

BRAND NEW - FULL BUILDING GENERATOR!

OFFICE BUILDING FOR LEASE

2400 VETERANS MEMORIAL BLVD

Kenner, LA



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PROPERTY DESCRIPTION

Looking for a prime location for your business? Look no further than 2400 Veterans Memorial Blvd in Kenner! This stunning commercial property is situated just minutes from Louis Armstrong New Orleans International Airport and only 20 minutes from the Central Business District of New Orleans. Originally designed by the renowned Skidmore, Owings & Merrill architecture firm in Chicago, this beautiful structure underwent a complete renovation in 2014 and has been enhanced continuously ever since. With its large floor plates and window wall depths, this property can accommodate both large and small tenants alike. But that's not all! This commercial property also boasts 465 parking spots, ensuring that your employees and customers always have a place to park. The first floor has the perfect place for tenants to grab breakfast and lunch in the Grab-N-Go market. Plus, it's the only Class A office building in Kenner, making it the perfect choice for businesses looking to make a statement. Don't miss out on this amazing opportunity to lease a space in the most desirable commercial property in the area!

PROPERTY HIGHLIGHTS

- Only Class A in Kenner
- **BRAND NEW - Full Building Generator**
- Grab-N-Go Market
- Beautiful Glass Facade
- ~NEW~ Professionally Managed By SRSA Commercial Real Estate
- 465 Parking Spaces

OFFERING SUMMARY

Lease Rate:	\$21.00 - 23.00 SF/yr (Full Service)
Available SF:	697 - 4,277 SF
Building Size:	132,965 SF



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FLOOR

5

SUITE 515
1,024 RSF

SUITE 505
3,606 RSF

4

SUITE 420
2,645 RSF

SUITE 405
3,529 RSF

3

SUITE 305
4,277 RSF

SUITE 340
1,302 RSF

SUITE 360
1,232 RSF

2

SUITE 225
2,735 RSF

SUITE 226
697 RSF

1

SUITE 150
2,093 RSF



COMMERCIAL
REAL ESTATE

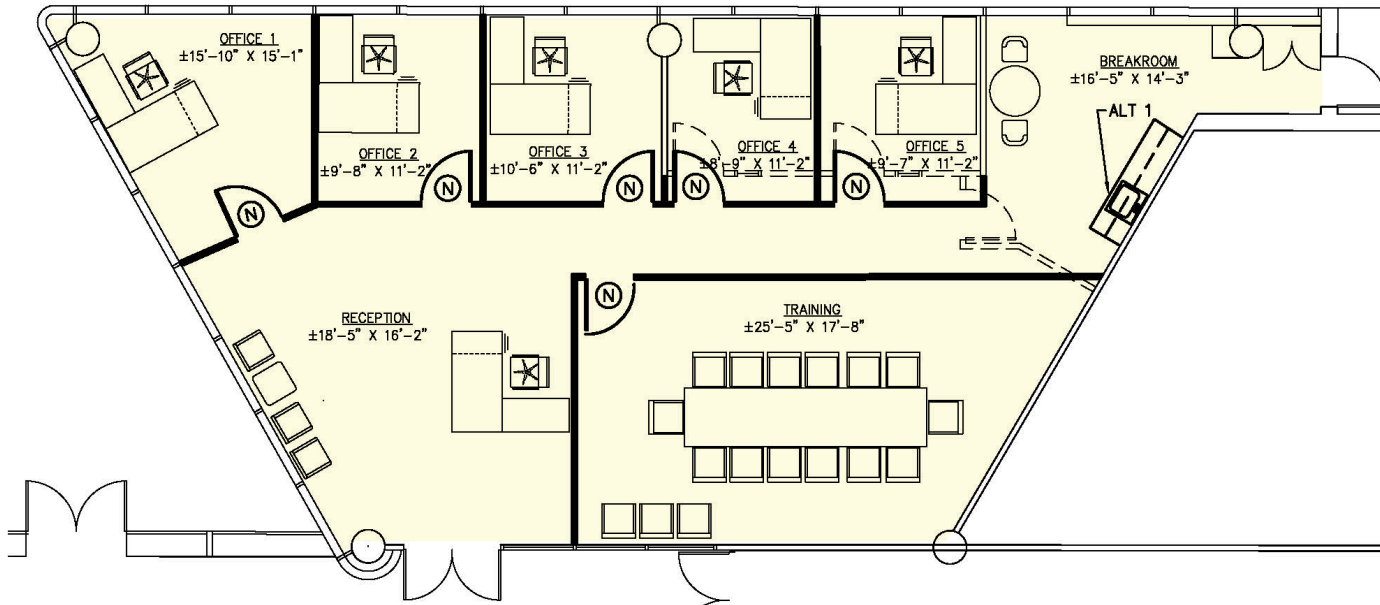
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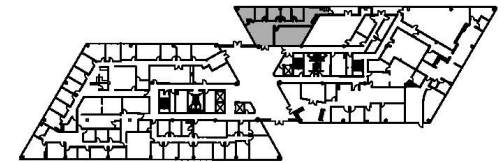
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SUITE 150
1,820 USF
2,093 RSF



