



Office Occupancy and Absorption Survey for New Orleans Central Business District and Metairie, LA



4th Quarter 2017



**By Bruce Sossaman
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CORPORATE REALTY

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Class A Office Building Occupancy Central Business District, New Orleans, Louisiana

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	4th Q 2017 Absorption	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	Sub- Lease Avail
						Available Sq Ft					Percent Leased				
1515 Poydras Building	529,474	60,000	\$19.00 \$20.00	131,458	155,621	155,544	175,020	182,084	(7,064)	75.17%	70.61%	70.62%	66.94%	65.61%	22,000
1555 Poydras Building	467,671	132,000	\$19.00 \$20.00	113,448	113,448	143,810	143,810	155,304	(11,494)	75.74%	75.74%	69.25%	69.25%	66.79%	0
1615 Poydras Building	509,565	7,349	\$18.00	85,232	85,232	86,654	86,654	57,805	28,849	83.27%	83.27%	82.99%	82.99%	88.66%	0
Benson Tower 1450 Poydras	540,208	12,959	\$20.00	0	0	0	0	12,959	(12,959)	100.00%	100.00%	100.00%	100.00%	97.60%	0
Energy Centre 1100 Poydras	761,500	7,355	\$18.50 \$20.00	74,110	86,142	89,575	89,575	73,751	15,824	90.27%	88.69%	88.24%	88.24%	90.32%	14,179
Entergy Corp Building 639 Loyola Avenue	526,041	1,988	\$19.50	9,400	14,144	16,444	16,444	10,801	5,643	98.21%	97.31%	96.87%	96.87%	97.95%	0
First Bank & Trust Building 909 Poydras	545,157	20,200	\$18.00 \$19.00	74,789	74,522	66,961	63,611	76,477	(12,866)	86.28%	86.33%	87.72%	88.33%	85.97%	5,903
1250 Poydras Building	422,899	13,540	\$18.50	56,147	42,291	37,661	37,661	32,060	5,601	86.72%	90.00%	91.09%	91.09%	92.42%	0
One Canal Place 365 Canal Street	630,581	40,000	\$18.50 \$20.00	105,314	113,059	110,689	105,745	101,599	4,146	83.30%	82.07%	82.45%	83.23%	83.89%	12,574
One Shell Square 701 Poydras	1,256,991	50,000	\$18.50 \$20.00	46,151	91,395	89,945	89,945	89,945	0	96.33%	92.73%	92.84%	92.84%	92.84%	0
Pan American Life Center 601 Poydras	671,883	38,160	\$19.00	70,173	69,698	68,393	68,393	97,608	(29,215)	89.56%	89.63%	89.82%	89.82%	85.47%	0
Place St. Charles 201 St. Charles Avenue	1,004,484	24,633	\$20.00 \$21.00 <small>*Net of electric</small>	87,012	87,012	87,012	98,556	82,197	16,359	91.34%	91.34%	91.34%	90.19%	91.82%	0
Poydras Center 650 Poydras	453,256	7,500	\$18.00 \$19.00	52,599	51,719	48,001	45,524	45,524	0	88.40%	88.59%	89.41%	89.96%	89.96%	0
400 Poydras Tower	608,608	45,000	\$17.00 \$18.00	97,121	93,827	87,881	89,423	89,423	0	84.04%	84.58%	85.56%	85.31%	85.31%	0
TOTAL	8,928,318		\$19.26	1,002,954	1,078,110	1,088,570	1,110,361	1,107,537	2,824	88.77%	87.92%	87.81%	87.56%	87.60%	54,656

Class A Office Building Absorption Central Business District, New Orleans, Louisiana

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year 2017 Absorption
1515 Poydras Building	529,474	(24,163)	77	(19,476)	(7,064)	(50,626)
1555 Poydras Building	467,671	0	(30,362)	0	(11,494)	(41,856)
1615 Poydras Building	509,565	0	(1,422)	0	28,849	27,427
Benson Tower - 1450 Poydras	540,208	0	0	0	(12,959)	(12,959)
Energy Centre - 1100 Poydras	761,500	(12,032)	(3,433)	0	15,824	359
Entergy Corp Building - 639 Loyola Avenue	526,041	(4,744)	(2,300)	0	5,643	(1,401)
First Bank & Trust Building - 909 Poydras	545,157	267	7,561	3,350	(12,866)	(1,688)
1250 Poydras Building	422,899	12,856	4,630	0	5,601	23,087
One Canal Place - 365 Canal Street	630,581	(7,745)	2,370	4,944	4,146	3,715
One Shell Square - 701 Poydras	1,256,991	(45,244)	1,450	0	0	(43,794)
Pan American Life Center - 601 Poydras	671,883	475	1,305	0	(29,215)	(27,435)
Place St. Charles - 201 St. Charles Avenue	1,004,484	0	0	(11,544)	16,359	4,815
Poydras Center - 650 Poydras	453,256	880	3,718	2,477	0	7,075
400 Poydras Tower	608,608	3,294	5,946	(1,542)	0	7,698
TOTAL	8,928,318	(76,156)	(10,460)	(21,791)	2,824	(105,583)
Percent Leased		87.92%	87.81%	87.56%	87.60%	

Class B Office Building Occupancy Central Business District, New Orleans, Louisiana

