

BRAND NEW - FULL BUILDING GENERATOR!

OFFICE BUILDING FOR LEASE

2400 VETERANS MEMORIAL BLVD

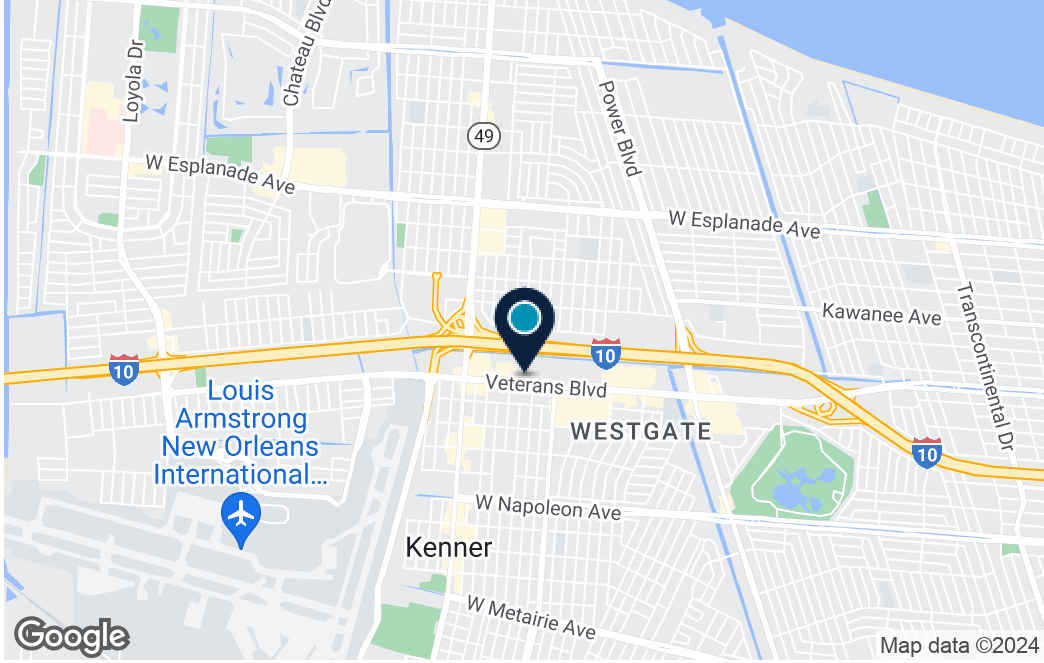
Kenner, LA

COMMERCIAL REAL ESTATE

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Stephanie Boyd
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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

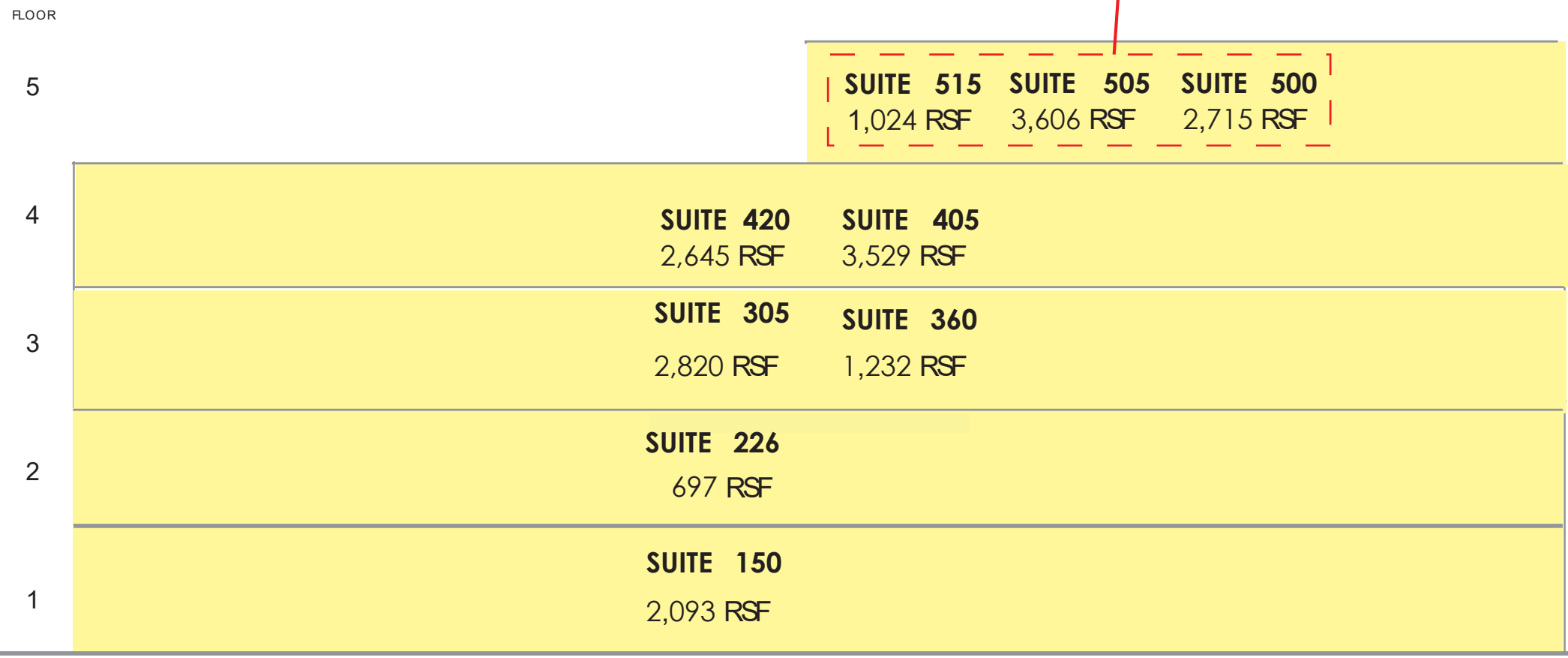
OFFERING SUMMARY	
Lease Rate:	$21.00 - 23.00 SF/yr (Full Service)
Available SF:	697 - 7,345 SF
Building Size:	132,965 SF

