



OFFICE BUILDING FOR LEASE

CAUSEWAY BLVD OFFICE SPACE

3501 N. Causeway Blvd, Metairie, LA



Stephanie Hilferty

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PROPERTY DESCRIPTION

Ownership has made upgrades to the building's lobby and common areas, providing a modern aesthetic. Centrally located, tenants enjoy proximity to the Causeway Bridge, I-10, West Esplanade Avenue, and Veterans Memorial Boulevard. Parking is included in the full-service lease rate, and visitor parking is conveniently located near the main entrance. Federal Opportunity Zone location.

Large, flexible floor plates make 3501 North Causeway appealing to national, regional and local companies.

PROPERTY HIGHLIGHTS

- Convenient Access to Causeway Bridge & I-10
- Close Proximity to Lakeside Shopping Center, Restaurants, and Shopping
- Professionally Managed
- Full-Time, On-Site Engineer
- Evening On-Site Security Guard
- Full Service Leases
- 365 Parking Spaces
- 15% Common Area Factor

OFFERING SUMMARY

Lease Rate:	See Agent
Available SF:	2,028 - 2,299 SF
Building Size:	112,741 SF

SPACES

SPACE SIZE

Suite 103	2,028 SF
Suite 310	2,299 SF



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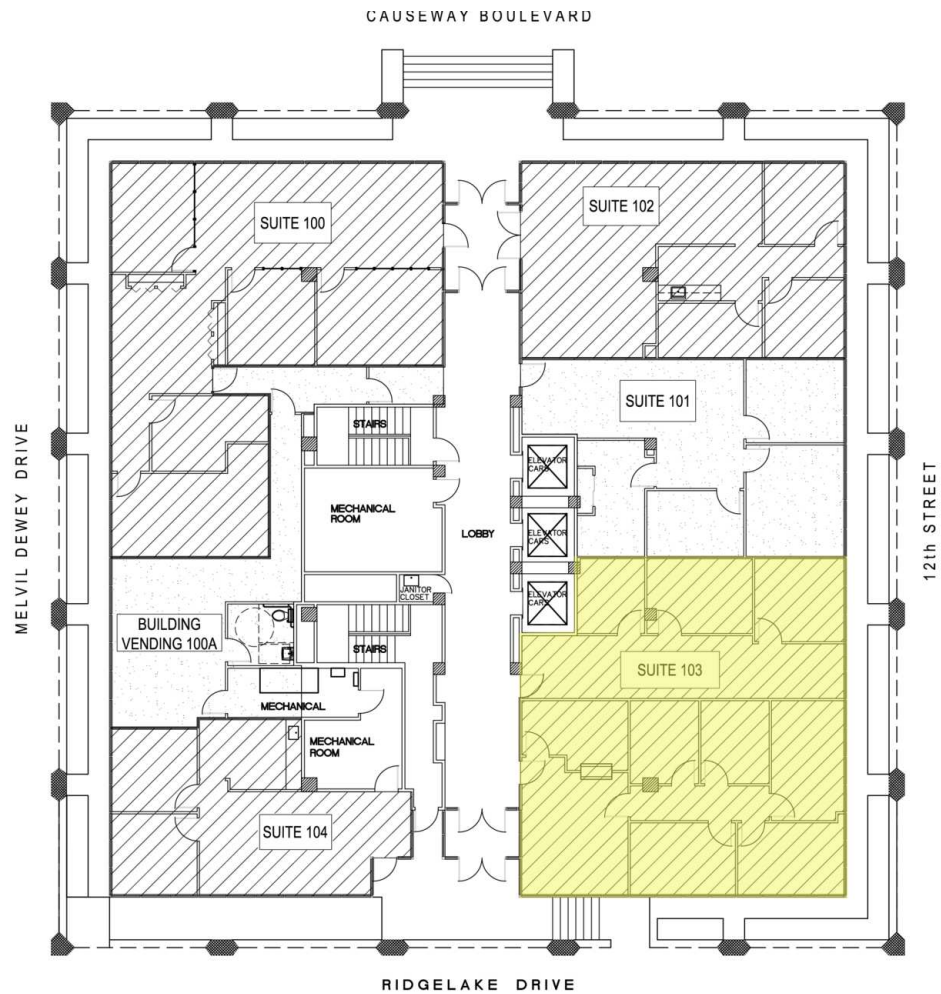