KEY PLAN



1
SP

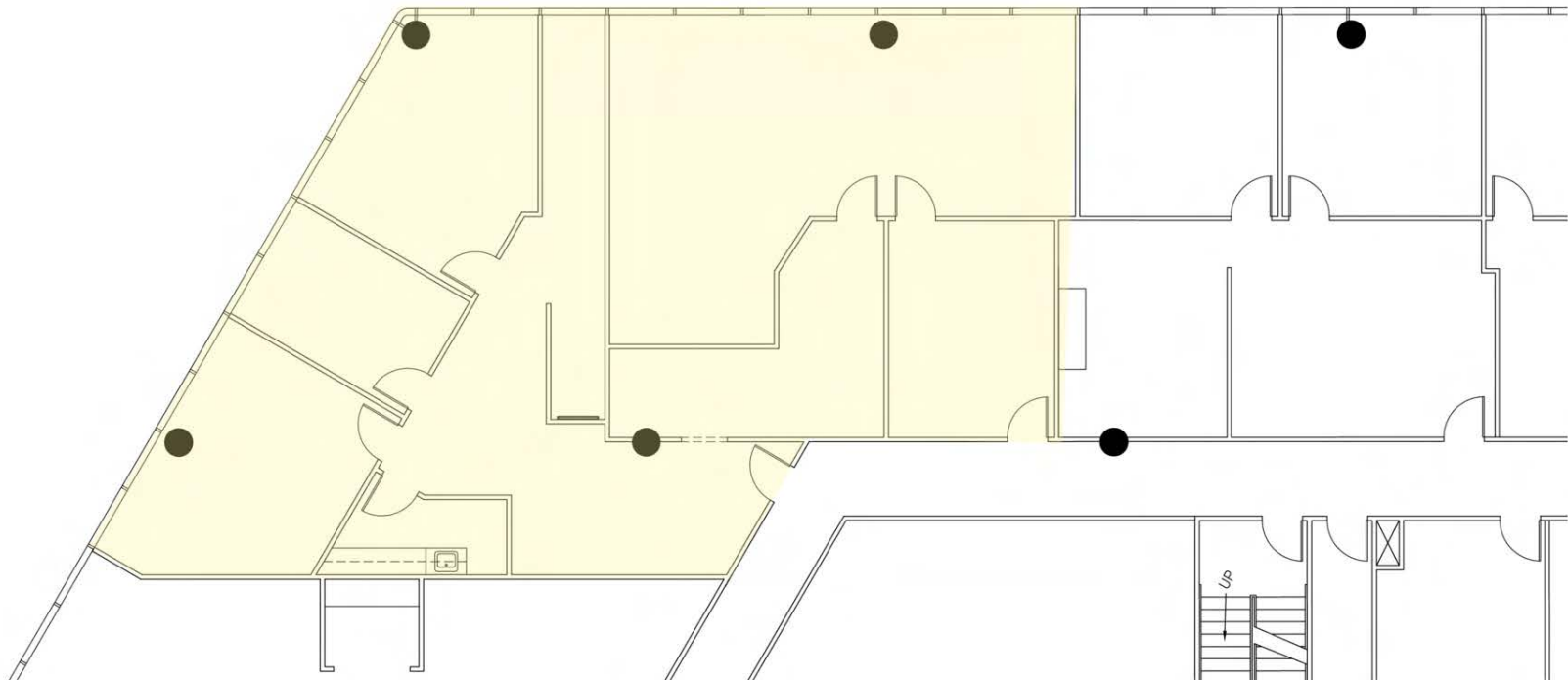
SPACE PLAN

150

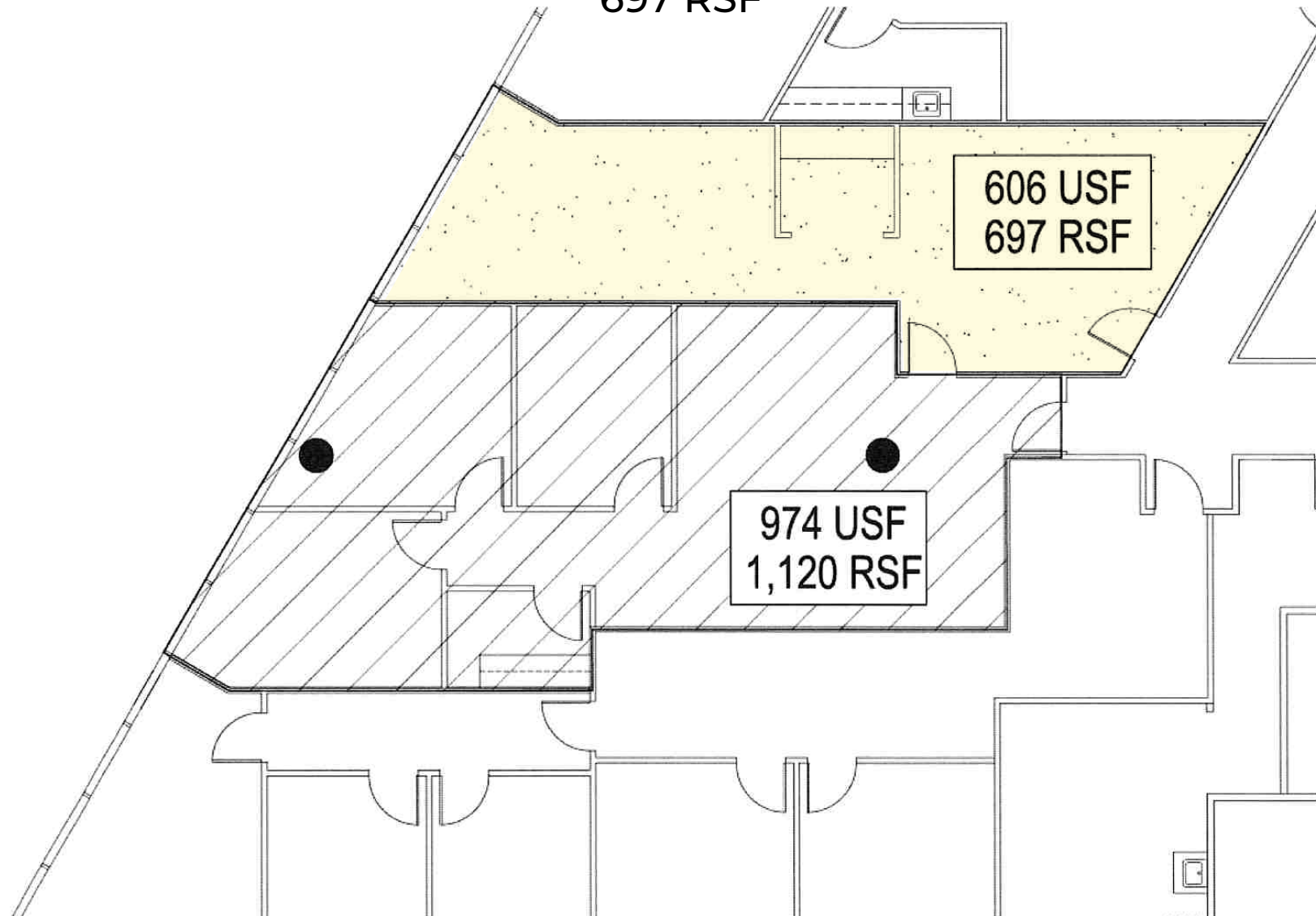
SCALE: NTS

1,820 USF 2,093 RSF

SUITE 225
2,325 SF
2,735 SF



