



CORPORATE REALTY

Retail, Office, and Warehouse Space for Lease

530 Elmwood Park, Blvd., New Orleans, LA

530 Elmwood Park Blvd., Elmwood, LA



DESCRIPTION:

530 Elmwood Park Blvd is a multi-tenant commercial building located in the heart of the Elmwood Business Park, just a block North of Jefferson Hwy. Building is zoned M2, is built out and sprinklered. Building includes four suites. Two of the four suites are leased. The Front suite and Rear suite are available for lease.

FRONT SUITE:

Great opportunity for store front retail with 3,852 sq. ft. of commercial space in fronting Elmwood Park Blvd. Suite includes a large open area with glass windows, 2 offices, storage area, and 2 restrooms. Owner can deliver a white box for retail use. Signage is available on exterior of building or on marquee. Front Suite can also be leased "as-is" as office space.

REAR SUITE:

10,141 sq. ft. of office and warehouse space. The rear suite includes 7,600 sq. ft. of office space with reception, 6 private offices, break room, conference room, restrooms, bullpen, and 2,500 sq. ft. +/- of warehouse space with dock high loading. Ceiling height in warehouse is 11 feet.

LOADING

One (1) 10' x 10' overhead door with loading via truck well access available to tenant leasing the rear suite.

PARKING

74 total marked parking spaces around building shared between 4 tenants.

ASKING RENT

\$15.00-\$25.00 /sq. ft. NNN for front office space
\$10.00-\$13.00/sq. ft. NNN for rear office and warehouse. NNN's are estimated at \$3.50/sf.

CONTACT

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Corporate Realty, Inc.
Licensed by the Louisiana Real
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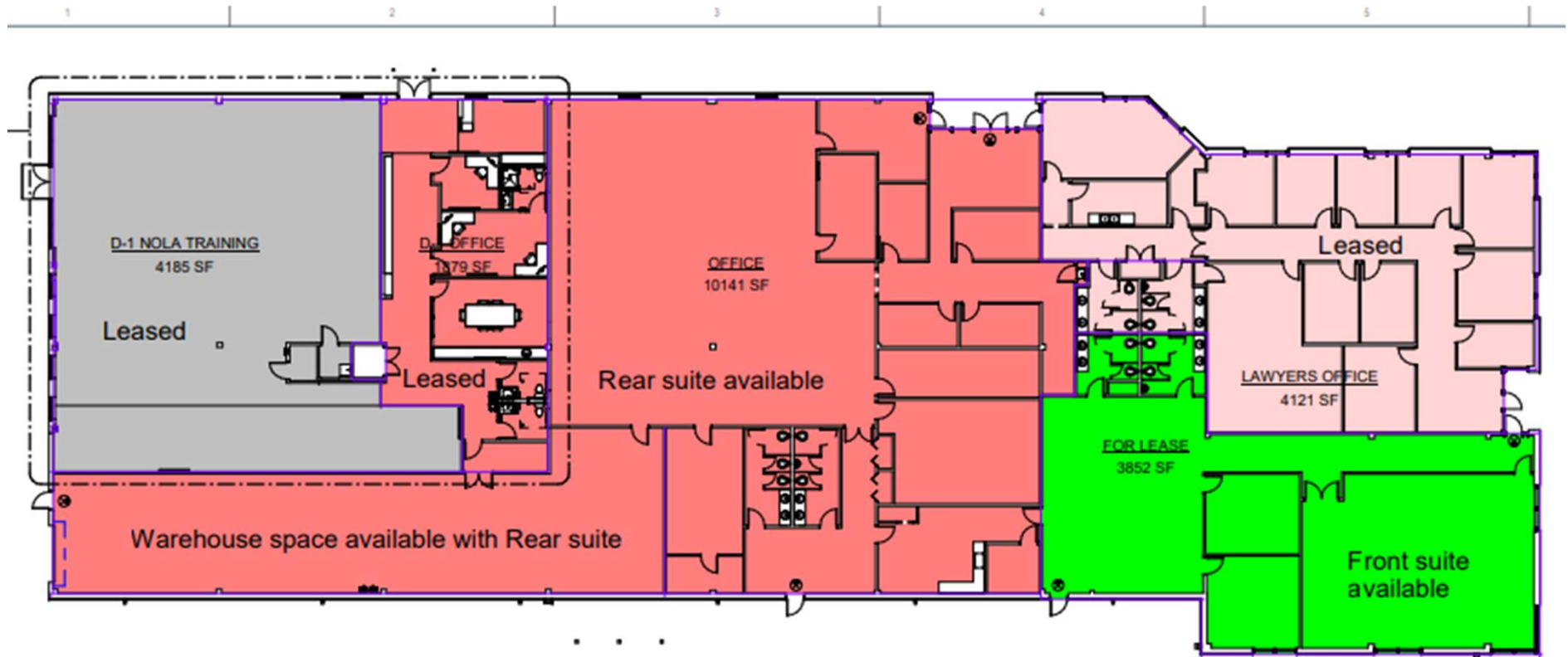


