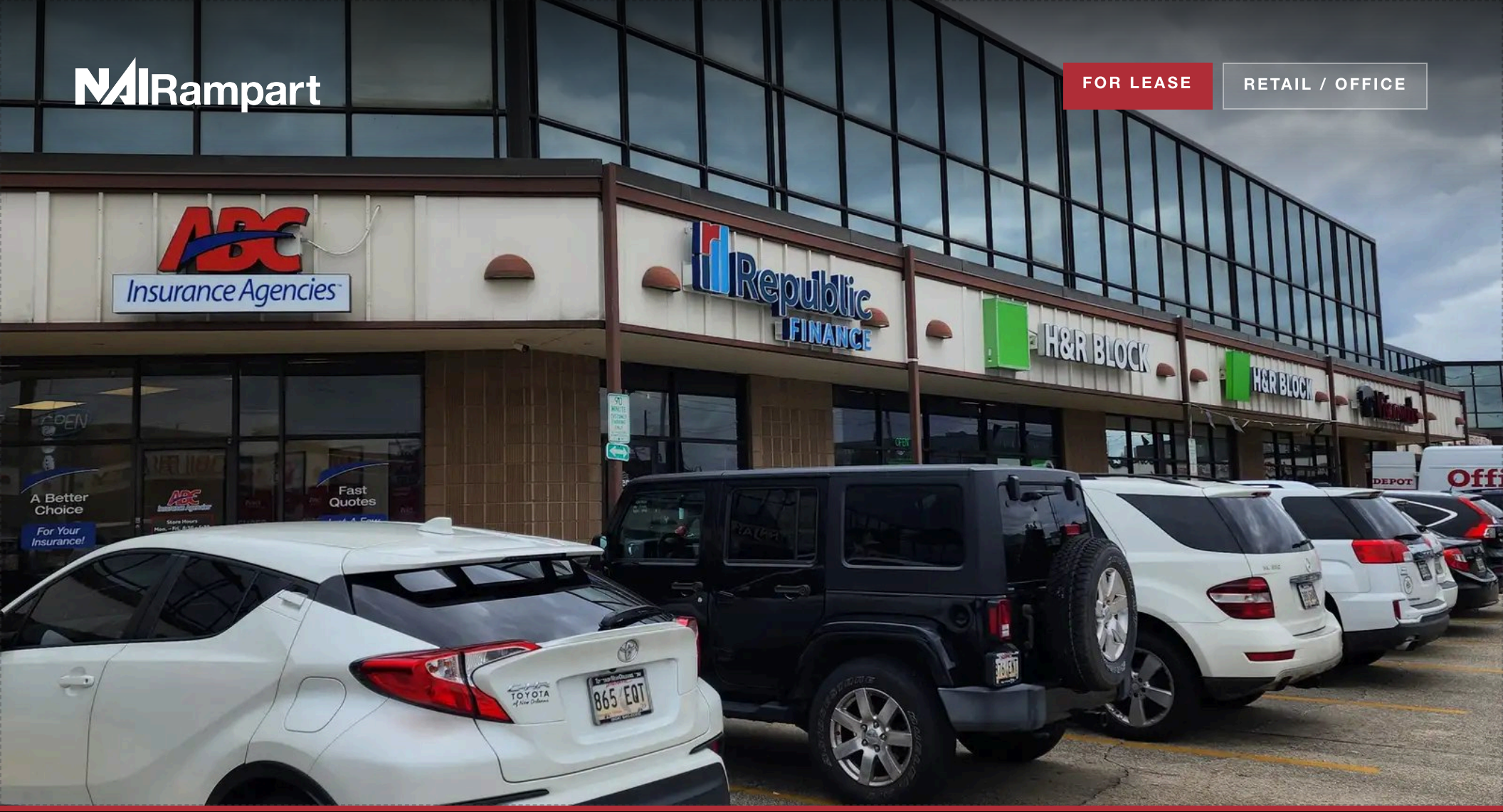
FOR LEASE

RETAIL / OFFICE



METAIRIE · RETAIL & OFFICE SUITES

Pontchartrain Place

3501 Severn Avenue, Metairie, LA 70002

PRESENTED BY

Judy Slack
Commercial Sales & Leasing
(504) 881-7337
jslack@rampartcre.com

PROPERTY DESCRIPTION

Retail and Office Suites in the Heart of Metairie's Shopping District

Pontchartrain Place is an established neighborhood shopping center at 3501 Severn Avenue, just off Veterans Memorial Boulevard near Lakeside Shopping Center. Three suites are available: 3,686 SF of ground-floor retail in the former Snap Fitness space, 2,537 SF of retail in Suite 3D and a 364 SF second-floor office.

Co-tenants include H&R Block, Vision Works, ABC Insurance, Direct General, Republic Finance and Mandarin House Buffet, with 350 parking spaces on site.