SUITE 226
606 USF
697 RSF

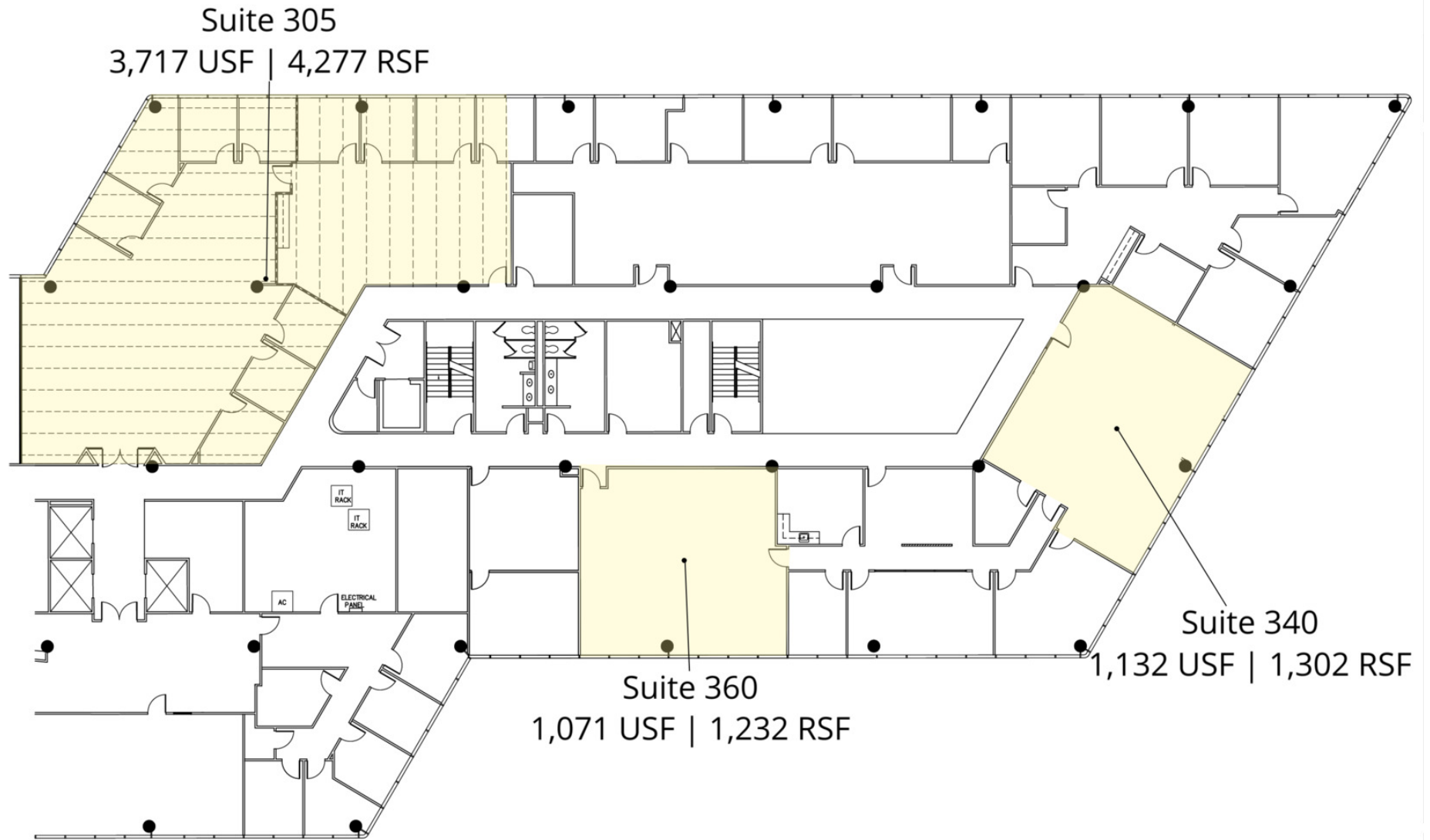


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Proposed Space Plan Revision # 3 - 11,761 USF / 13,525 RSF