COMMERCIAL
REAL ESTATE

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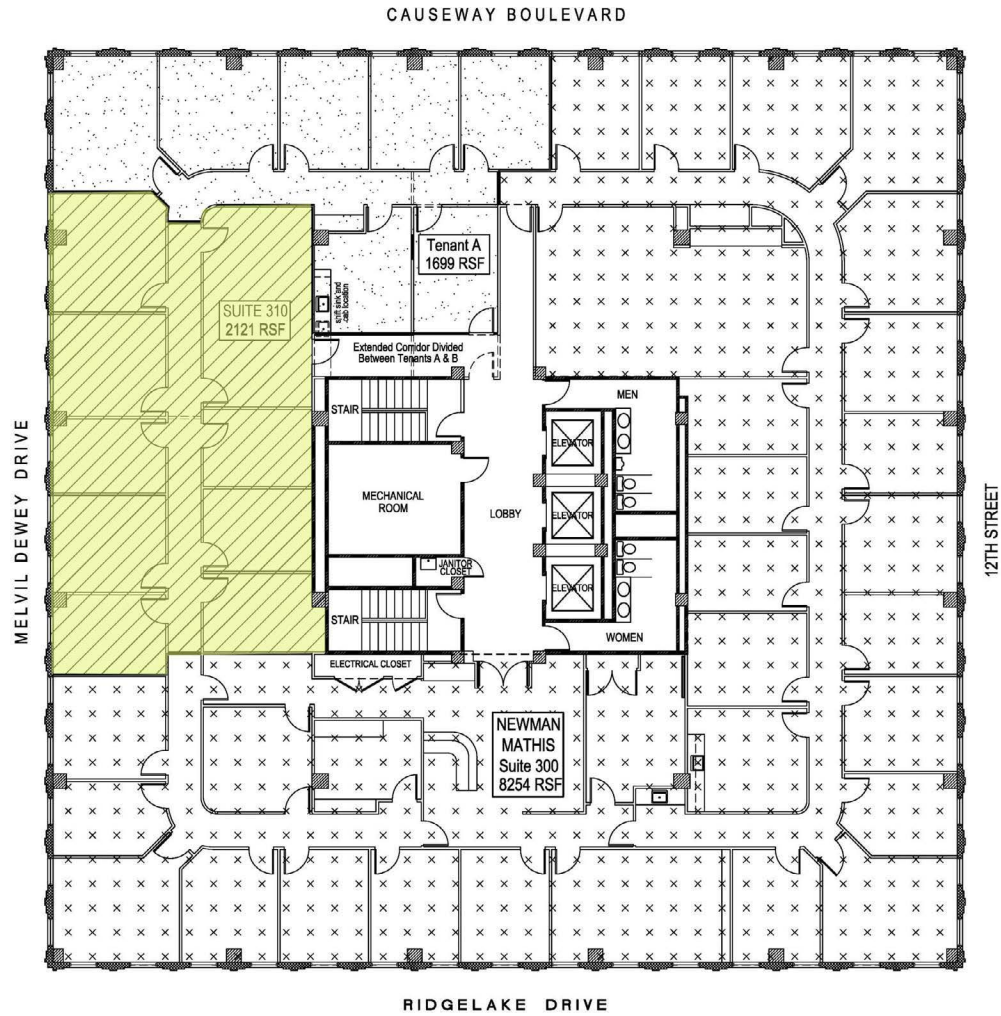
AVAILABLE SPACES

