



FOR LEASE:

Causeway Blvd Office Space in the Heart of Metairie's CBD

3501 N Causeway Boulevard, Metairie, LA 70002

CONTACT:

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LOCATION

3501 N Causeway Blvd
Metairie, LA 70002



LEASE RATE

Contact Agent



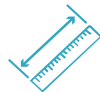
PARKING

365 spaces



ZONING

MU-CD
Opportunity Zone location



SPACE AVAILABLE

Suite 102: 1,679 RSF
Suite 103: 2,028 RSF
Suite 210: 2,063 RSF
Suite 310: 2,299 RSF
Suite 600: 11,897 RSF*
Suite 740: 1,455 RSF



TOTAL SIZE 112,741 SF

*Floor can be subdivided

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PROPERTY HIGHLIGHTS

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.





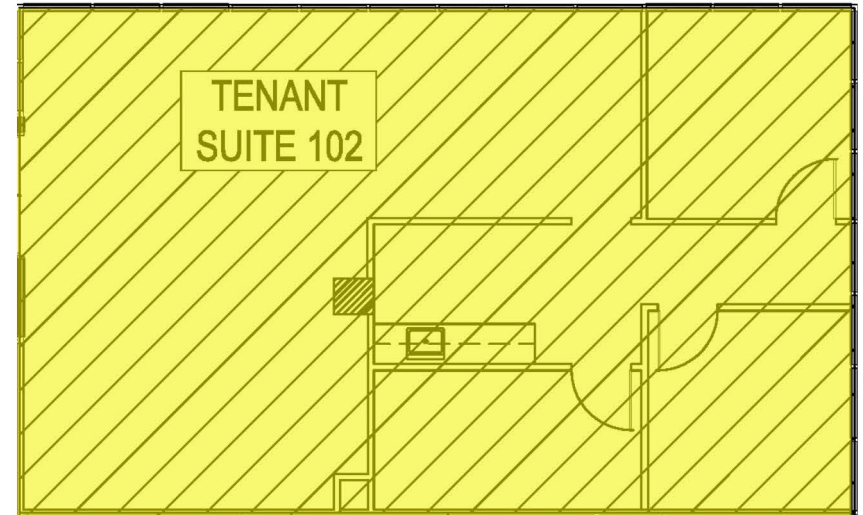
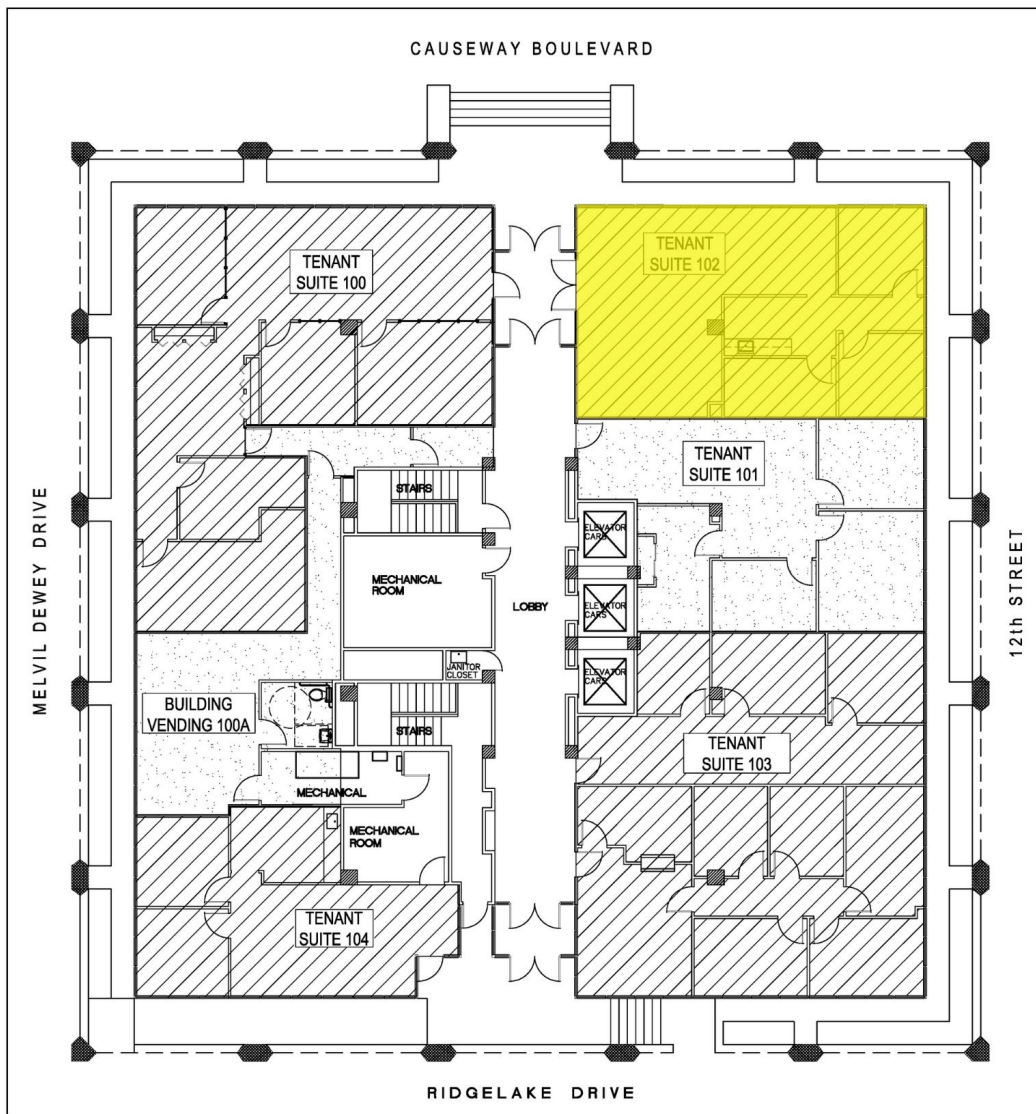
BUILDING INFORMATION