Scale: 1/8" = 1'-0"



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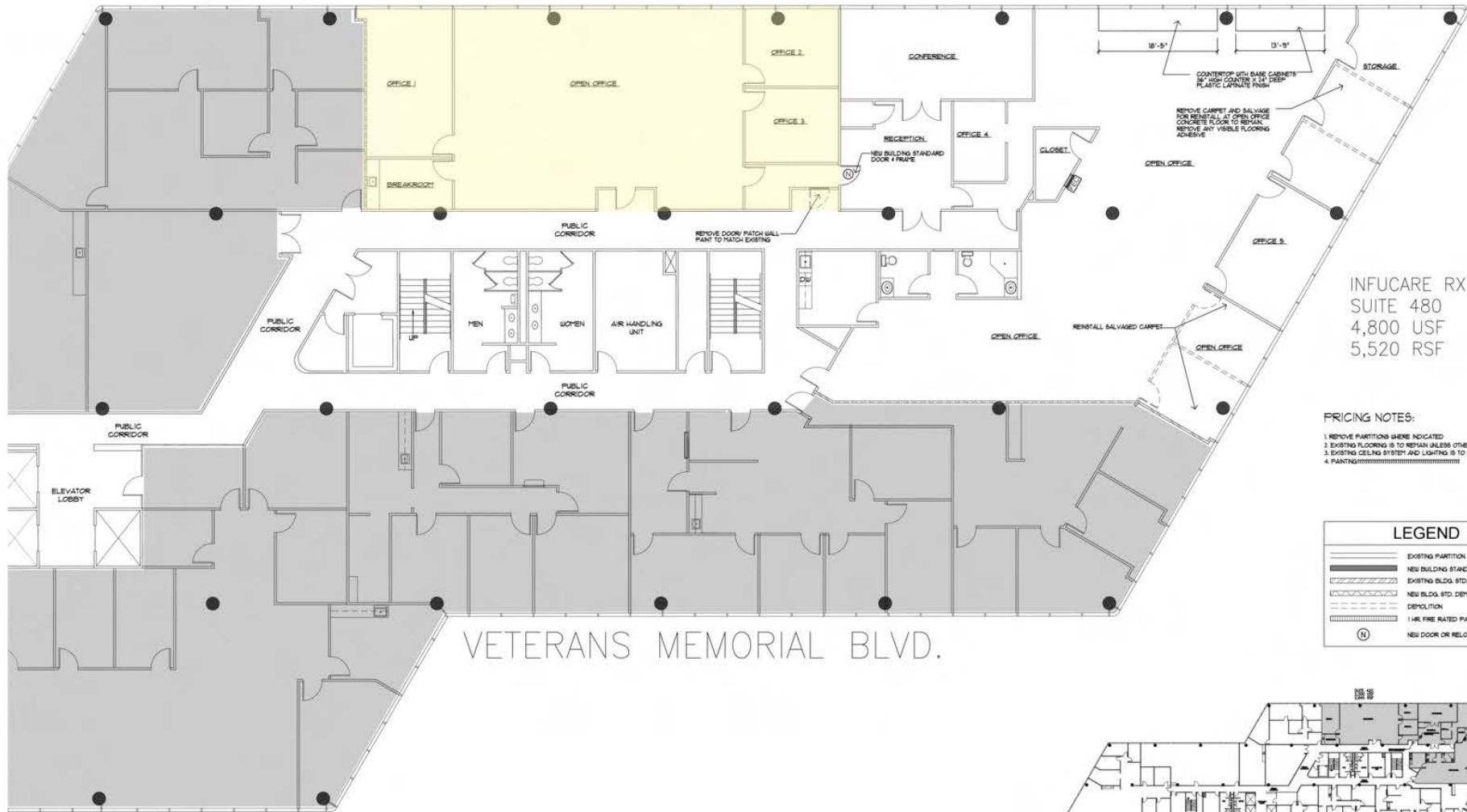
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INTERSTATE 10