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SUITES CAN BE COMBINED FOR A TOTAL OF 7,345 SF

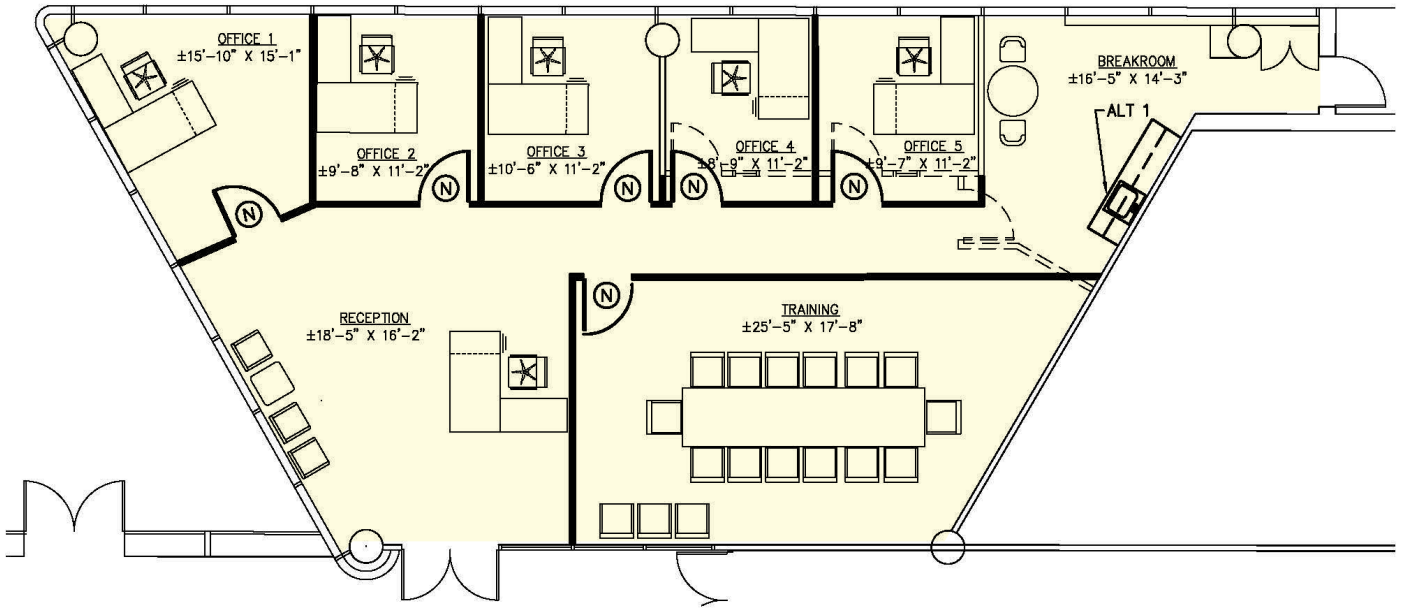


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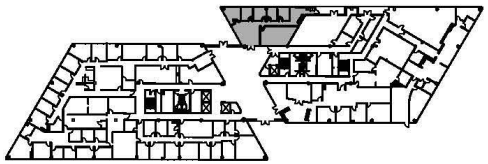
SUITE 150
1,820 USF
2,093 RSF



