

OFFICE SPACE FOR LEASE

990 N CORPORATE

Harahan, LA

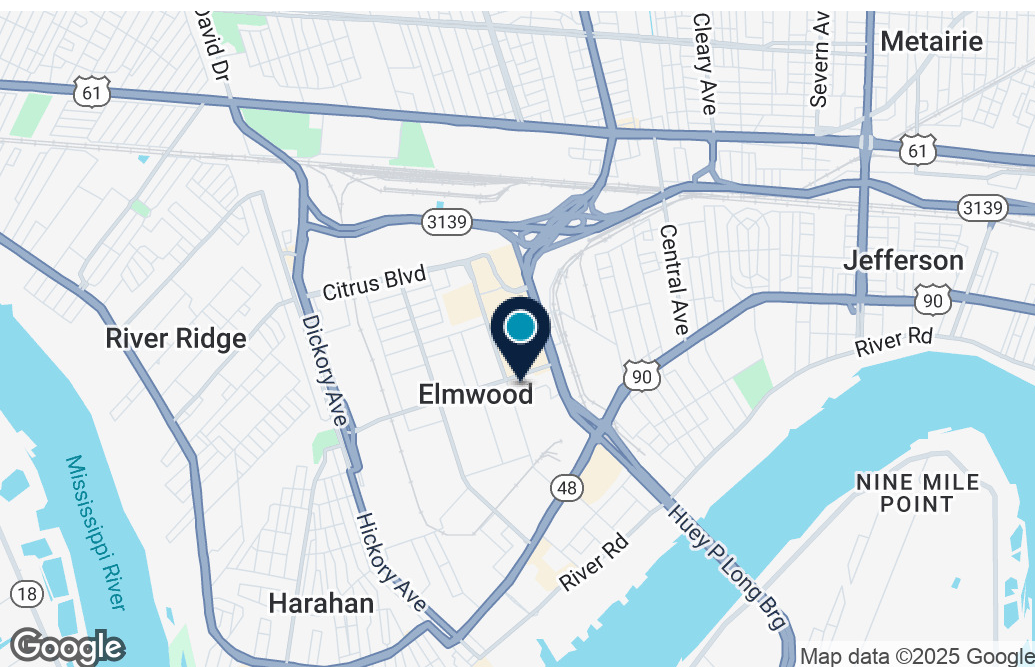


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PROPERTY DESCRIPTION

990 North Corporate is a Class B office building built in 1979 and last renovated in 1997. Only one suite remaining. Convenient location near Earhart Expressway, Jefferson Highway, Louis Armstrong International Airport, and the Huey P Long bridge in Elmwood Office Park – a 1,700 acre mixed-use development with office, retail, industrial, and multi-family residential uses. Elmwood Shopping Center, AMC Theatre, and Elmwood Oaks Shopping Center are neighboring locations around the business park.

PROPERTY HIGHLIGHTS

- **Only One Suite Remaining!**
- **Parking:** 254 Spaces
- **Zoning:** CV-2Y-2
- **Common Area (CAF):** 15%

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Available SF:	4,039 SF
Building Size:	56,000 SF



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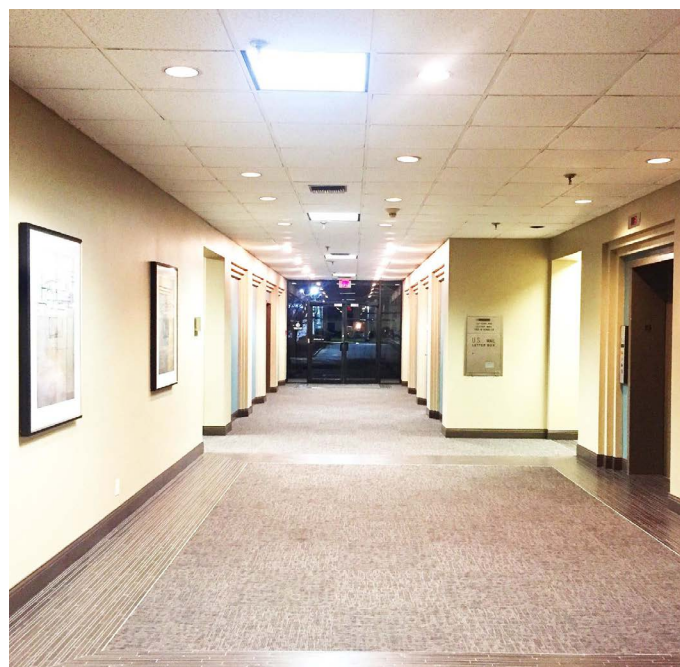
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990 N CORPORATE DR



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STACKING CHART

3RD FLOOR OFFICE SPACE	301 (Leased)	302 (Leased)			303 (Leased)	307 (Leased)				307 (STORAGE) (Leased)	
	201 (Leased)			205 (Leased)	206 (Leased)	209 (Leased)	210 (Leased)	212 (Leased)	220 (Leased)	222 (Leased)	224 (Leased)
2ND FLOOR OFFICE SPACE											
1ST FLOOR RETAIL SPACE	100 (Leased)	101 4,039 SF					102 (Leased)				