SUITE 420
2,300 USF
2,645 RSF



INFUCARE RX
SUITE 480
4,800 USF
5,520 RSF

PRICING NOTES:

1. REMOVE PARTITIONS WHERE INDICATED
2. EXISTING FLOORING IS TO REMAIN UNLESS OTHERWISE NOTED
3. EXISTING CEILING SYSTEM AND LIGHTING IS TO REMAIN
4. PAINTING

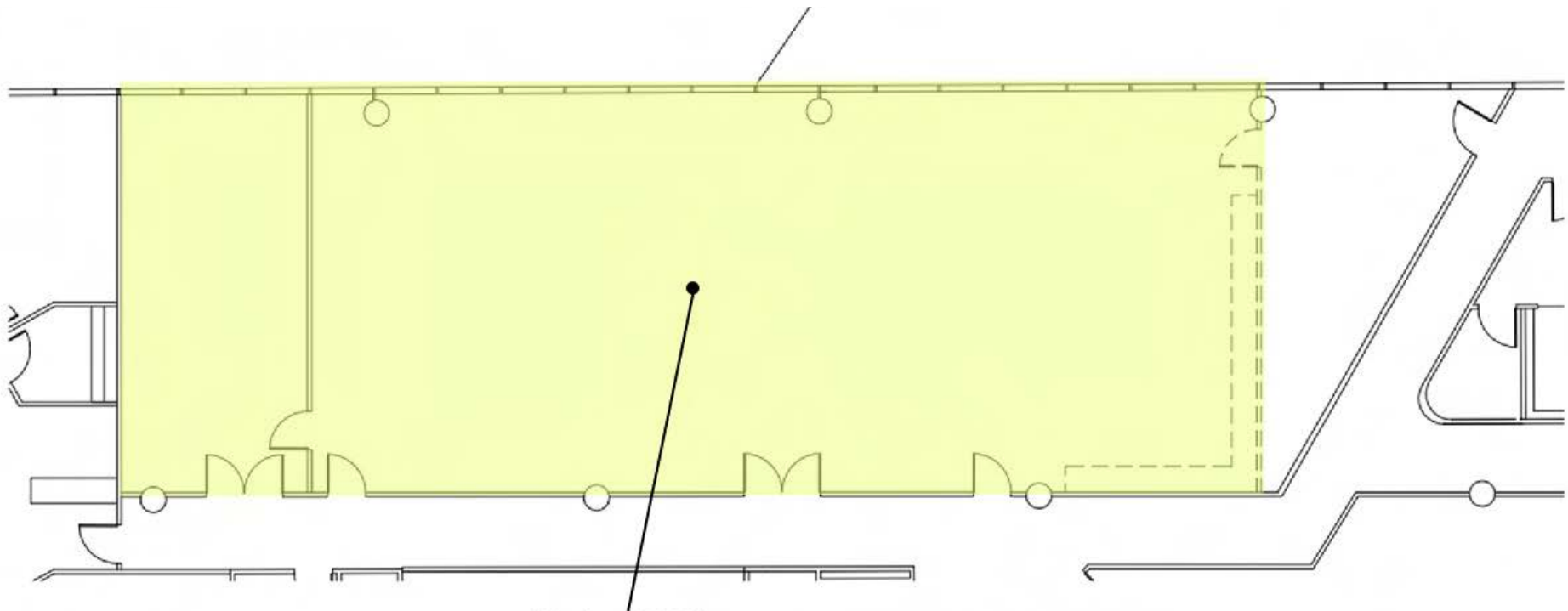
LEGEND	
	EXISTING PARTITION TO REMAIN
	NEW BUILDING STANDARD PARTITION
	EXISTING BLDG. STD. DEMISING PARTITION
	NEW BLDG. STD. DEMISING PARTITION
	DEMOLITION
	1 HR. FIRE RATED PARTITION
	NEW DOOR OR RELOCATED