1 SP SPACE PLAN 150

SCALE: NTS 1,820 USF 2,093 RSF

KEY PLAN

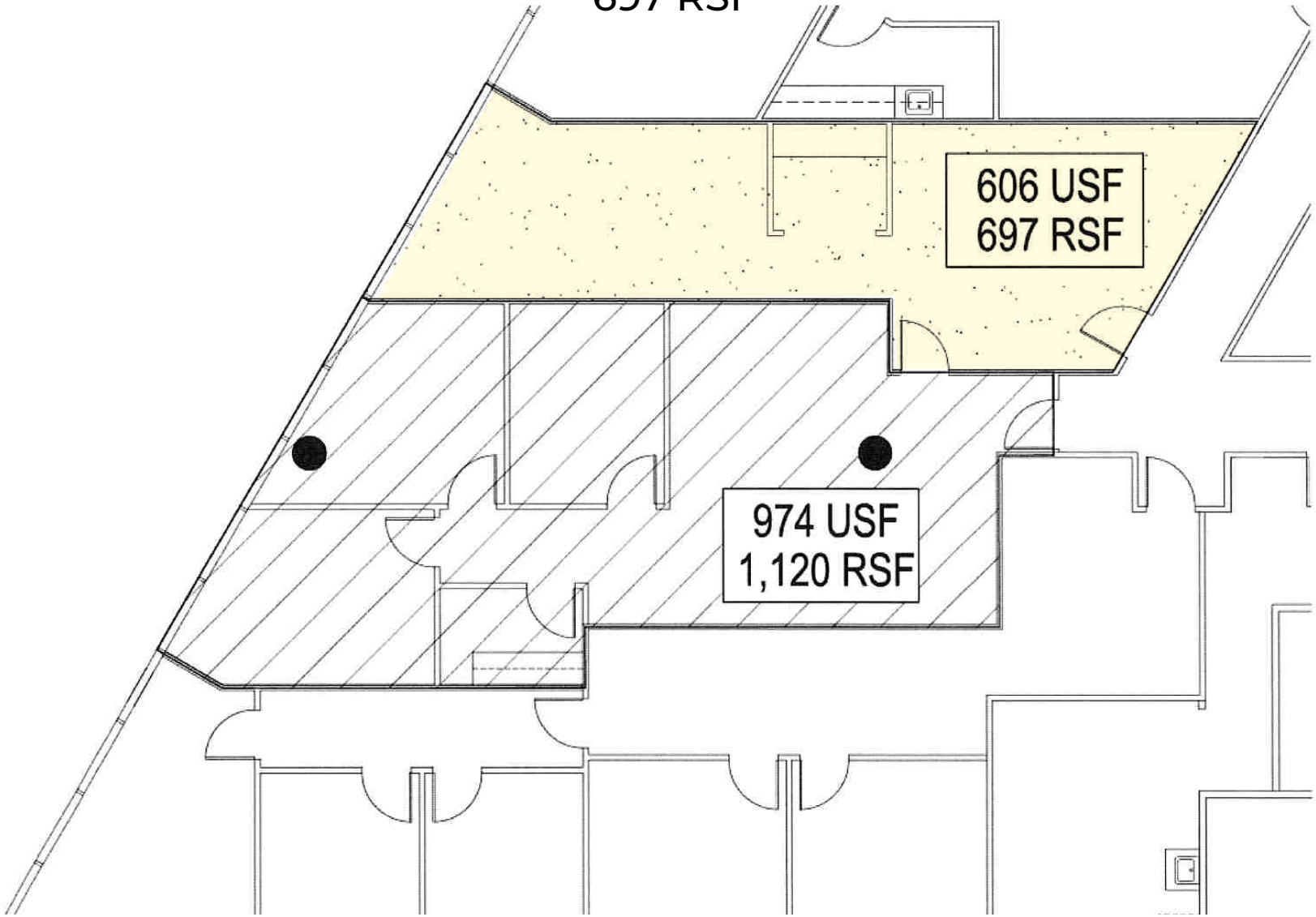