- 112,741 SF
- 15% Common Area Factor
- 365 Parking Spaces
- Full Service Leases
- Professionally Managed
- Full-Time, On-Site Engineer
- Evening On-Site Security Guard
- Convenient access to Causeway Bridge & I-10
- Close Proximity to Lakeside Shopping Center, Restaurants, Shopping

MARKET AERIAL

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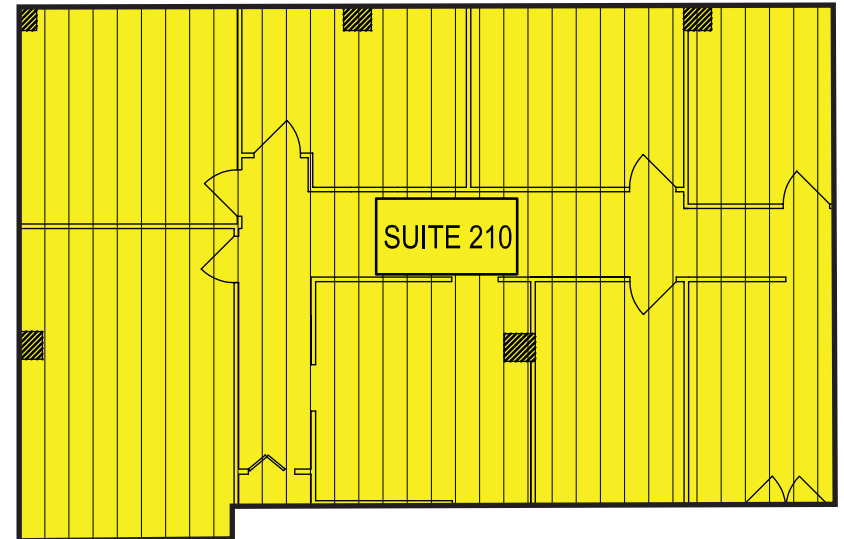
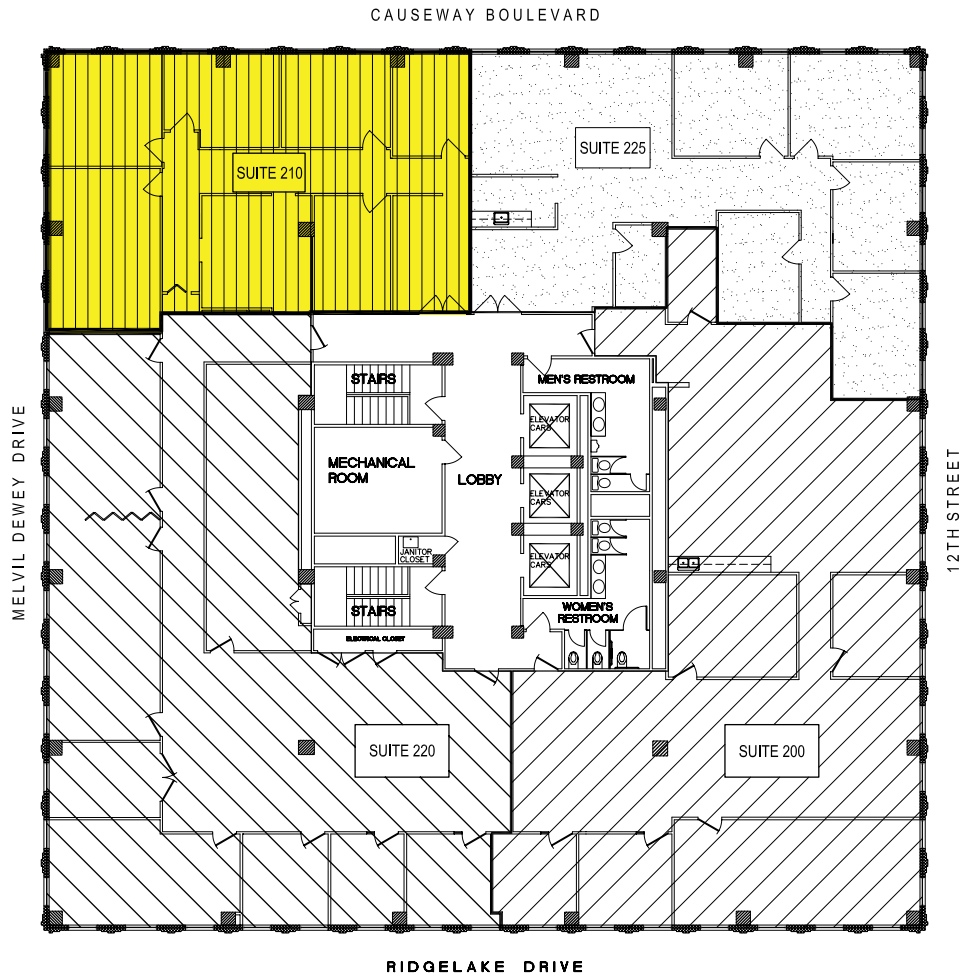