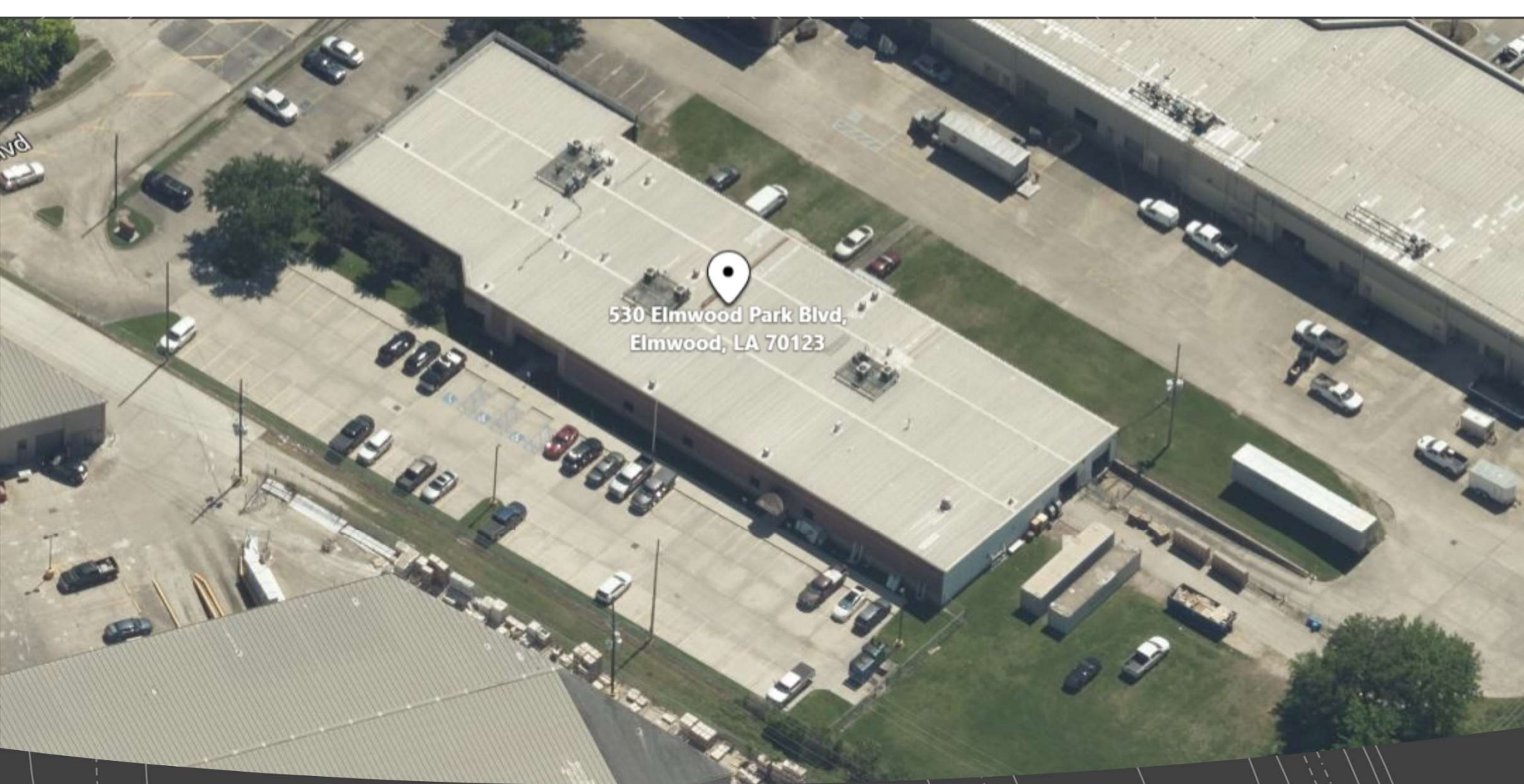
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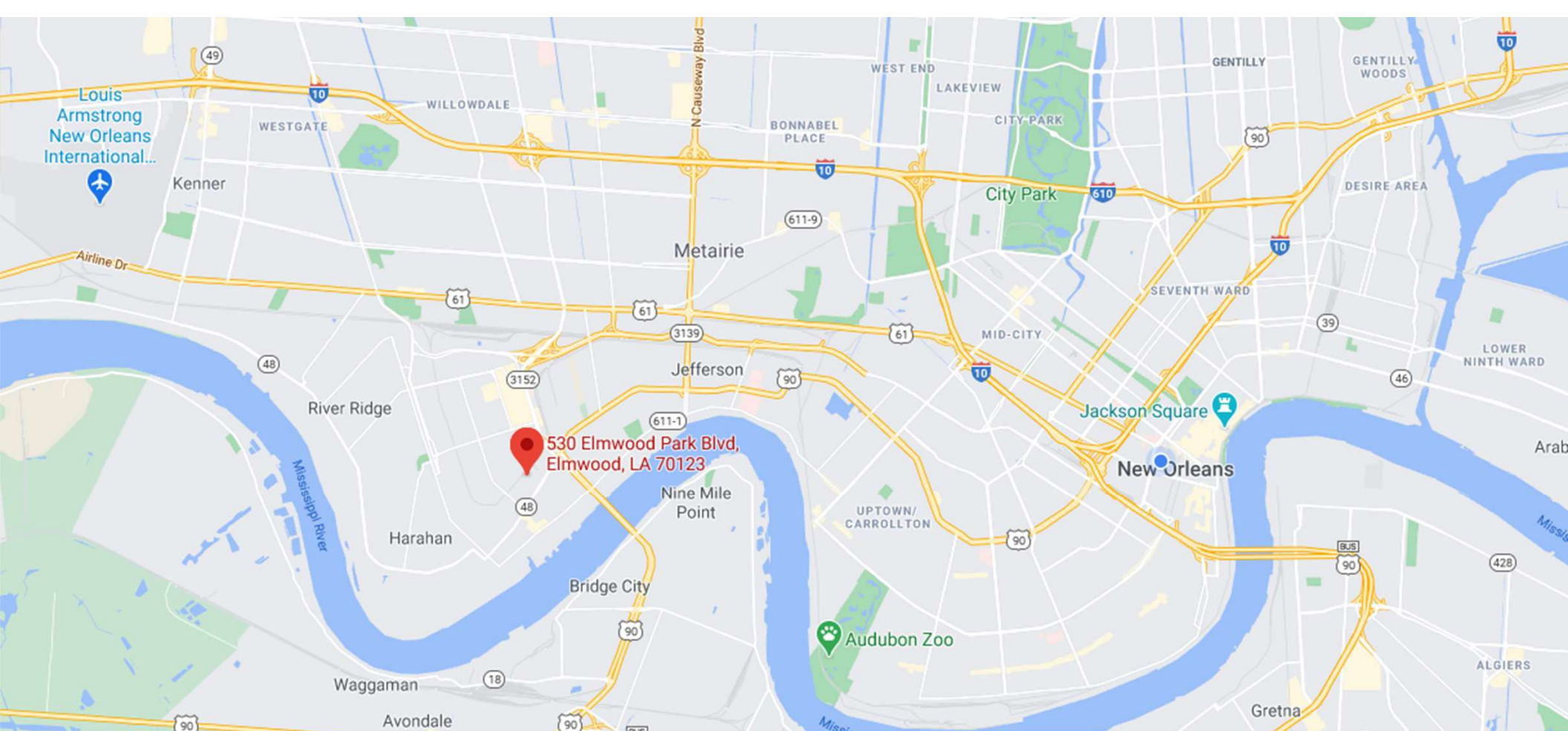
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Property Overview

- 530 Elmwood Park Blvd.
- Located in Elmwood LA,
- 5 miles from New Orleans
- 24,627 sq. ft. service center multi tenant building



Map of Property

530 Elmwood Park, Blvd., New Orleans, LA

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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: _____