



CLEARVIEW CENTER

60,000 SQ FT FOR LEASE



3rd floor (above Target)
+/- 60,000 sq. ft. available

SITE INFORMATION

Located on the 3rd floor above Target, this spacious location is ready for development and features 16'6" ceilings, has loading dock access via elevator, and is connected by walkway to the 700+ space parking garage. There is additional elevator access to Clearview Center – one of the most accessible and recognizable locations in the greater New Orleans region and a centerpiece in the highly coveted Veterans Memorial Boulevard retail corridor.

Positioned at the heavily traveled intersection of Clearview Parkway and Veterans Memorial Blvd, this location has immediate access to the I-10, superb visibility and excellent demographics with high traffic counts.

LOCATION:	4438 Veterans Memorial Blvd, 3rd Floor Metairie, LA 70006
AVAILABLE SPACE:	Up to +/- 60,000 SF
RENT:	Contact Agent
TRAFFIC COUNT:	54,065 vehicles per day (Veterans Memorial Blvd)
PARKING:	2,000+ surface parking spaces 700+ garage parking spaces

DEMOGRAPHICS

DRIVE TIME	TOTAL POPULATION	TOTAL # HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME
5 MINUTES	29,769	12,822	\$47,370	\$66,083
10 MINUTES	130,942	56,184	\$54,562	\$80,480
15 MINUTES	331,232	139,351	\$46,806	\$71,824