FLOOR PLAN – SUITE 102: 1,679 RSF

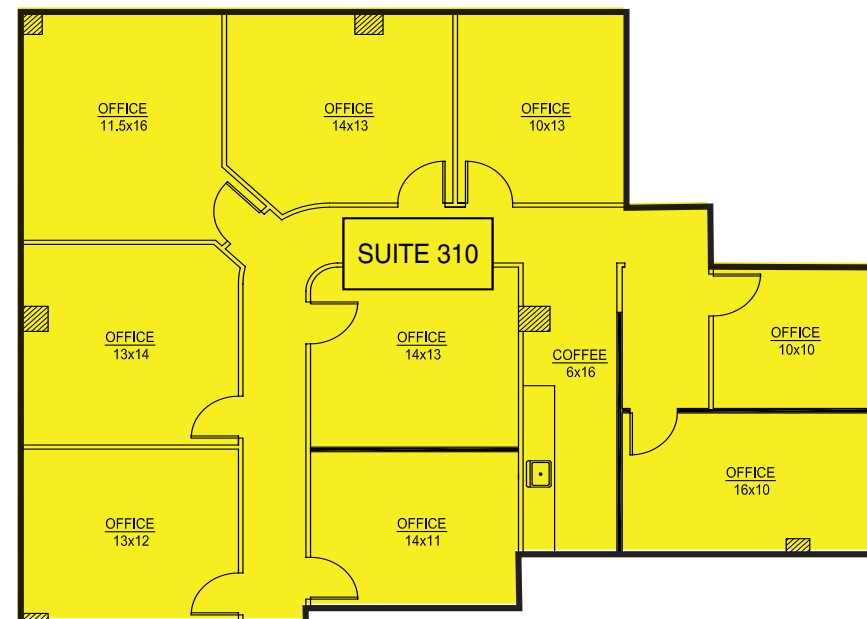
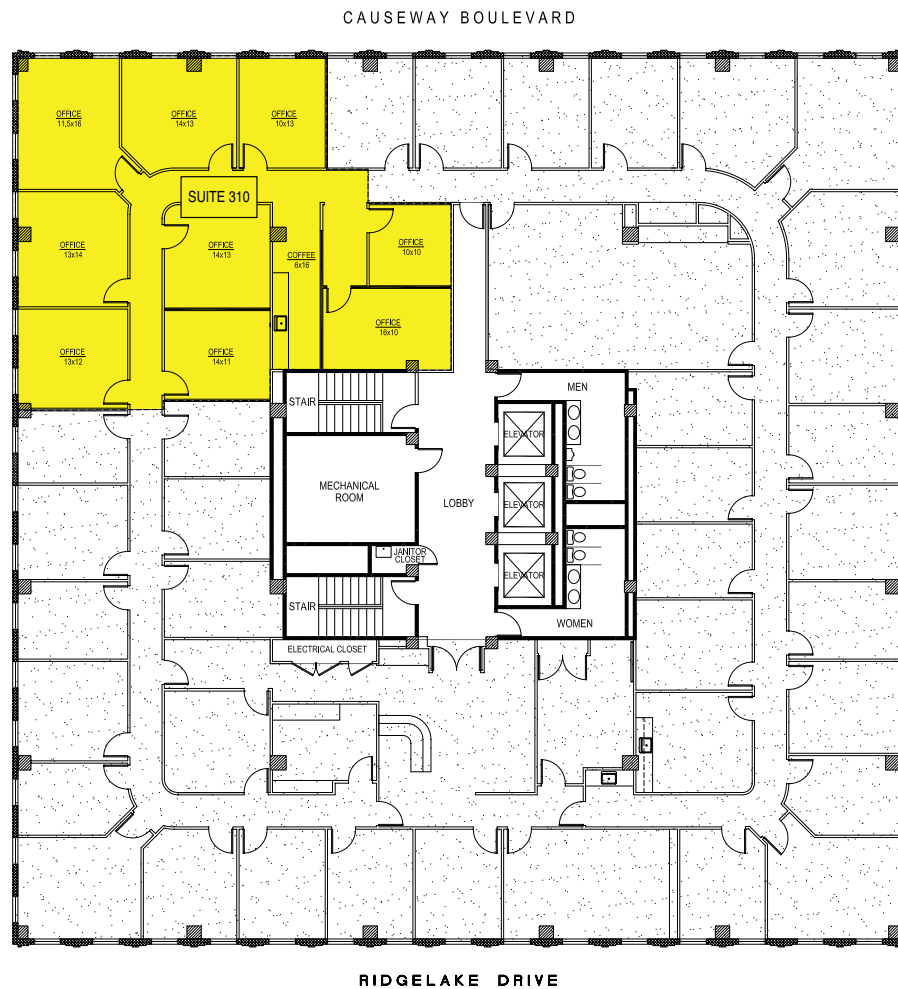
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