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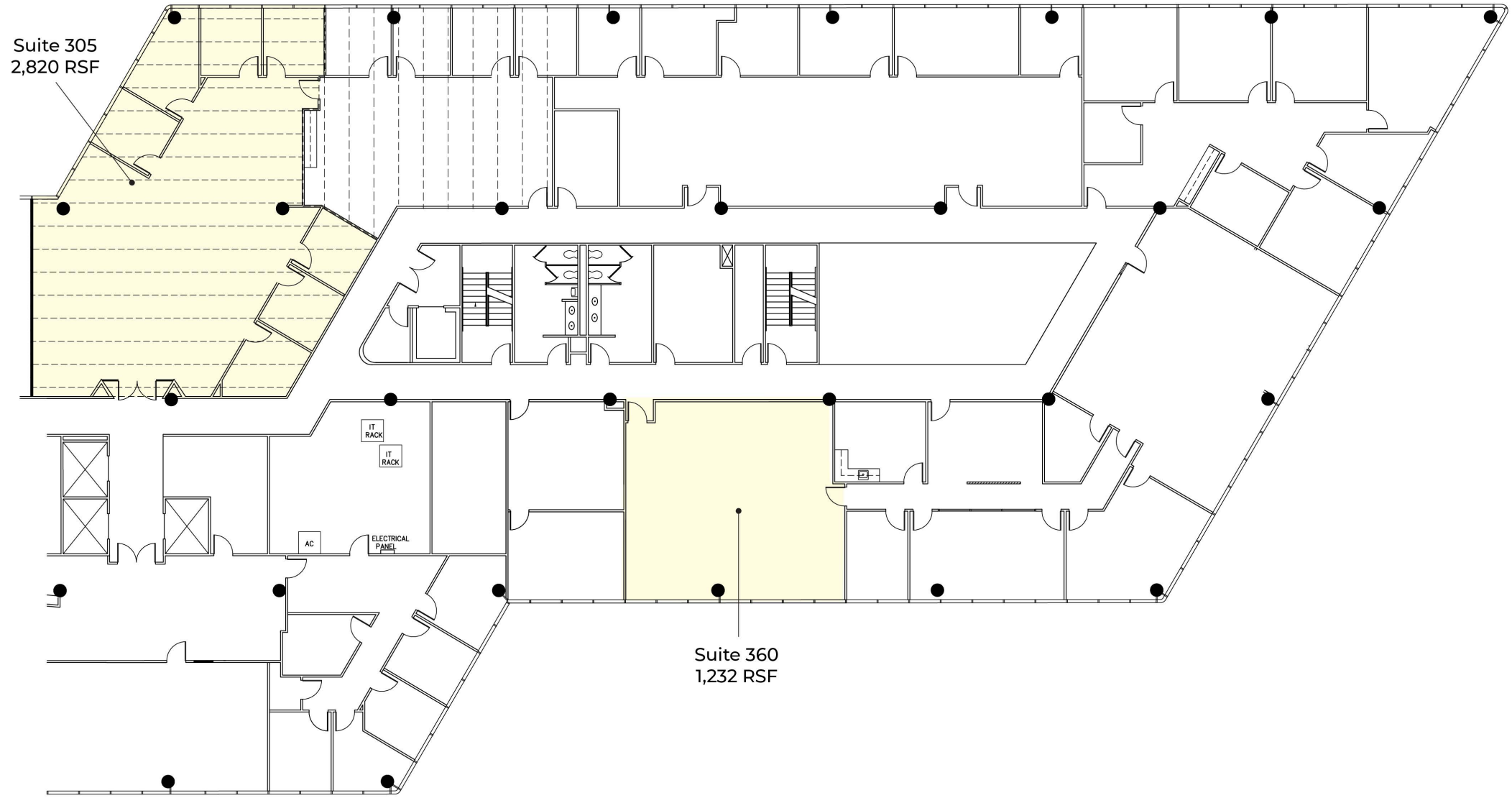
SUITE 226
606 USF
697 RSF