TOTAL AVAILABLE	SUITES	ZONING
6,587 SF	3 Available	BC-1

OFFERING SUMMARY

LEASE RATE	$800 – $5,600 / Month
AVAILABLE SF	364 – 3,686 SF
LEASE TYPE	NNN Retail / Gross Office
PARKING	350 Spaces

PROPERTY HIGHLIGHTS

- Ground-floor retail and second-floor office options
- Established national and regional co-tenancy
- 350 on-site parking spaces
- Near Lakeside Shopping Center
- Located in an Opportunity Zone

FOR MORE INFORMATION

Judy Slack
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pontchartrain
place
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metairie church
MANDARIN HOUSE
LAVISH DAY SPA
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PENEDO & SWIBER
2nd Floor
Suite 208
SPANISH LANGUAGE SCHOOL
PRIMERICA
TBC
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504.313.5400
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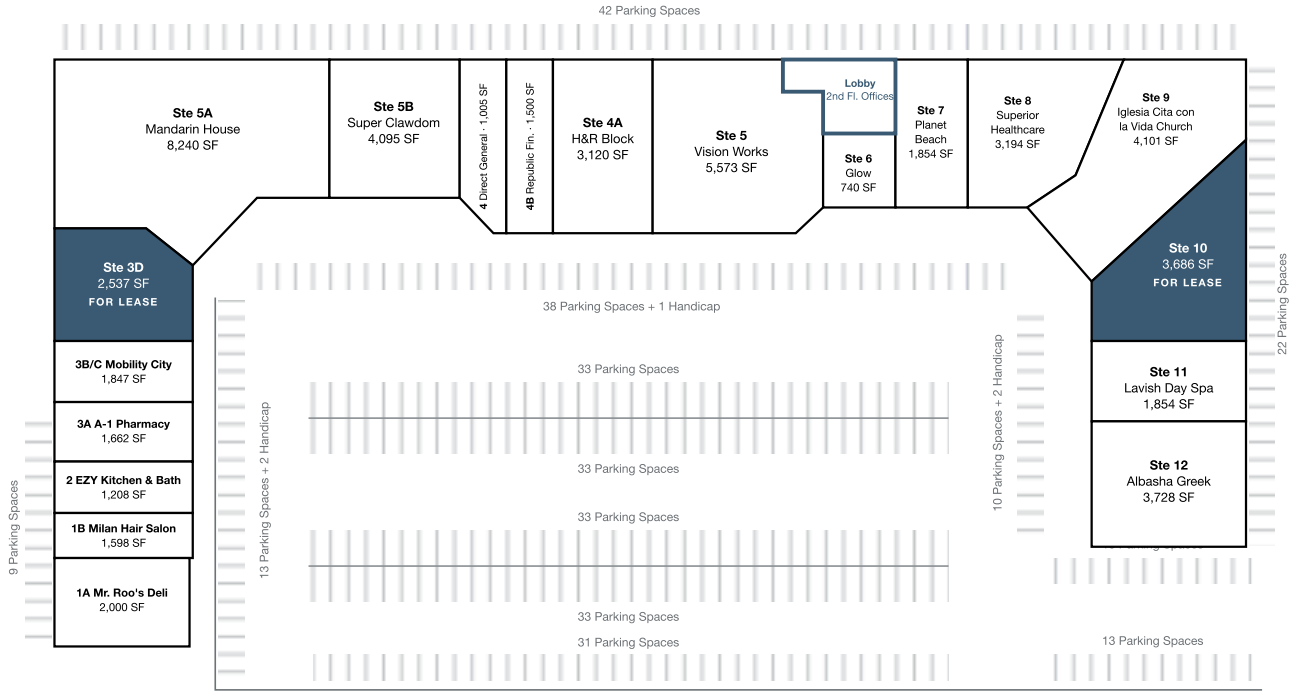
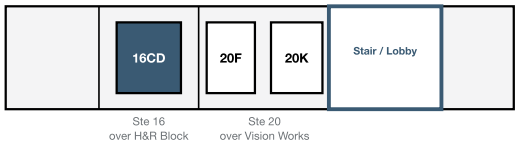
GROUND FLOOR SITE PLAN



Available for Lease Access to 2nd-Floor Offices Leased

2ND FLOOR OFFICES

Estimated locations, not to scale



AVAILABLE SUITES

Suite 10 — **$5,600 / Month**
Retail · Former Snap Fitness — 3,686 SF

Suite 3D — **$4,000 / Month**
Retail · Ground Floor — 2,537 SF

Suite 16CD — **$800 / Month**
Office · 2nd Floor — 364 SF

Retail suites NNN: Suite 10 equates to $18.23 / SF, Suite 3D to $18.92 / SF. NNN charges $7.96 / SF. Office suites Gross.

snap
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LOCATION

On Severn Avenue between 12th and 14th Streets, just off Veterans Memorial Boulevard near Lakeside Shopping Center. The corridor is one of Metairie's busiest, with a mix of retail, dining and professional services.

PARISH	**Jefferson**
ZONING	**BC-1 Business Core**
PARKING	**350 Spaces**
PARCEL	**820018712**
OPPORTUNITY ZONE	**Yes**

NAIRampart

FOR MORE INFORMATION

Let's talk about Pontchartrain Place

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