FLOOR PLAN – SUITE 210: 2,063 RSF
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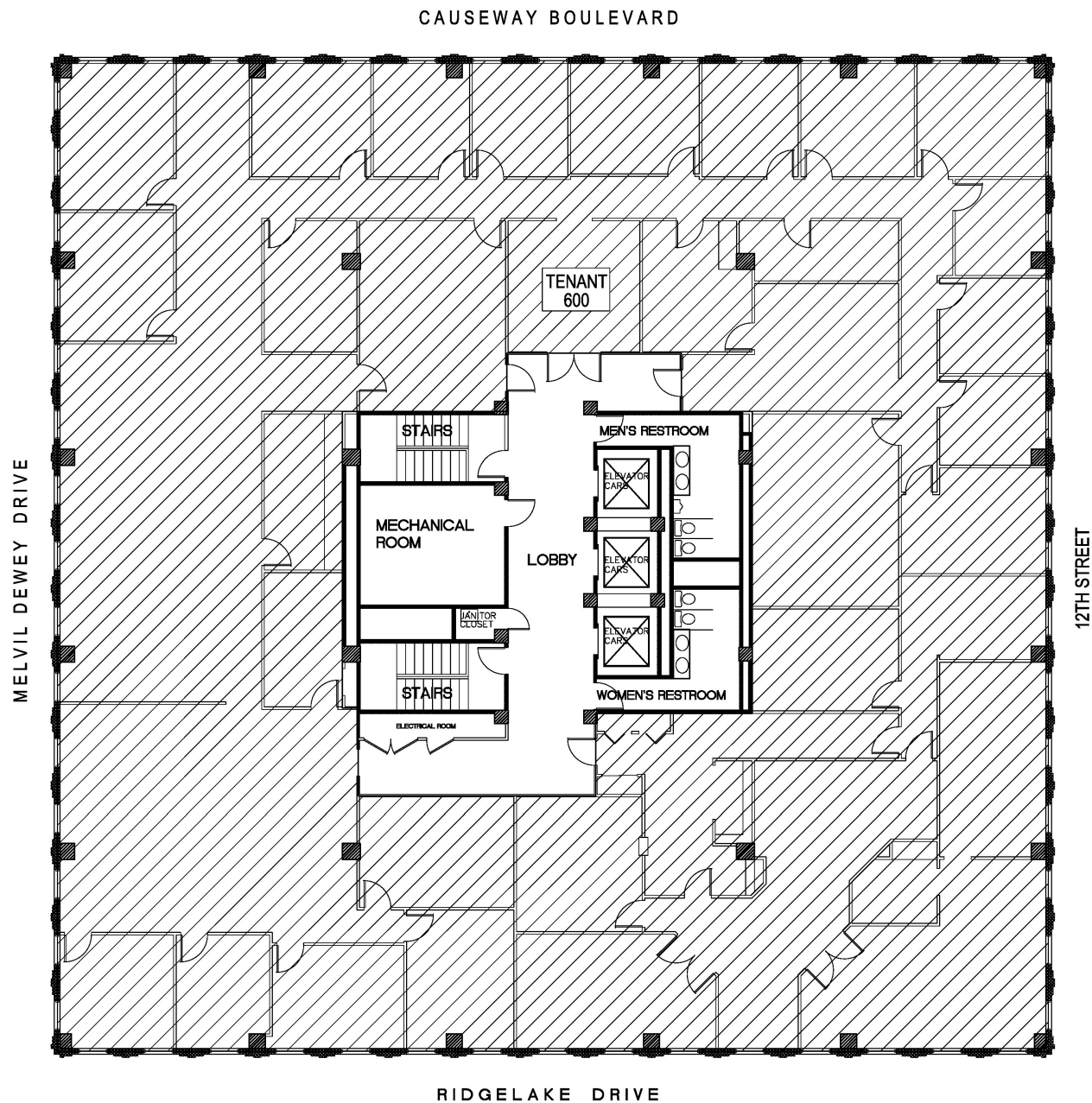