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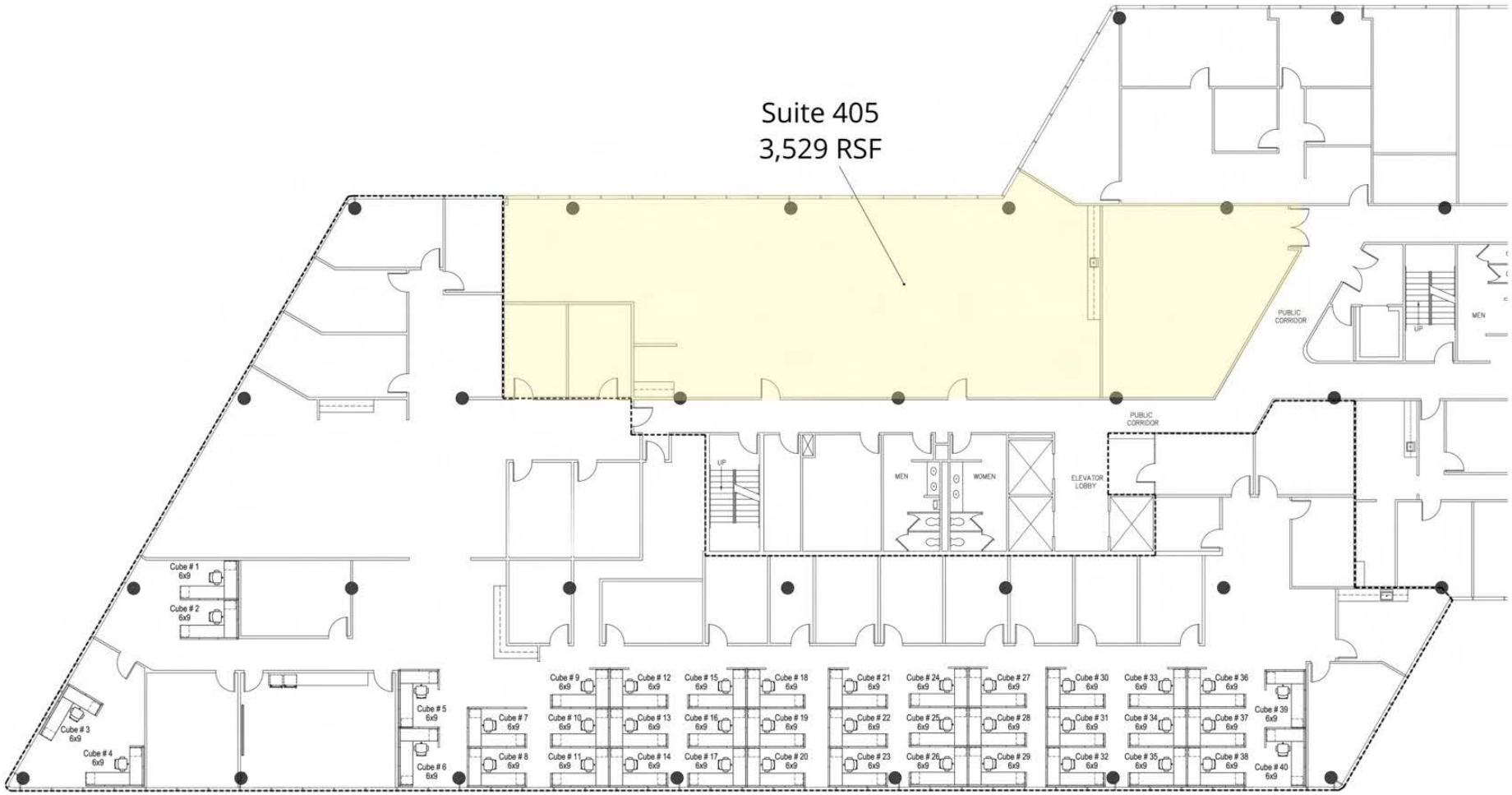
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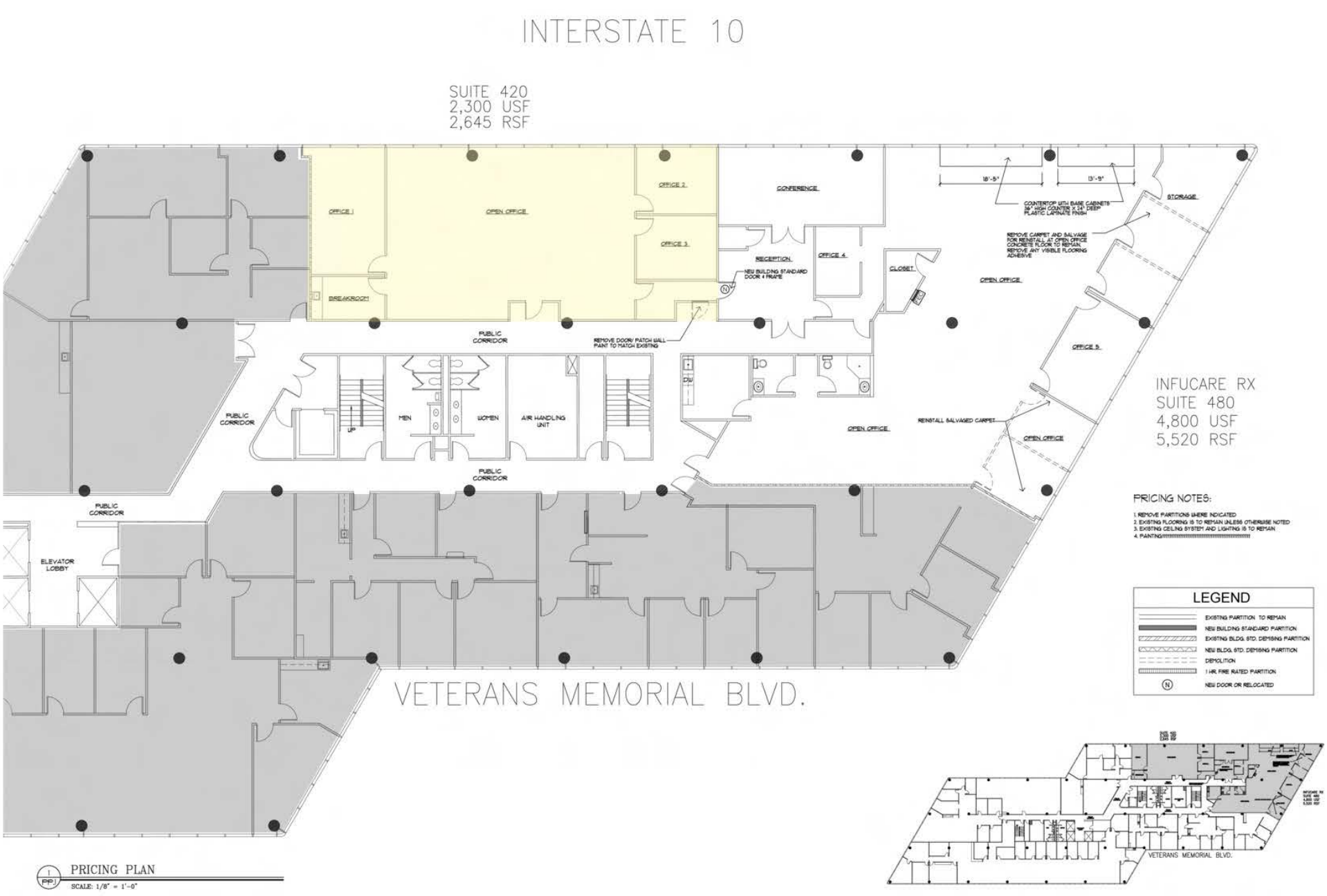
Proposed Space Plan Revision # 3 - 11,761 USF / 13,525 RSF