PRICING PLAN
SCALE: 1/8" = 1'-0"



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1
SP

SPACE PLAN

SCALE: NTS

Suite 505

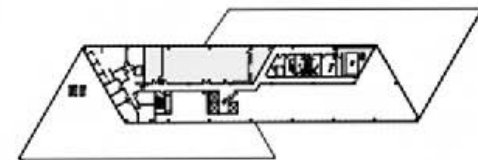
3,136 USF 3,606 RSF

LEGEND

	EXISTING PARTITION TO REMAIN
	NEW BUILDING STANDARD PARTITION
	EXISTING BLDG. STD. DEMISING PARTITION
	NEW BLDG. STD. DEMISING PARTITION
	DEMOLITION
	1 HR. FIRE RATED PARTITION
	NEW DOOR OR RELOCATED

KEY PLAN

INTERSTATE 10



VETERANS MEMORIAL BLVD.



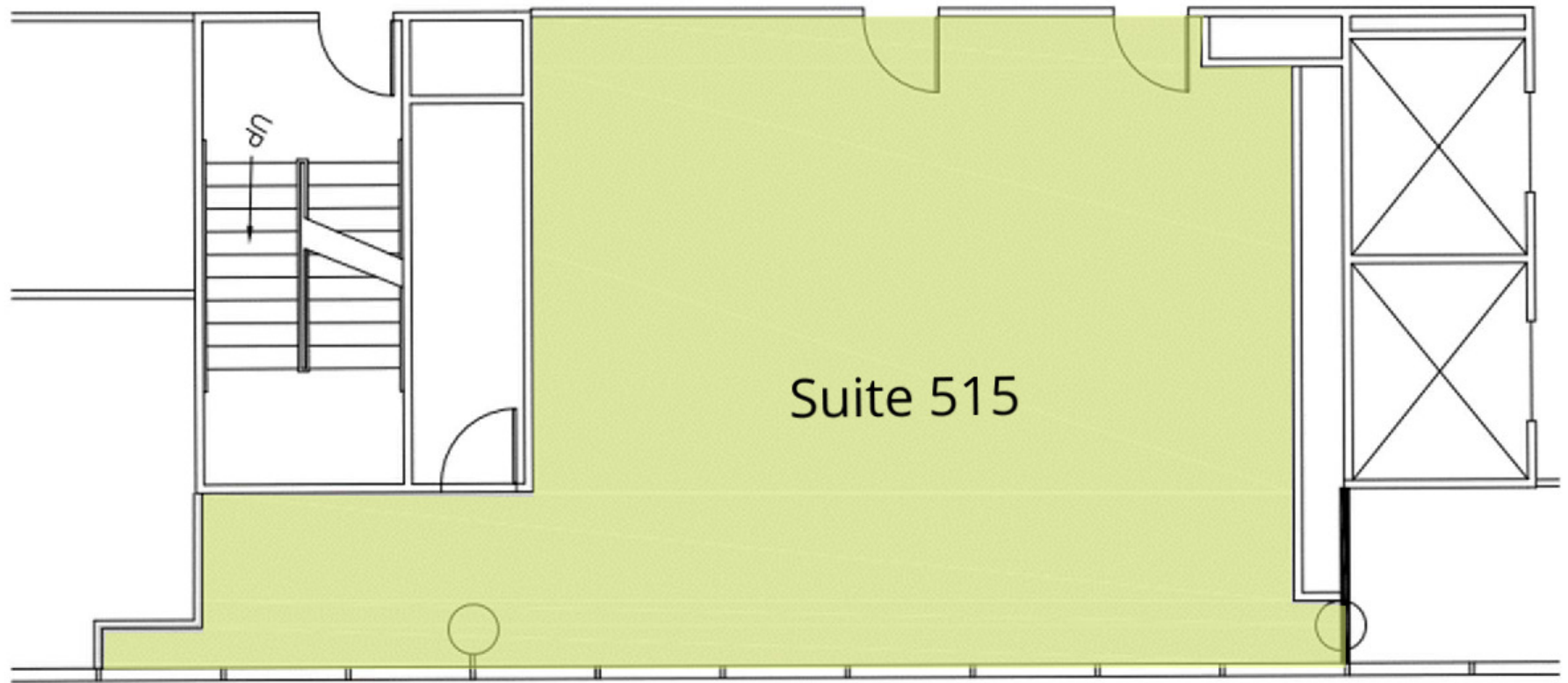
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Suite 515

