



PROPERTY ONE

FOR LEASE

150 JAMES DRIVE EAST

Saint Rose, LA 70087

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

LEON AUDIBERT, III

504.681.3430

LA #0912122856

leon@propertyone.com

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	49,275 SF
Available SF:	3,980 SF
Lot Size:	3.6 Acres
OPEX:	\$4.07 PSF
Market:	New Orleans-Metairie
Submarket:	St Charles Parish

PROPERTY OVERVIEW

150 James Drive is a single-story office/service center building located in James Business Park. The building features highly efficient, flexible floor plans designed to accommodate a variety of businesses. Other features include large windowed office fronts, skylights, and layouts that may be customized to suit tenant needs. The warehouse area has 18-foot clear height and dock-high loading.

LOCATION OVERVIEW

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10 and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.

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LEASE TYPE | NNN

TOTAL SPACE | 3,980 SF

LEASE TERM | Negotiable

LEASE RATE | \$10.00 SF/yr

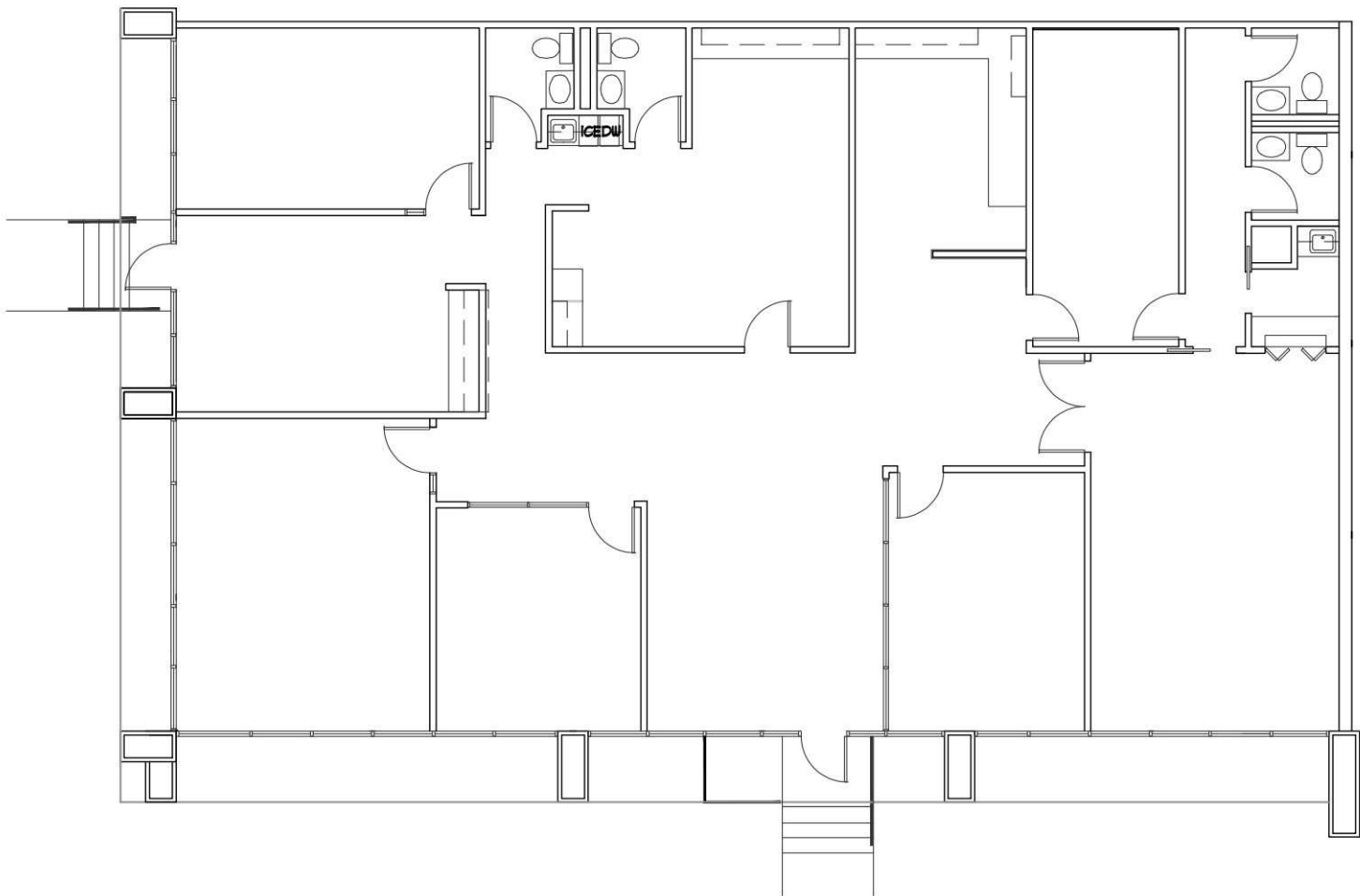
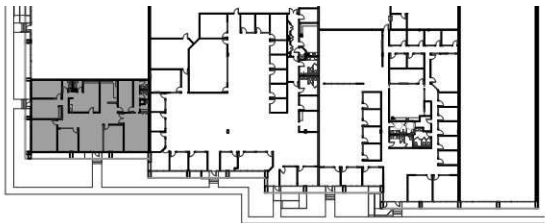