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

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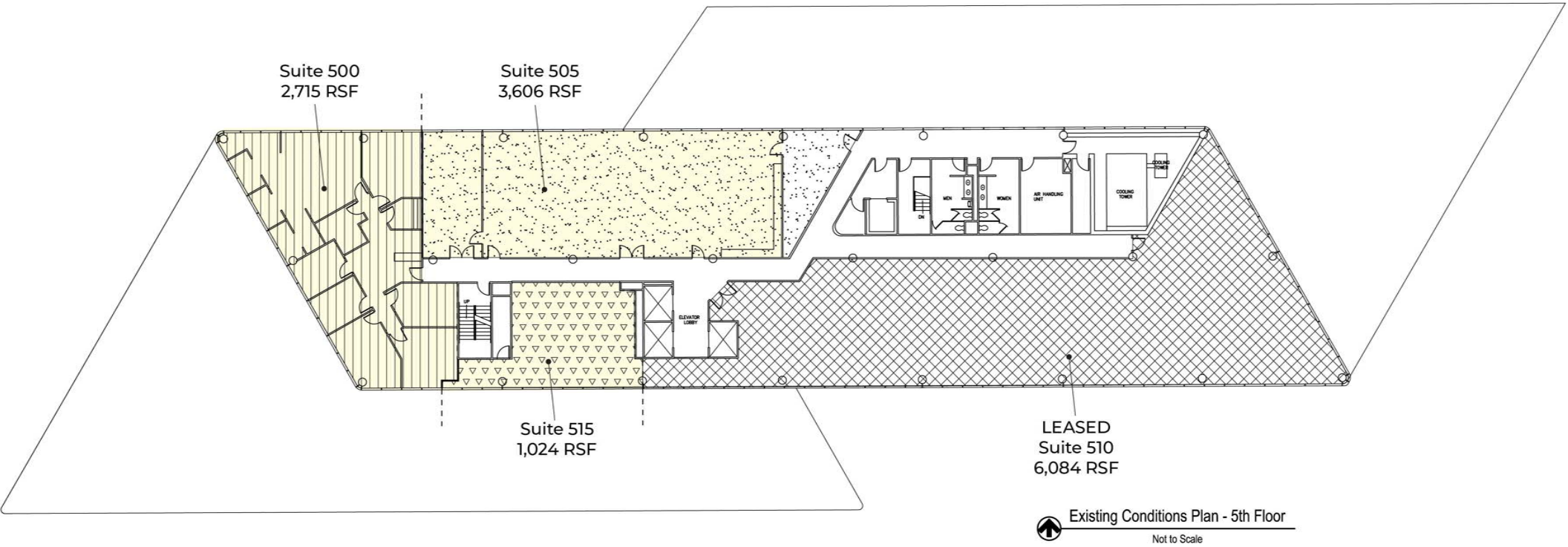
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Existing Conditions Plan - 5th Floor

