

OFFICE SUITES FOR LEASE

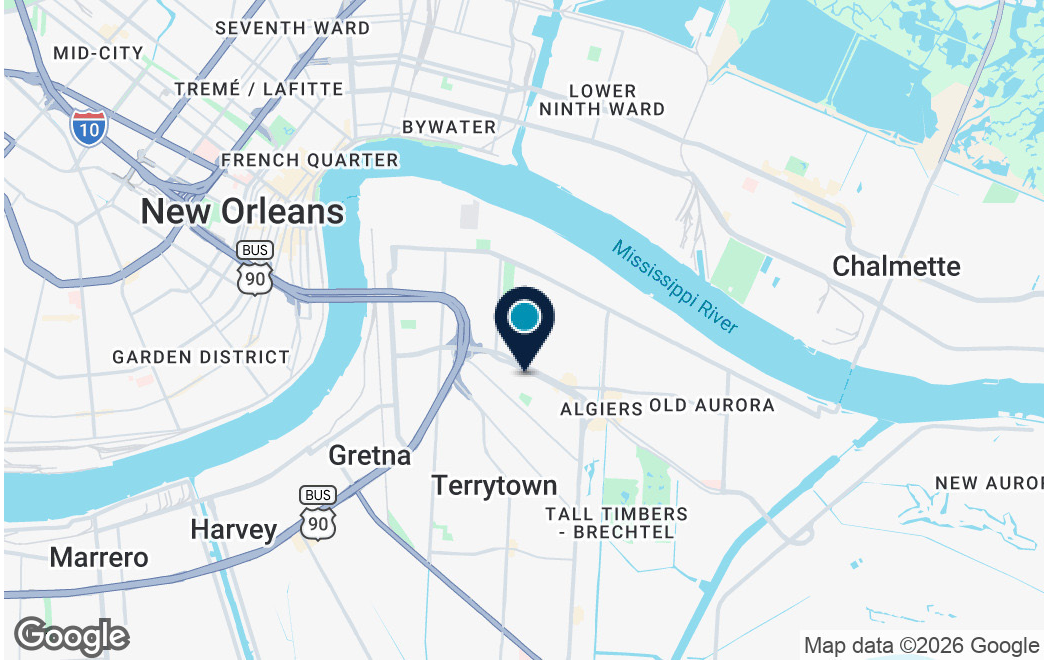
3201 GENERAL DE GAULLE DR

New Orleans, LA

SRSA COMMERCIAL REAL ESTATE

Jeff Laufer
504.620.0363
jlaufer@srsa-realestate.com





PROPERTY DESCRIPTION

Prominently positioned along General De Gaulle Drive, this two-story office building offers highly visible first and second-floor space with convenient parking available both in front and rear of the building. Three separate suites are available. The second-floor spaces can be combined into a single contiguous office of up to 4,974 SF. Join an established tenant mix that includes State Farm Insurance, Edward Jones, Pro Staff, and HGI.

PROPERTY HIGHLIGHTS

- Renovated in 2020
- 61 parking spots, paved, and striped
- Suites available for immediate occupancy on a full service lease
- Suite sizes ranging from 1,856 - 3,836 SF
- Ideal for law firms, financial services, and professional office users