SUITE 515
890 USF
1,024 RSF

AREA CALCULATION



Outdoor Seating Area



Monument Signage



Sundry Shop



Entrance



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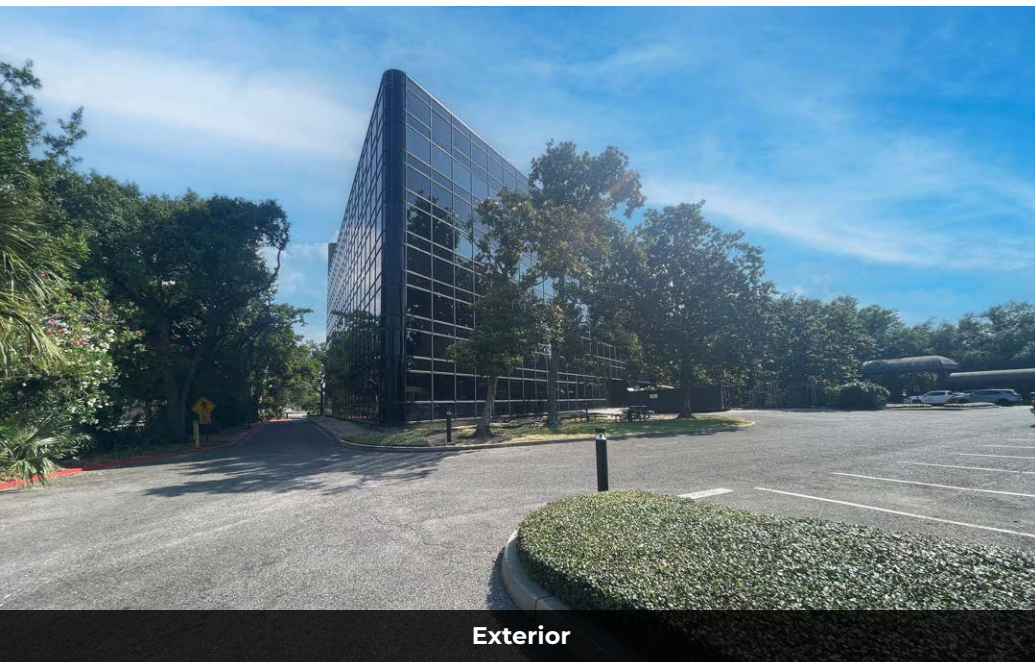
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Exterior



Parking Garage



Exterior

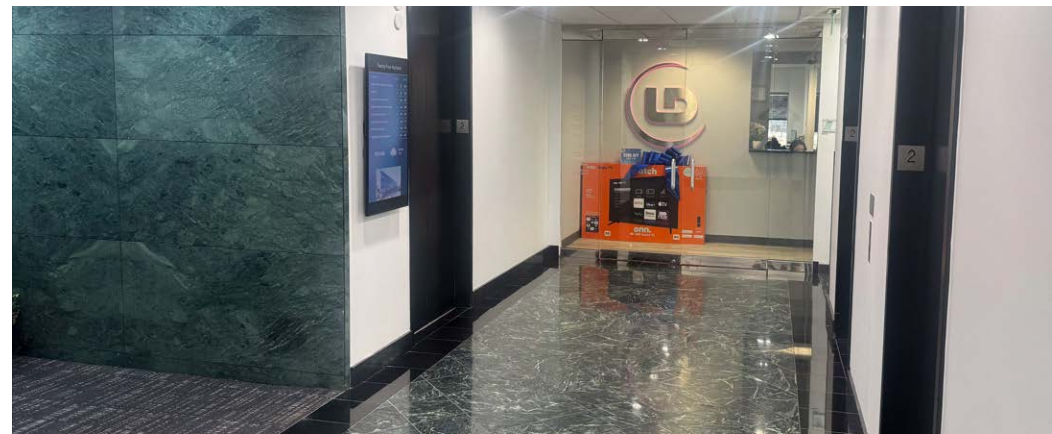
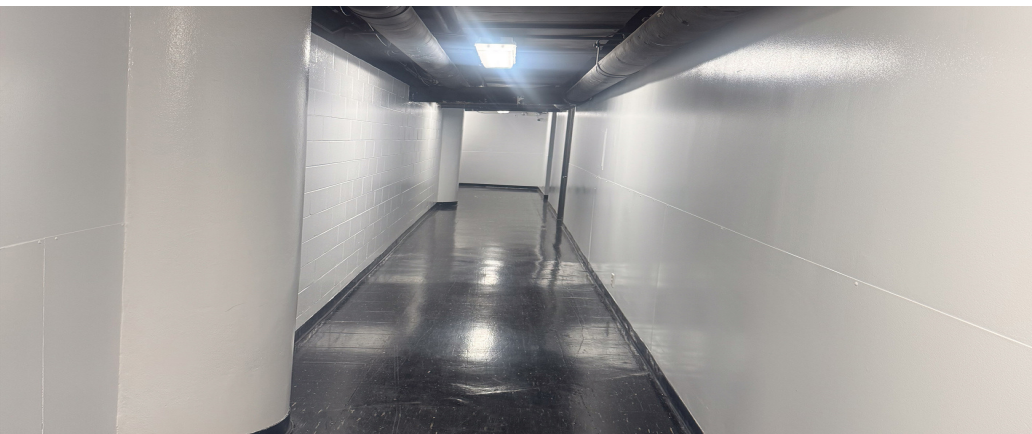
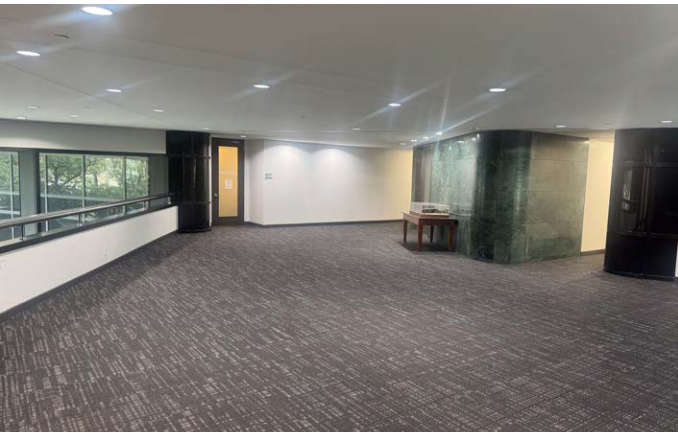