4438 VETERANS MEMORIAL BLVD, 3RD FLOOR

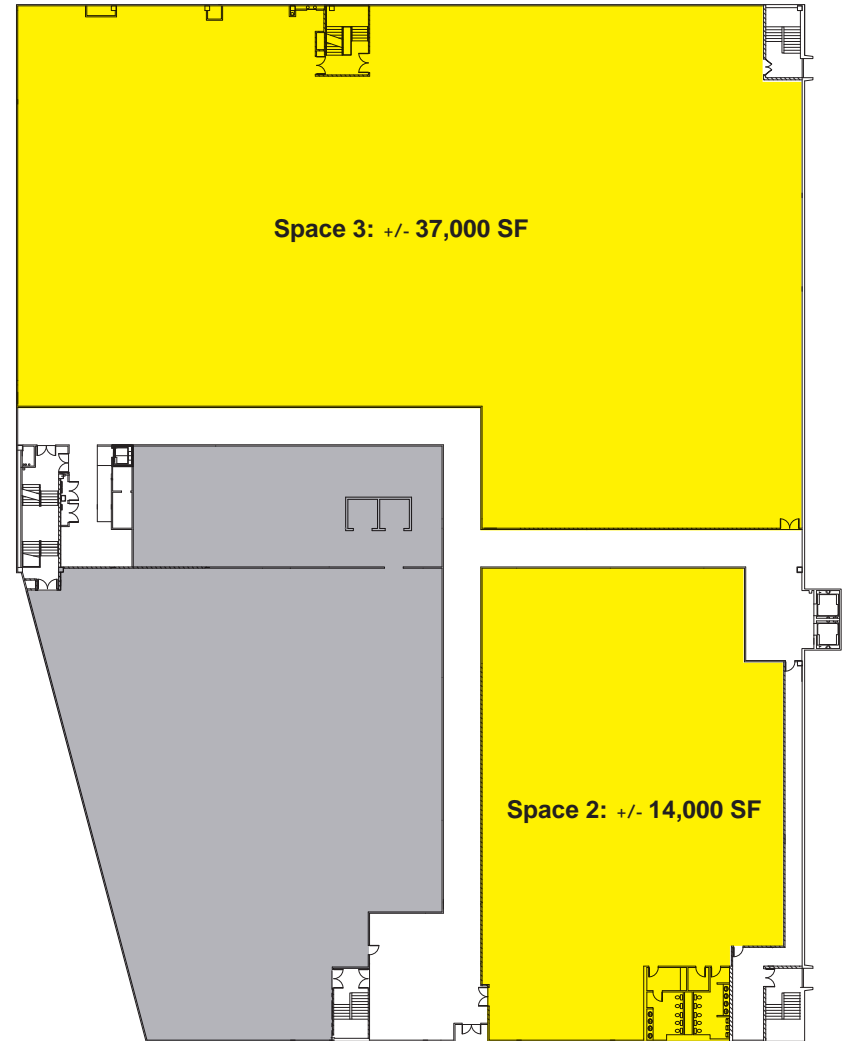
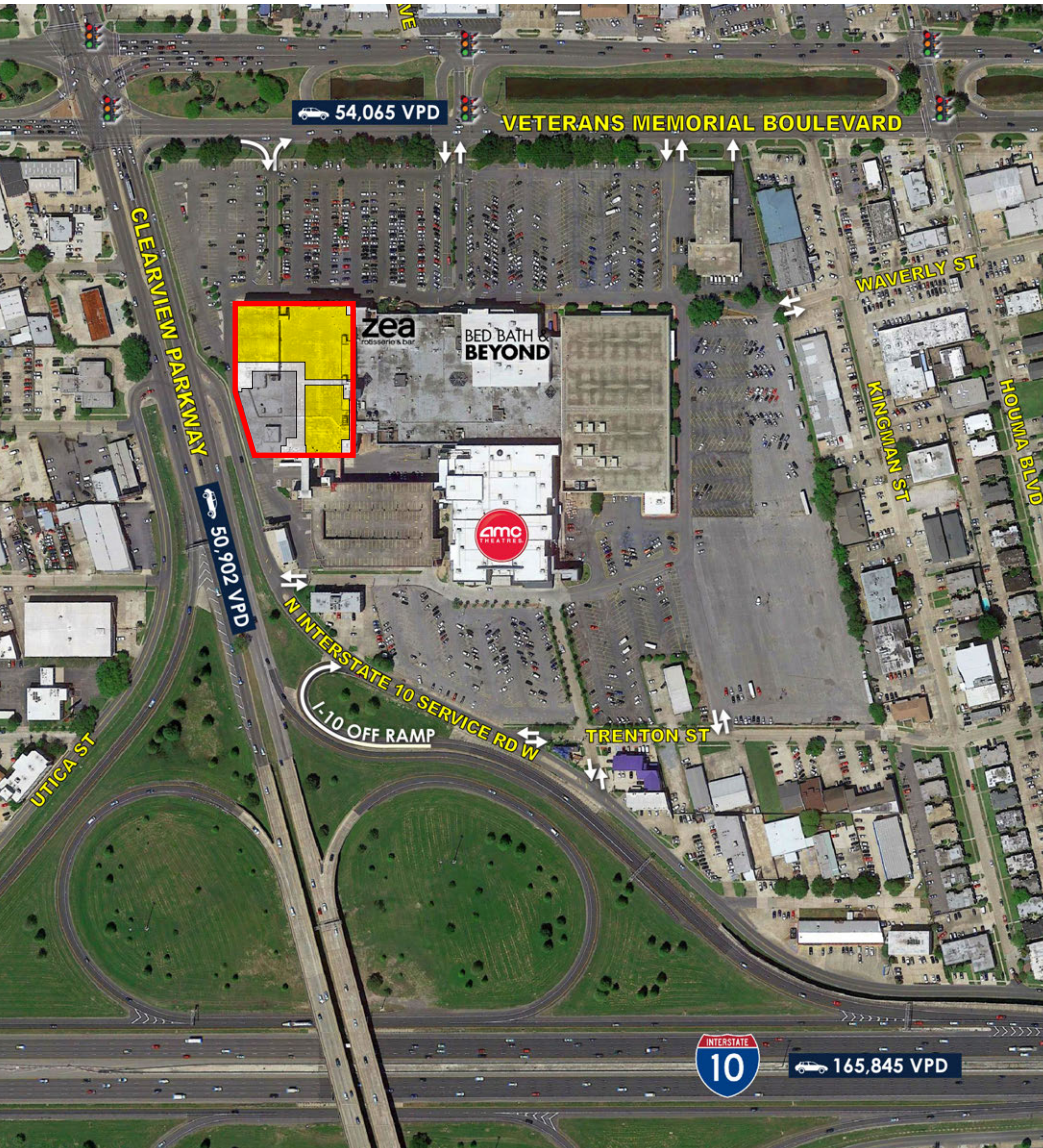
AVAILABLE IMMEDIATELY