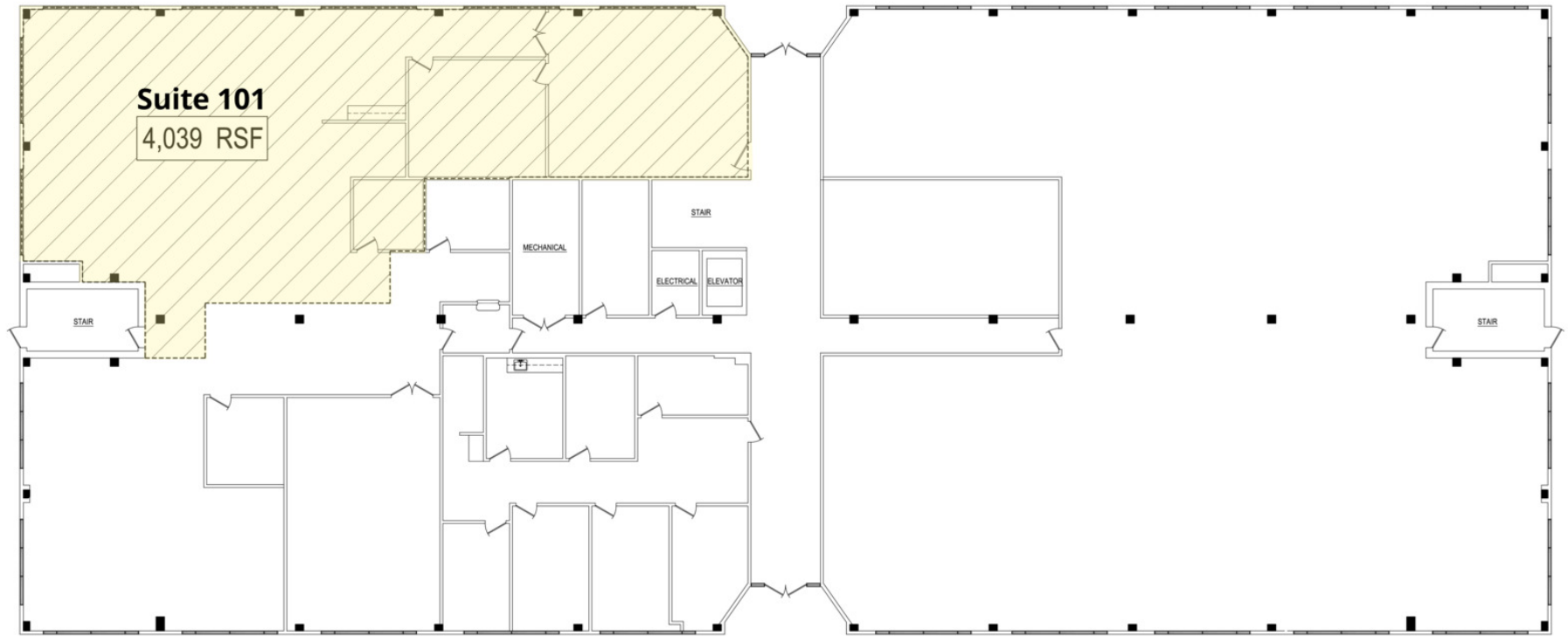


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990 Corporate Drive
Existing Conditions Plan - Floor 01

Scale: 1/8" = 1'-0"

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ 101	Available	4,039 SF	Full Service	\$18.50 SF/yr	Min divisible - 2,500 SF

