



PROPERTY ONE

FOR LEASE

190 JAMES DR EAST

Saint Rose, LA 70087



Presented by:

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OFFERING SUMMARY

Lease Rate:	\$10.00 PSF/NNN
Building Size:	36,357 SF
Available SF:	10,076 SF
OPEX:	\$4.14 PSF
Market:	New Orleans-Metairie
Submarket:	St. Charles Parish

PROPERTY OVERVIEW

190 James Drive East is a 36,357 SF service center complex located within James Business Park. The building offers users a balanced blend of quality office/warehouse space in a professionally landscaped, campus-like corporate setting. The office spaces have flexible floor plans with quality interior finishes. The warehouse space has both dock-high and ramp loading capabilities.

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 | 10,076 SF

LEASE TERM | Negotiable

LEASE RATE | \$9.50 PSF



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110/120	Available	10,076 SF	NNN	\$9.50 SF/yr	7,391 SF of office space and 2,685 SF of warehouse space with 1 loading dock and 1-grade level roll-up door.

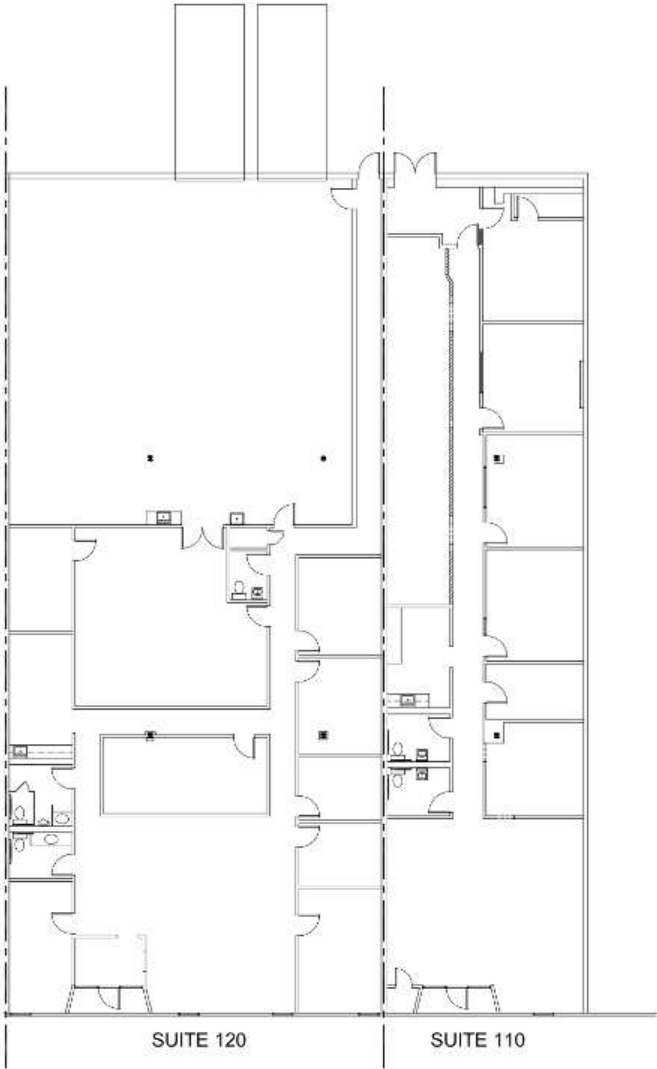
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190 James Drive East
Suite 120/110



Office:	7,391 SF
<u>Warehouse:</u>	<u>2,685 SF</u>
Total:	10,076 SF

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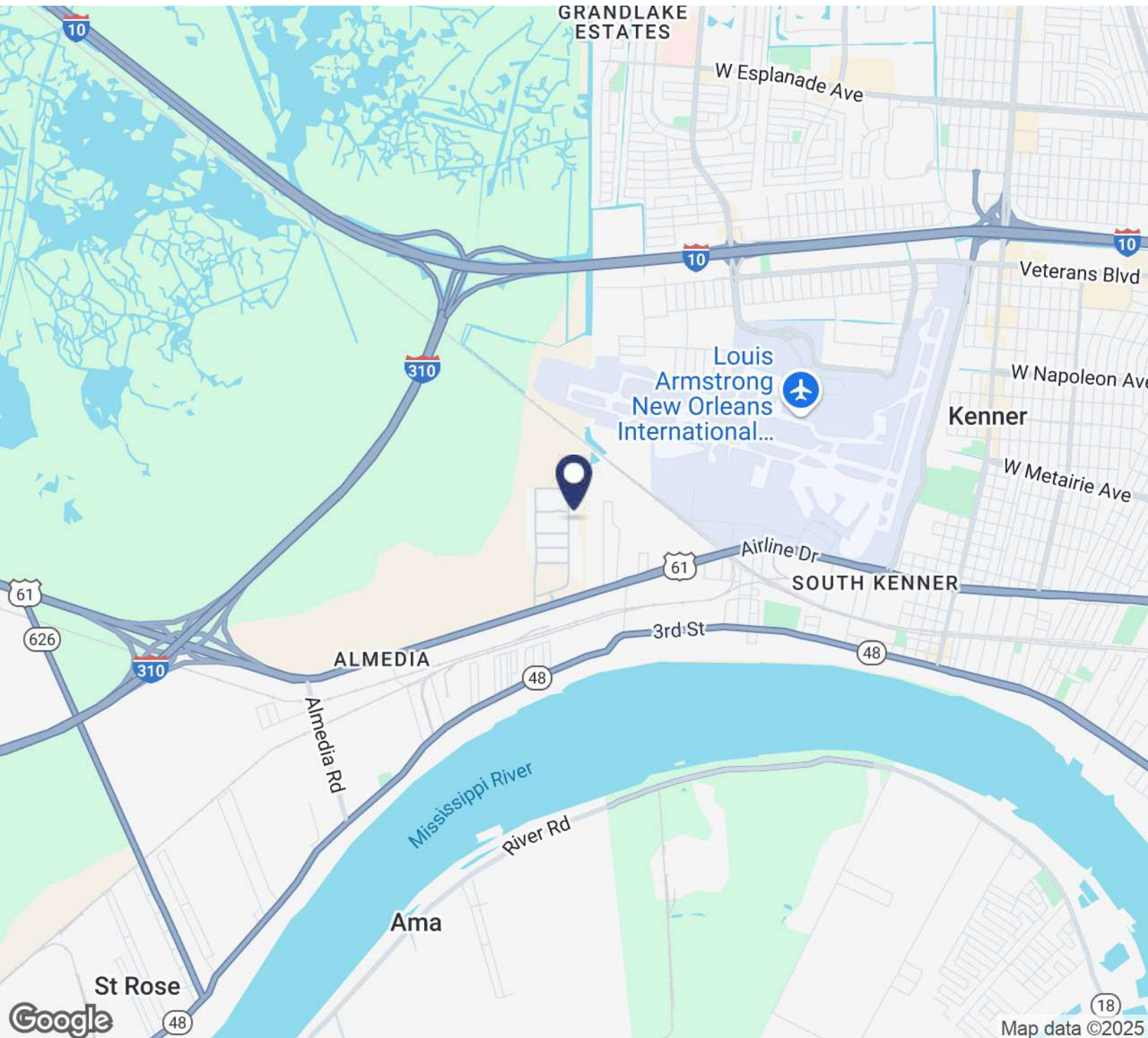
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FOR MORE INFORMATION, PLEASE CONTACT:

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