Not to Scale

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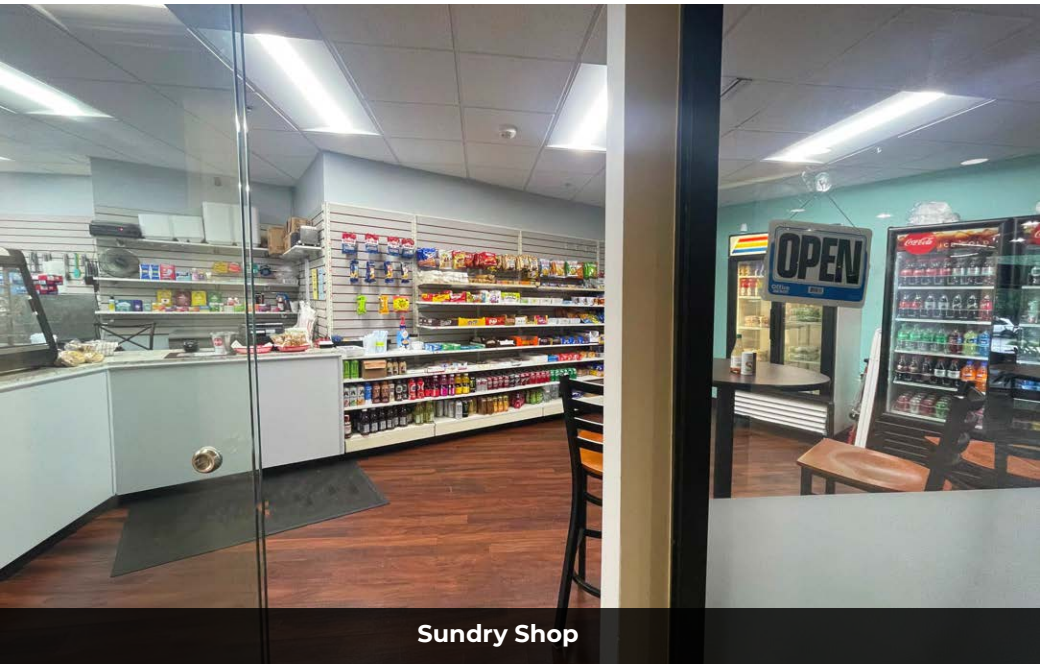
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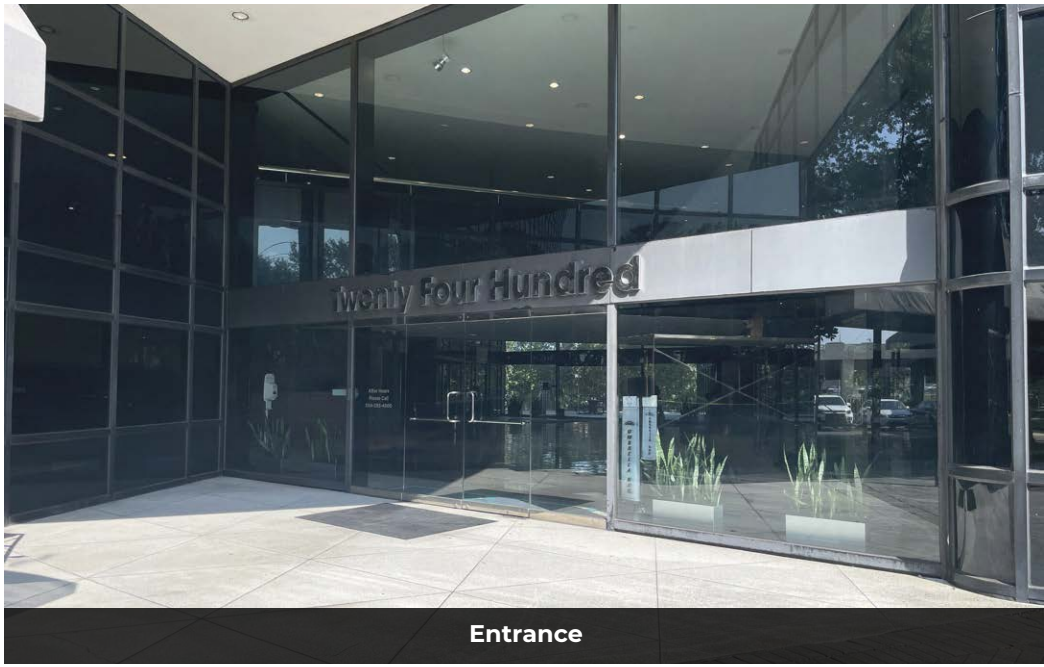
Outdoor Seating Area



Monument Signage



Sundry Shop



Entrance

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Exterior



Parking Garage



Exterior



Covered Walkway

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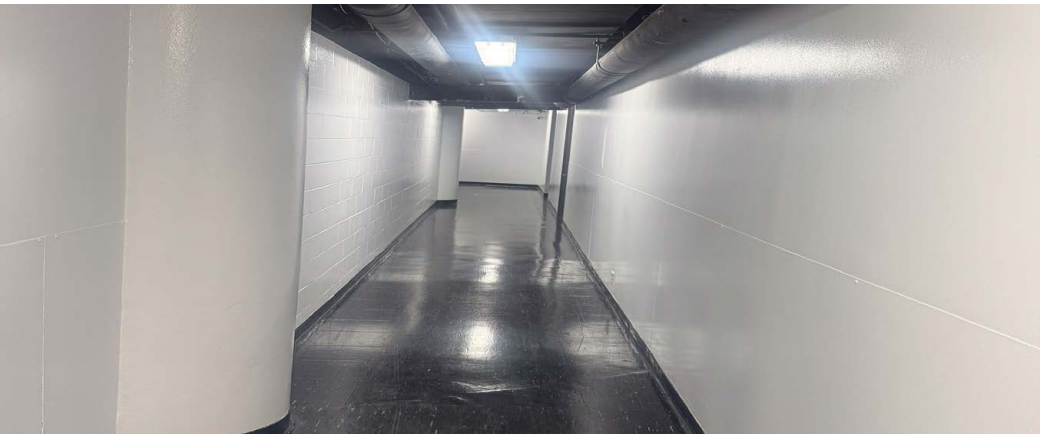


