

FOR LEASE

111 N Causeway Blvd

MANDEVILLE, LA 70448

PROPERTY ONE

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111 N CAUSEWAY BLVD, MANDEVILLE, LA 70448

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PROPERTY DESCRIPTION

111 N Causeway Blvd, Mandeville, LA 70448 is located as first office building on your right at the foot of the Lake Pontchartrain Causeway bridge, conveniently placed between New Orleans (via the Causeway to Metairie) and Slidell (along the Northshore corridor), providing seamless access to both the greater New Orleans metropolitan area and the expanding St. Tammany Parish region.

This professional office building features a highly visible first- and second-floor space prominently located just off the main entrance—ideal for businesses seeking high exposure and easy accessibility. Executive Office space available January 2027. Multiple spaces are available immediately, with up to 5,882 square feet ready to lease as a single contiguous unit or subdivided. Tenant improvements are negotiable, allowing customization to fit your specific needs, whether for office, medical, professional services, or other commercial uses.

Executive Office Suites
Office 1: $416.25 per month
Office 2: $352.50 per month
Office 3: $371.25 per month
Office 4: $382.50 per month
Office 5: $382.50 per month
Office 6: $333.75 per month
Office 7: $333.75 per month
Office 8: $326.25 per month

PROPERTY HIGHLIGHTS

OFFERING SUMMARY	
Lease Rate:	$16 - 45 SF/yr (Gross)
Number of Units:	16
Available SF:	87 - 4,333 SF
Lot Size:	61,055 SF
Building Size:	15,556 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	579	1,472
Total Population	481	1,387	3,655
Average HH Income	$143,593	$142,445	$140,334

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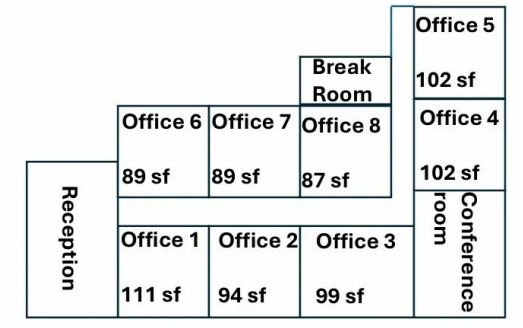












5 Reasons to Lease at 111 N Causeway Blvd, Mandeville

Prime Northshore Location

Situated at the foot of the Lake Pontchartrain Causeway, the building offers seamless access to New Orleans, Metairie, and the growing St. Tammany Parish market.

High Visibility and Exposure

First- and second-floor spaces are prominently positioned near the main entrance, attracting traffic from Causeway commuters and nearby businesses.

Flexible Office Spaces

Up to 5,882 SF available as a single contiguous unit or subdivided, with negotiable tenant improvements to customize the layout for offices, medical, or professional services.

Well-Maintained Environment

A Class B professional office building with a clean, professional atmosphere, providi comfortable setting for employees and clients alike.

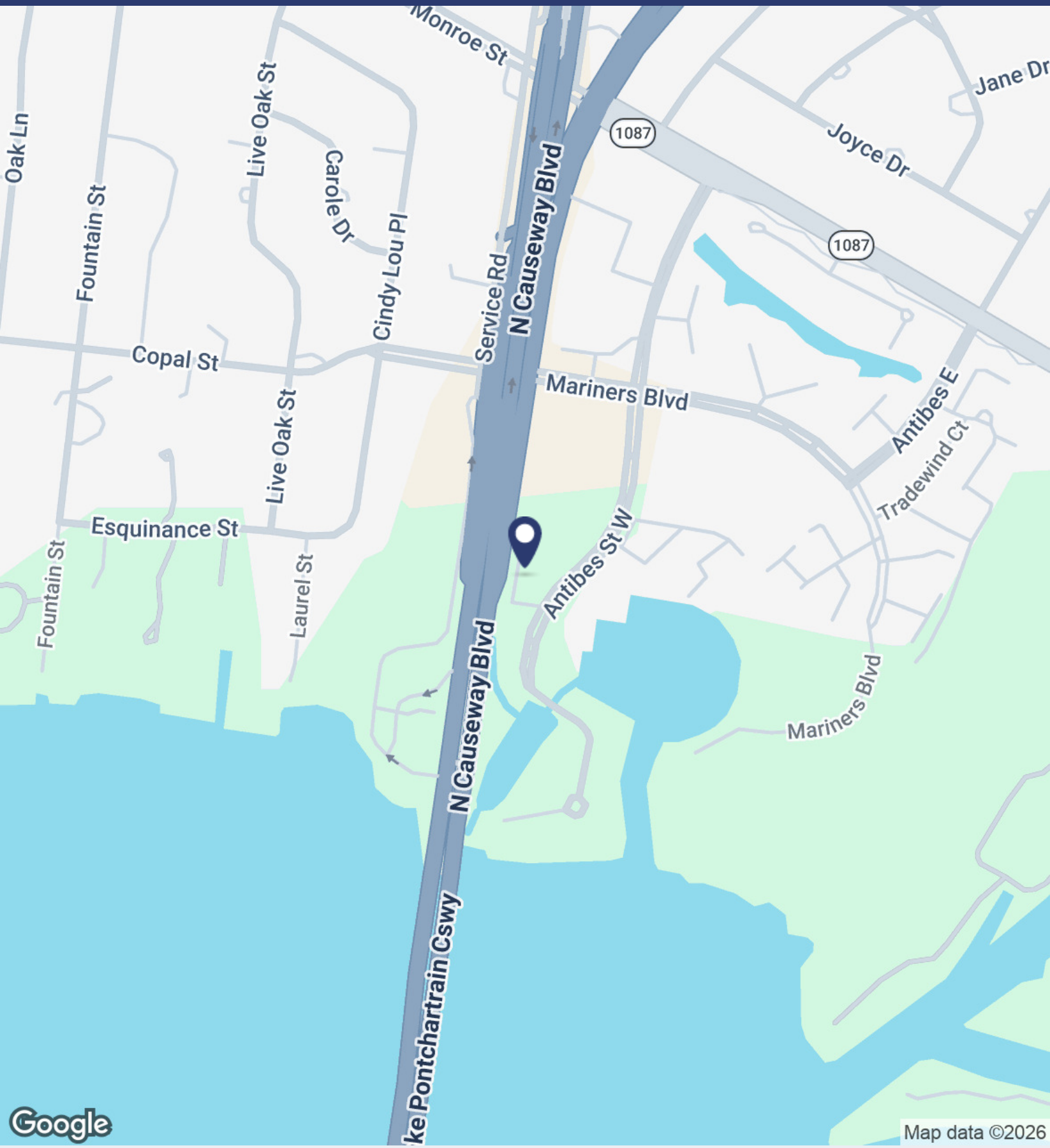
Vibrant Local Community

Surrounded by Lake Pontchartrain, local dining, boutique shops, and fitness centers, the location offers a balanced work-life environment for tenants and staff.

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PRESENTED BY

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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:	_____