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
140	Available	3,980 SF	NNN	\$10.00 SF/yr	Suite 140 is 100% office space.

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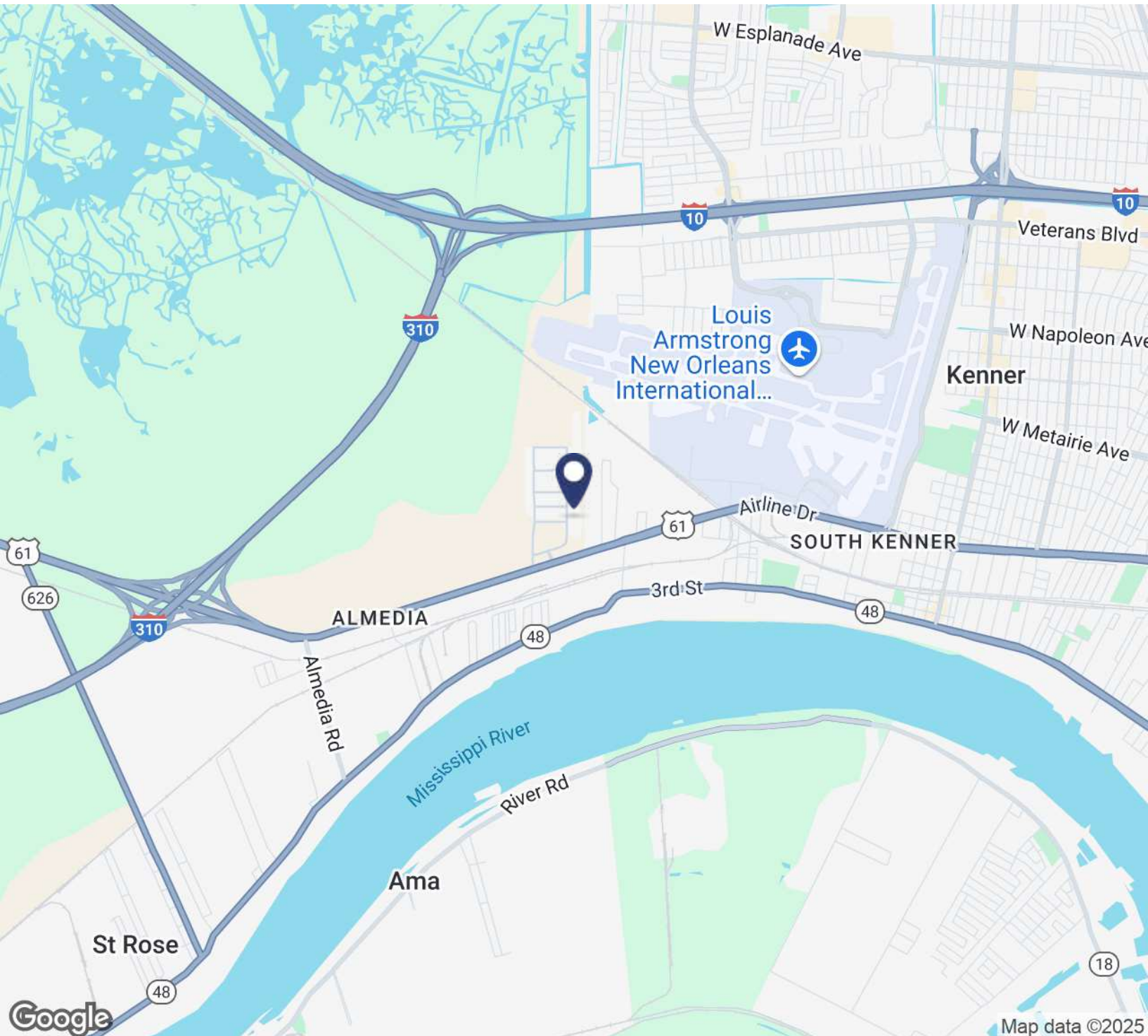
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FOR MORE INFORMATION, PLEASE CONTACT:

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3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

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