FLOOR PLAN – SUITE 310: 2,299 RSF

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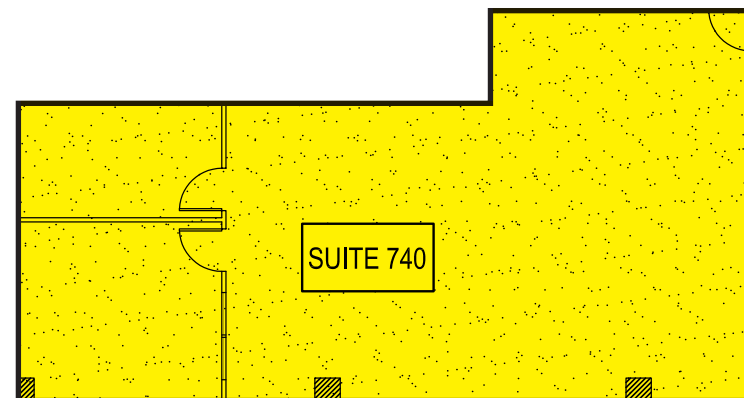
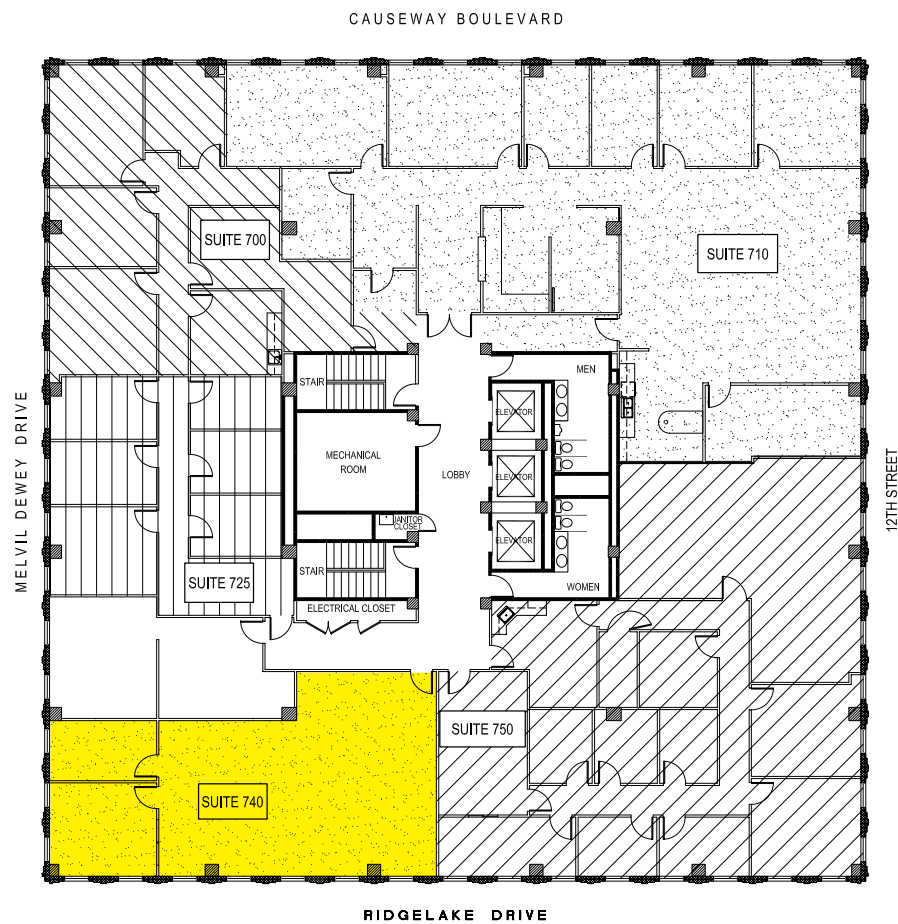