CONTACT: kearly@srsa-realestate.com



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■ OCCUPIED

■ AVAILABLE

Space 2: +/- 14,000 SF

Space 3: +/- 37,000 SF

Total available space including
corridor halls: +/- 60,000 SF



ENTRANCE / EXIT
TO PARKING
GARAGE

Space 2: +/- 14,000 SF

Space 3: +/- 37,000 SF



TWO ELEVATORS WITH ACCESS
TO LOADING DOCK



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AVAILABLE IMMEDIATELY

CONTACT: kearly@srsa-realestate.com

504-831-2363

SRSAcommercial.com



2555 Severn Avenue
Suite 200
Metairie, LA 70002

Kirsten Early, CCIM
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PROUD PARTNER
XTEAM
RETAIL ADVISORS

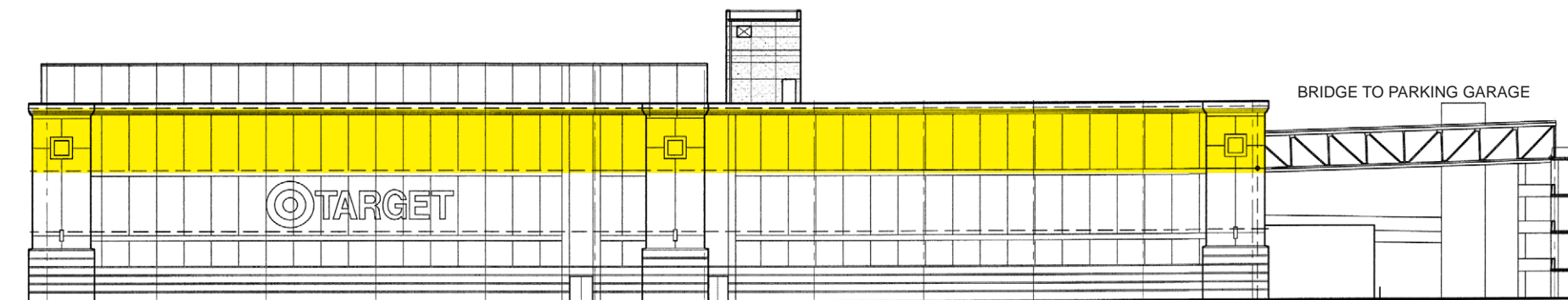
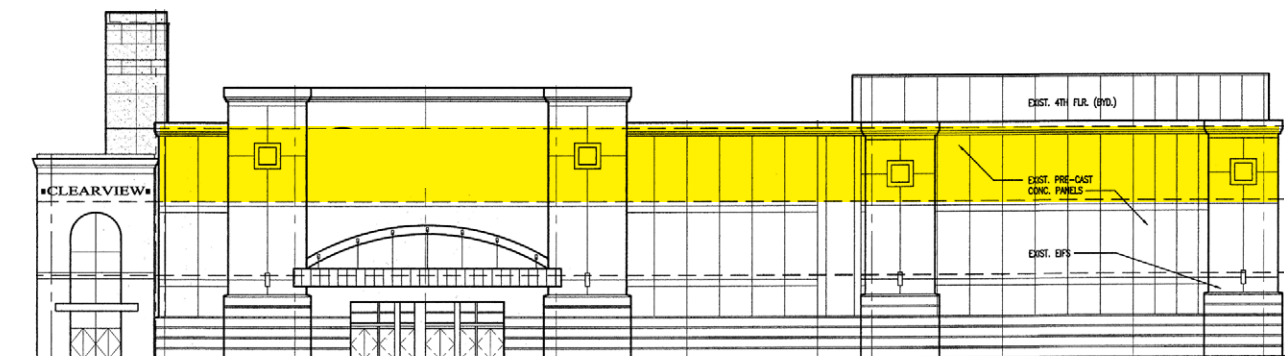


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SRSA COMMERCIAL
REAL ESTATE

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: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