SUITE	SIZE	RATE
■ Suite 103	2,028 SF	See Agent



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AVAILABLE SPACES

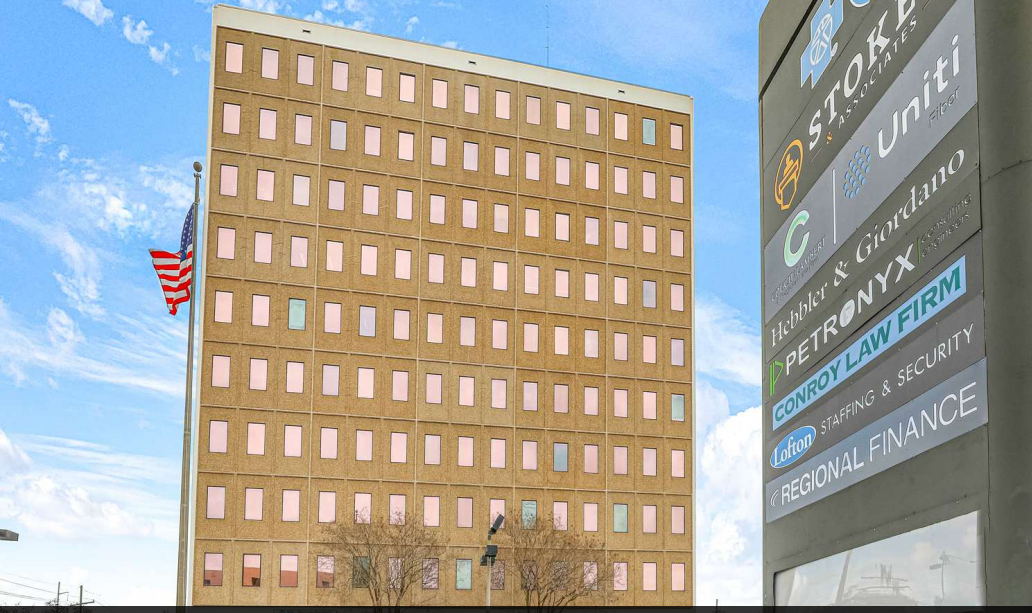
SUITE	SIZE	RATE
■ Suite 310	2,299 SF	See Agent



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3501 N Causeway Blvd



Ground Floor Lobby



Ground Floor



Ground Floor



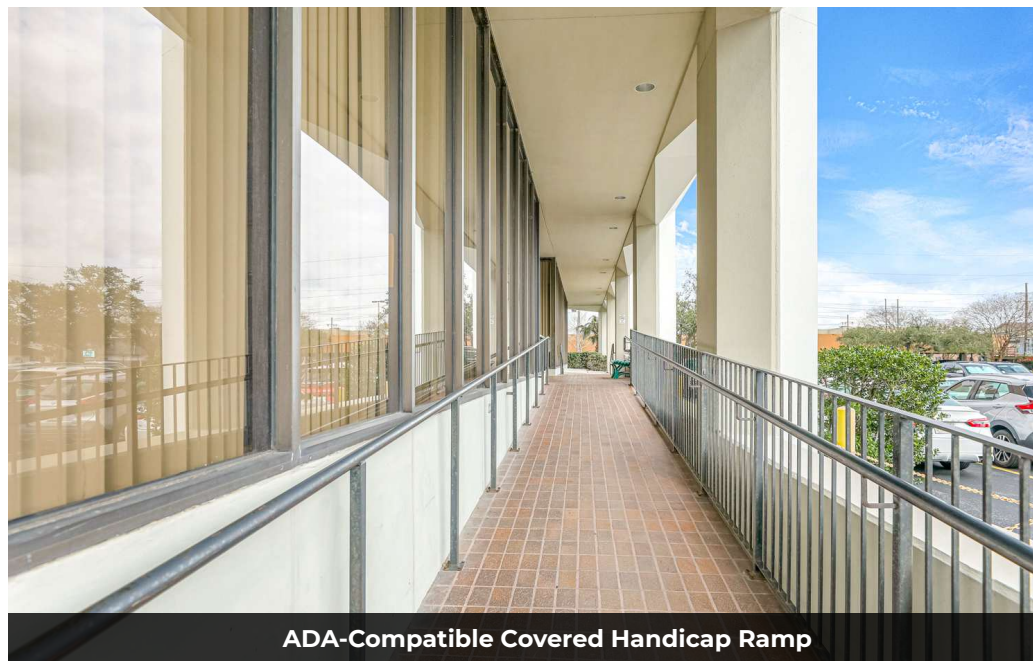
Completed Office Build Out



Break Room Build Out



Lobby Finishes



ADA-Compatible Covered Handicap Ramp



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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	19,546	120,381	337,991
DAYTIME POPULATION	30,716	126,407	475,922
TOTAL HOUSEHOLDS	8,555	53,587	150,185
MEDIAN HH INCOME	\$65,089	\$63,102	\$54,992
TOTAL BUSINESSES	2,405	8,311	21,286

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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