

701 Loyola Tower Building

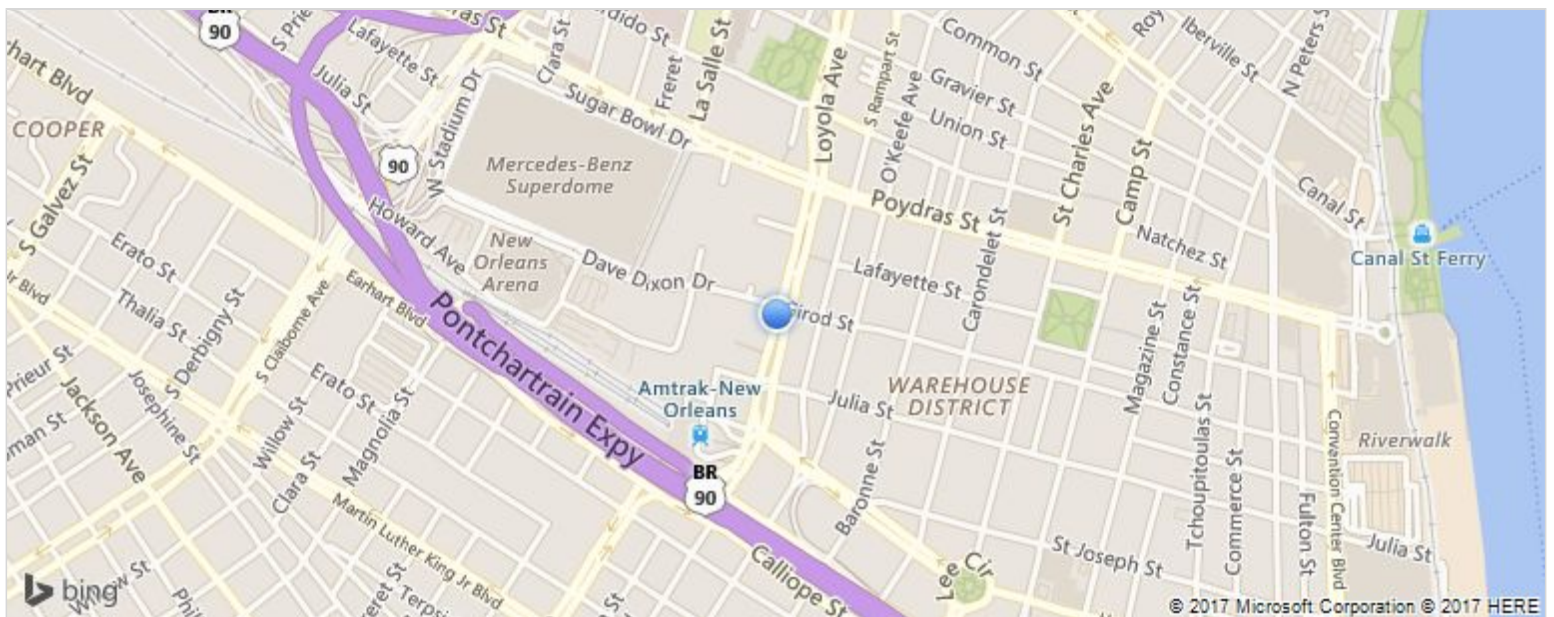
LEASE

**\$12.50 SF/Year to \$13.50
SF/Year**
Office Bldg
234,066 SF

701 Loyola Tower Building
 701 Loyola Ave
 New Orleans, LA 70113



Property Type:	Office Bldg
Property Use:	Rental or Investment
Year Built:	1964
Renovated Year:	1985
Level Number:	14
Average Floor Size:	16,719
Building Class:	C



701 Loyola Tower Building - 701 Loyola Ave New Orleans LA, 70113 United States

Property Description

Fourteen (14) story office tower with flexible office layouts, secured lobby, excellent accessibility, and free two-hour parking for guests of the building. While no parking is provided directly from the facility, there are three major lots surrounding the property within one block of the site, including Champions Square Garage. The leases are currently on full service forms with no operating expense pass through nor any overtime HVAC. TI packages available depending on lease terms and proposed rental rate. Tenants represented by outside Brokers must compensate their Broker directly.

Additional Features

- **Occupancy Rate:** 63
- **Available Space:** 87,540
- **Available Floors:** 7
- **Max Continuous Area:** 18,723
- **Min Divisible Area:** 266
- **Common Area Factor:** 15
- **Listing ID:** W3Y6Y2
- **Style:** Office Bldg -General
- **Building Size:** 234,066 SF
- **Lot Size:** 2 AC
- **Lease Term:** 3-5 Year Lease
- **Lease Requirements:** Escalation Clause, Credit Check





For More Information Please Contact:

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