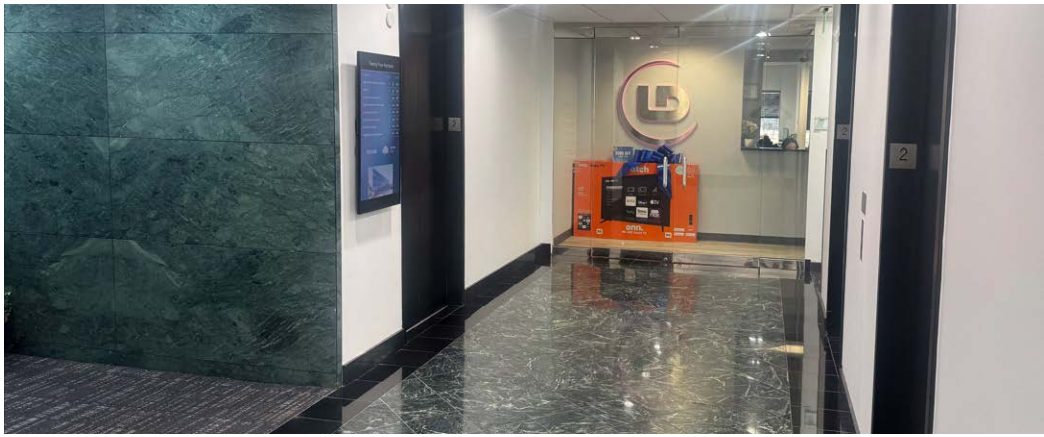








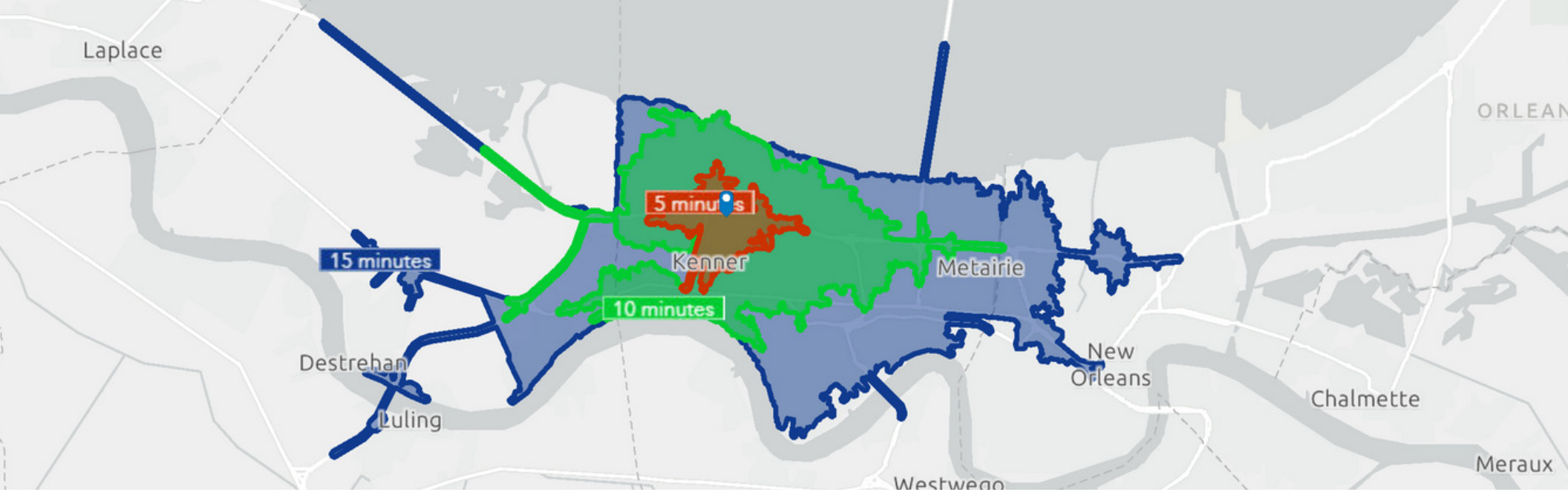




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DEMOGRAPHICS (DRIVE TIME)

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:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 05/21

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