FLOOR PLAN – SUITE 600: 11,897 RSF (can be subdivided - 6,000 SF minimum)

3501 N Causeway Blvd, Metairie, LA 70002





FLOOR PLAN – SUITE 740: 1,455 RSF

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Monument signage on N Causeway Boulevard



Ground floor lobby



Ground floor Suite 104

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Ground floor Suite 103



Completed office build out

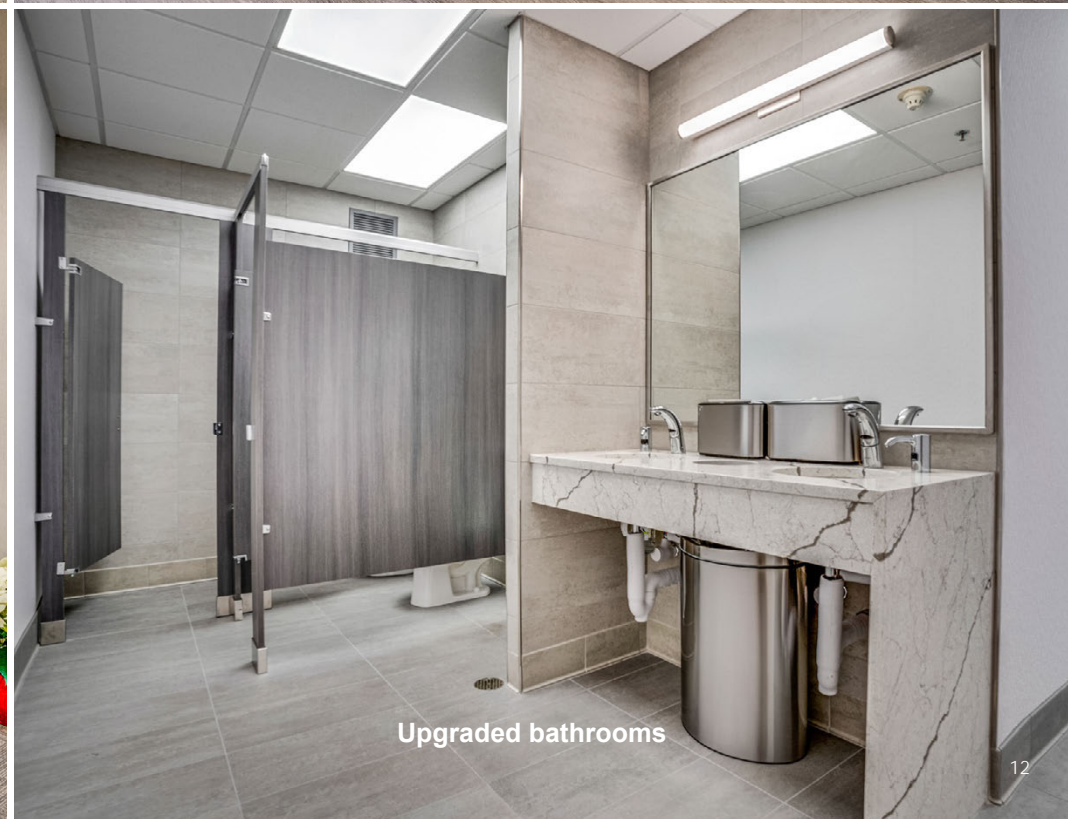


Break room build out