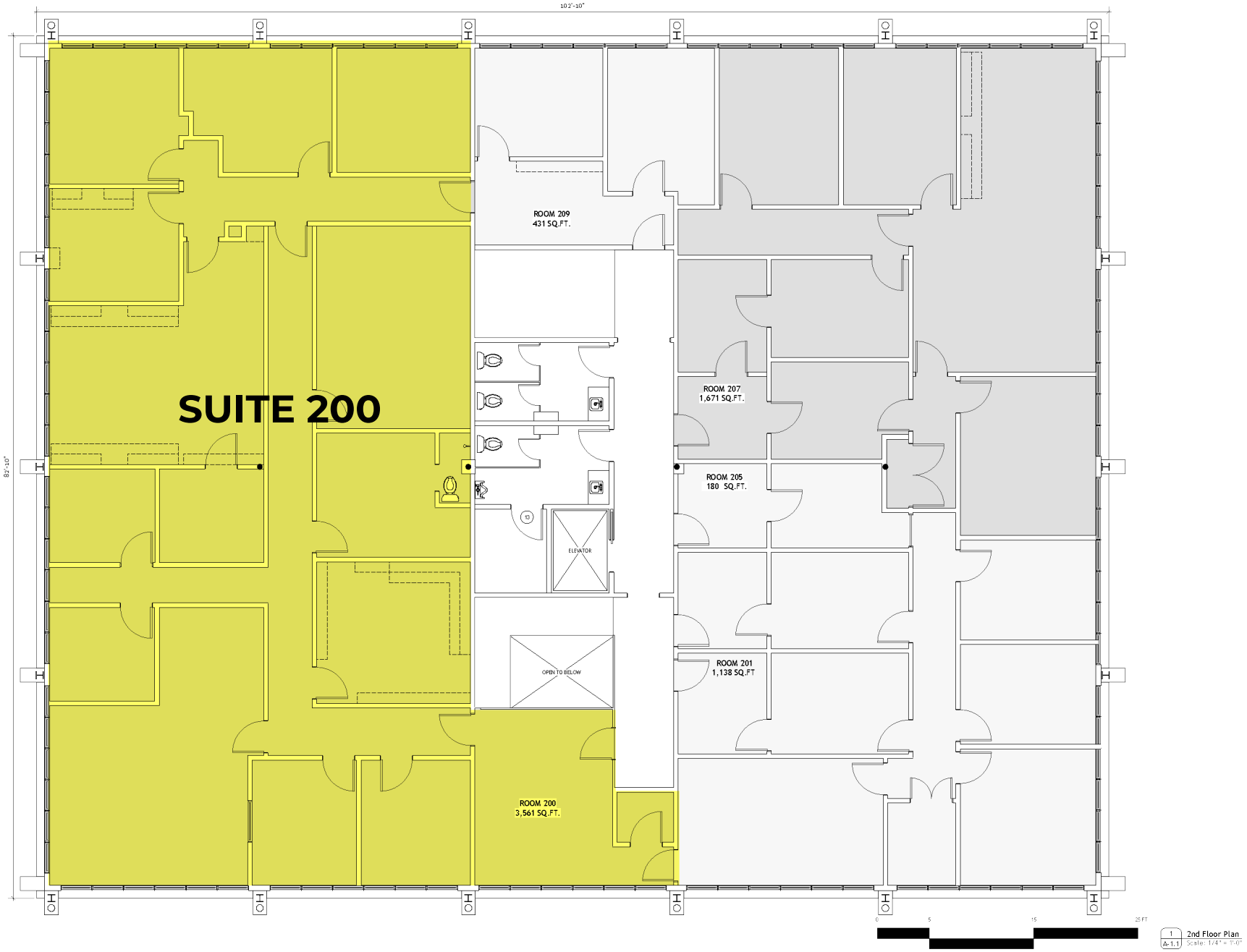
AVAILABLE SUITES	
Suite 102	1,856 SF
Suite 200	3,836 SF

OFFERING SUMMARY	
Lease Rate:	$18.50 SF/yr (NNN)
Available SF:	1,856 - 3,836 SF
Lot Size:	34,800 SF
Building Size:	14,369 SF

360° VIRTUAL TOUR

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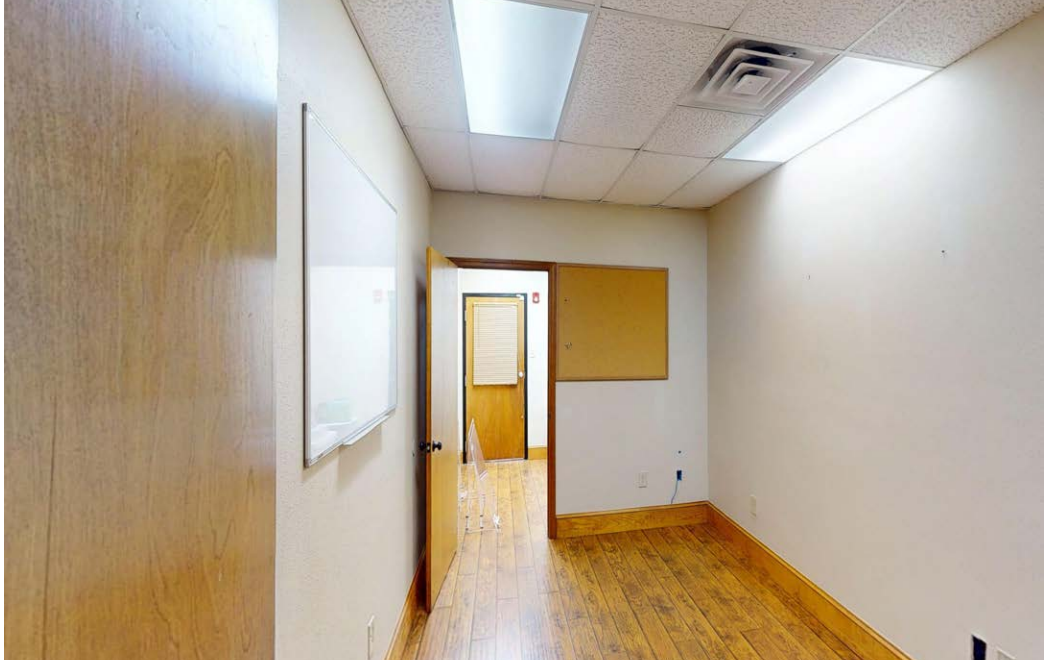




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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	18,299	106,501	306,177
DAYTIME POPULATION	16,996	129,531	371,335
TOTAL HOUSEHOLDS	7,640	46,059	137,874
MEDIAN HH INCOME	$41,159	$53,696	$56,999
TOTAL BUSINESSES	651	6,811	19,983

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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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