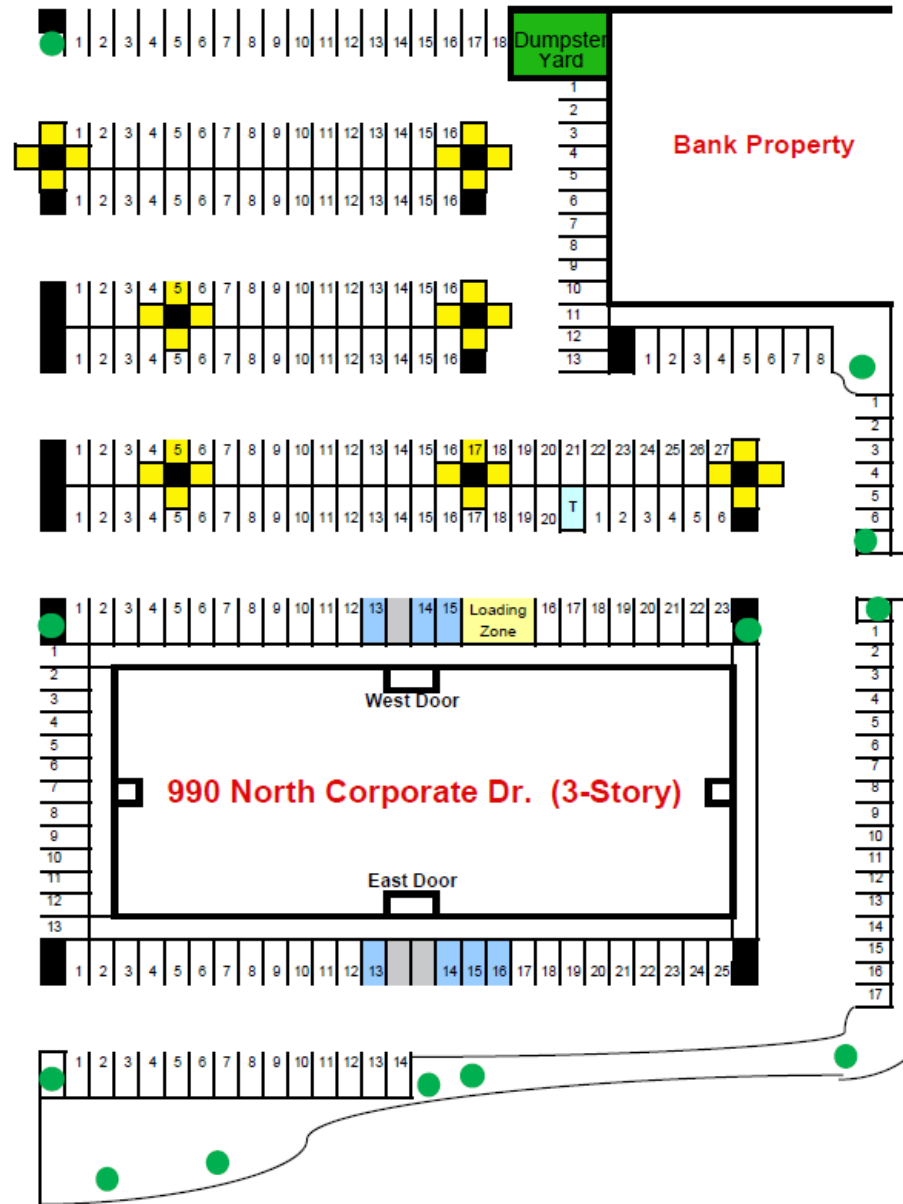


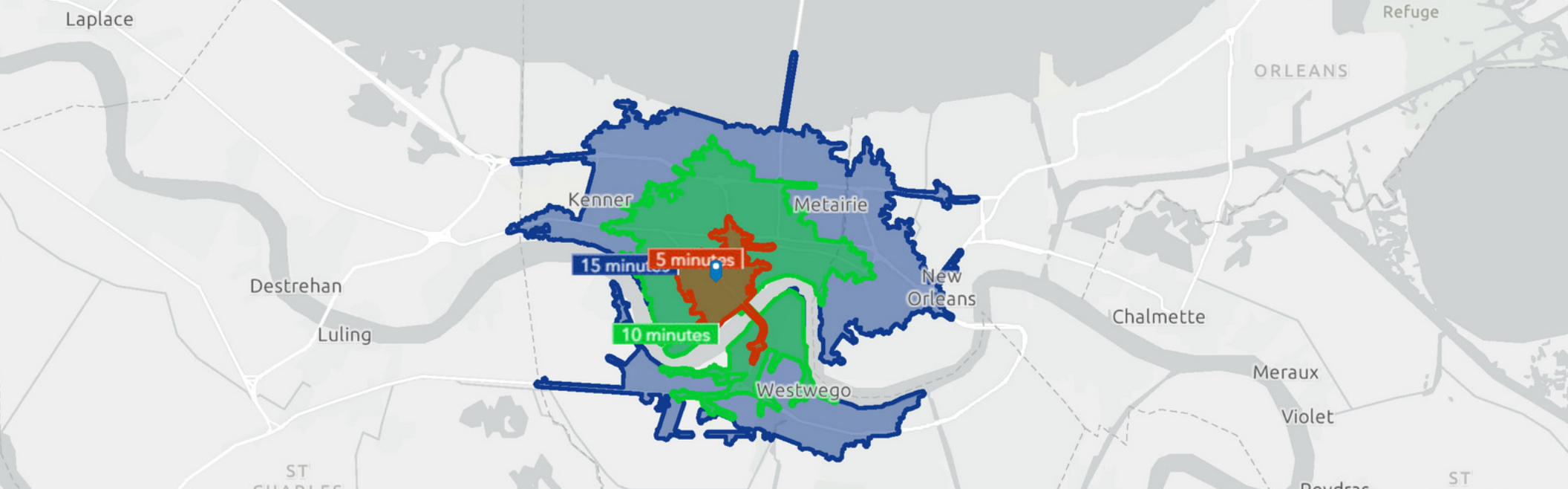
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	9,670	106,807	304,514
DAYTIME POPULATION	28,428	125,971	341,815
TOTAL HOUSEHOLDS	5,109	48,096	130,839
MEDIAN HH INCOME	\$62,030	\$56,964	\$57,247
TOTAL BUSINESSES	1,976	6,943	18,322



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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