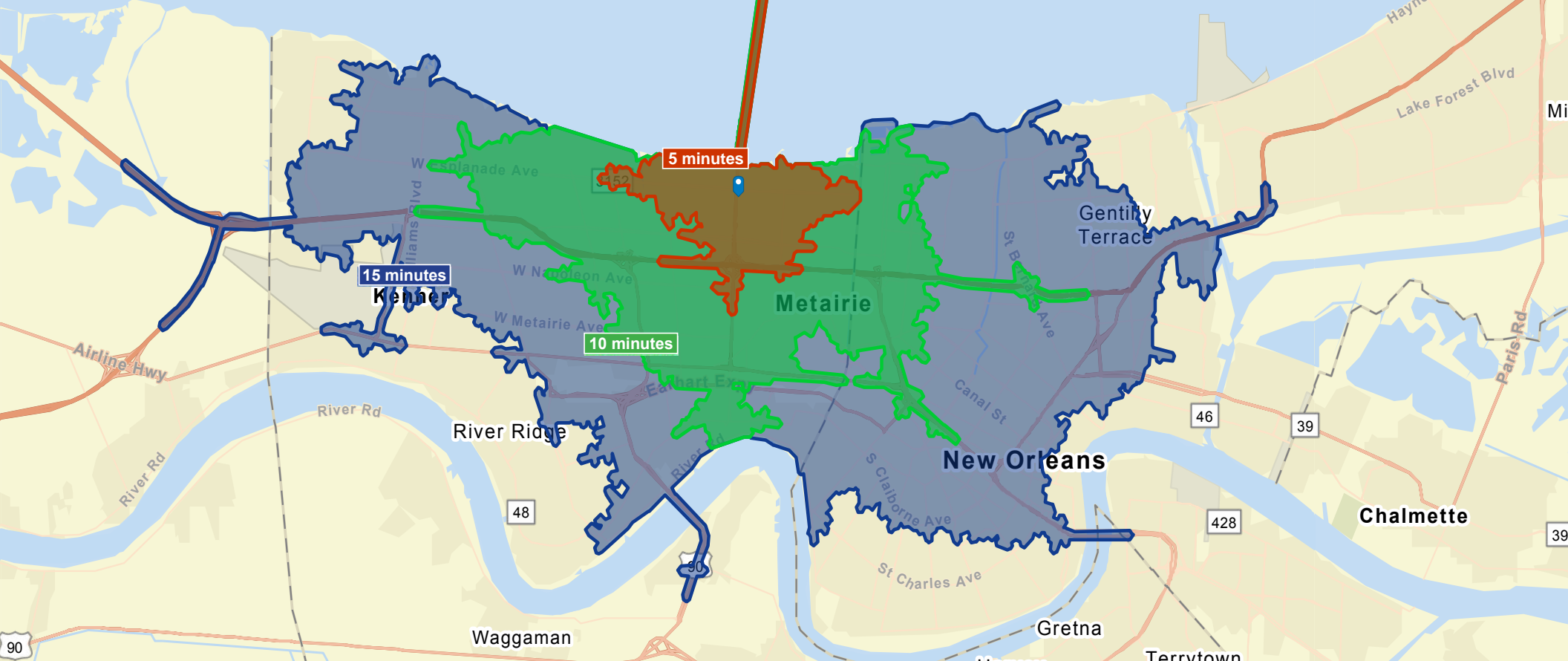







Lobby finishes

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Upgraded bathrooms



 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
5 MINUTES	24,905	32,613	11,197	\$87,725
10 MINUTES	130,744	138,842	57,618	\$86,485
15 MINUTES	353,405	380,109	150,704	\$73,281

DRIVE TIME & DEMOGRAPHICS

3501 N Causeway Blvd, Metairie, LA 70002



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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