Covered Walkway



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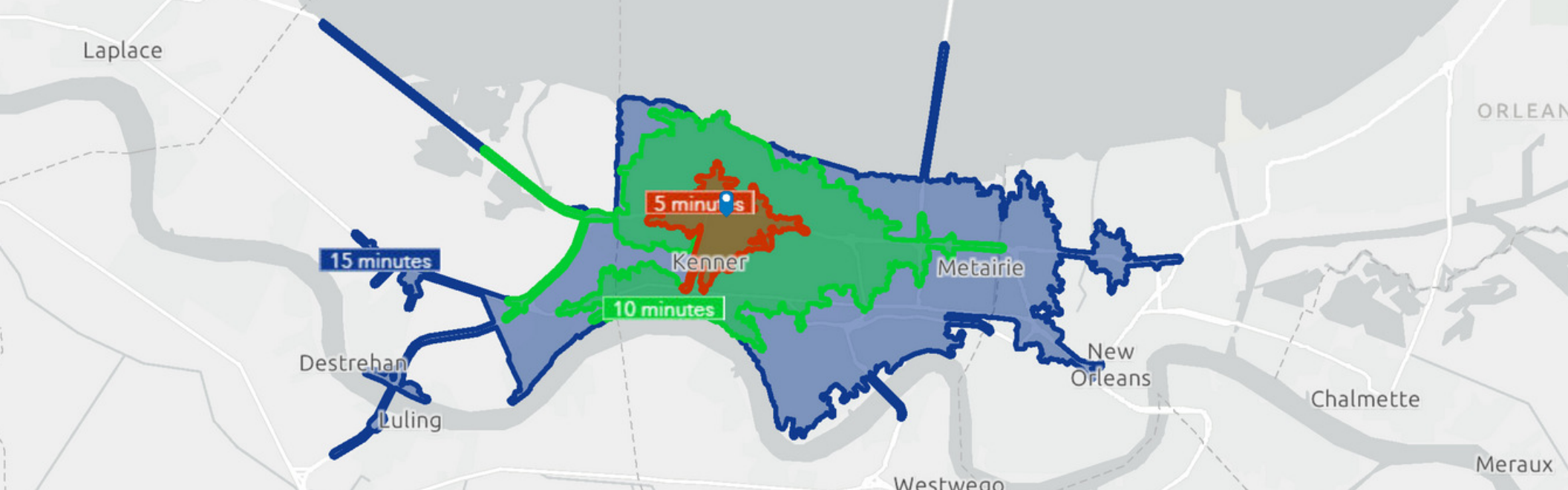


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	17,379	138,726	282,015
DAYTIME POPULATION	21,468	124,773	302,613
TOTAL HOUSEHOLDS	6,804	56,773	120,572
MEDIAN HH INCOME	\$52,906	\$56,289	\$60,514
TOTAL BUSINESSES	1,571	7,102	16,516



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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.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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