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2016	1st Q 2017	2nd Q 2017 Available Sq Ft	3rd Q 2017	4th Q 2017	4th Q 2017 Absorption	4th Q 2016	1st Q 2017	2nd Q 2017 Percent Leased	3rd Q 2017	4th Q 2017	Sub- Lease Avail
IP Building 643 Magazine Street	83,974	3,006	\$18.50	0	0	5,371	5,371	0	5,371	100.00%	100.00%	93.60%	93.60%	100.00%	3,006
Exchange Centre 935 Gravier Street	355,274	20,811	\$16.50 \$18.00	63,949	70,000	104,817	104,559	121,500	(16,941)	82.00%	80.30%	70.50%	70.57%	65.80%	14,054
1010 Common Building*	512,593	34,780	\$16.00	266,726	410,521	410,521	410,521	410,521	0	47.97%	19.91%	19.91%	19.91%	19.91%	0
Orleans Tower 1340 Poydras Street	378,895	39,382	\$14.50 \$15.50	140,039	122,098	112,887	112,887	119,177	(6,290)	63.04%	67.78%	70.21%	70.21%	68.55%	0
Whitney Bank Building**	339,504	9,632	\$16.50	22,767	22,767	27,448	27,448	27,448	0	93.29%	93.29%	91.92%	91.92%	91.92%	0
TOTAL	1,670,240		\$16.27	493,481	625,386	661,044	660,786	678,646	(17,860)	70.45%	62.56%	60.42%	60.44%	59.37%	17,060

* 1st Q 2017, 1010 Common leasing only low rise floors 4 - 9, balance of building possible future redevelopment.

**Whitney Bank Building future redevelopment, not leasing office space.

Class B Office Building Absorption Central Business District, New Orleans, Louisiana

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year 2017 Absorption
IP Building 643 Magazine Street	83,974	0	(5,371)	0	5,371	0
Exchange Centre 935 Gravier Street	355,274	(6,051)	(34,817)	258	(16,941)	(40,610)
1010 Common Building	127,128	0	0	0	0	0
Orleans Tower 1340 Poydras Street	378,895	17,941	9,211	0	(6,290)	20,862
Whitney Bank Building	339,504	0	(4,681)	0	0	(4,681)
TOTAL	1,284,775	11,890	(35,658)	258	(17,860)	(41,370)
Percentage Leased		81.33%	78.55%	78.57%	59.37%	

Class A Office Building Occupancy Metairie, Louisiana

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range		4th Q	1st Q	2nd Q	3rd Q	4th Q	4th Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	Sub- lease Avail
					2016	2017	2017	2017	2017	2017	2017	2016	2017	2017	2017	
					Available Sq Ft					Absorption	Percent Leased					
Galleria	465,985	34,324	\$22.00	\$25.00	16,645	26,158	70,239	70,239	73,901	(3,662)	96.43%	94.39%	84.93%	84.93%	84.14%	0
Heritage Plaza	353,000	9,715	\$22.00	\$23.00	22,718	20,805	20,649	20,649	20,649	0	93.56%	94.11%	94.15%	94.15%	94.15%	0
One Lakeway	300,816	26,049	\$24.00	\$24.50	22,668	32,872	47,643	47,643	47,643	0	92.46%	89.07%	84.16%	84.16%	84.16%	7,909
Two Lakeway	449,309	16,409	\$24.00	\$24.50	68,250	68,250	68,250	68,250	76,552	(8,302)	84.81%	84.81%	84.81%	84.81%	82.96%	0
Three Lakeway	471,745	8,901	\$24.00	\$25.00	24,957	29,259	23,628	23,628	23,628	0	94.71%	93.80%	94.99%	94.99%	94.99%	0
TOTAL	2,040,855		\$23.83		155,238	177,344	230,409	230,409	242,373	(11,964)	92.39%	91.31%	88.71%	88.71%	88.12%	7,909

Class A Office Building Absorption Metairie, Louisiana

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year to date Absorption
Galleria	465,985	(9,513)	(44,081)	0	(3,662)	(57,256)
Heritage Plaza	353,000	1,913	156	0	0	2,069
One Lakeway	300,816	(10,204)	(14,771)	0	0	(24,975)
Two Lakeway	449,309	0	0	0	(8,302)	(8,302)
Three Lakeway	471,745	(4,302)	5,631	0	0	1,329
TOTAL	2,040,855	(22,106)	(53,065)	0	(11,964)	(87,135)
Percent Leased		91.31%	88.71%	88.71%	88.12%	

Class B Office Building Occupancy Metairie, Louisiana

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range		4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	4th Q 2017 Absorption	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	Sub- Lease Avail
					Available Sq Ft					Percent Leased						
110 Veterans Building	129,000	0	\$19.00	\$19.50	3,821	2,966	0	0	0	0	97.04%	97.70%	100.00%	100.00%	100.00%	0
2121 Airline Drive Building <small>Added 1st Qt. 2016</small>	123,360	6,429	\$22.00		12,226	12,226	12,226	12,226	17,126	(4,900)	90.09%	90.09%	90.09%	90.09%	86.12%	0
3421 North Causeway	125,243	8,300	\$18.50		8,300	10,282	10,282	8,300	8,300	0	93.37%	91.79%	91.79%	93.37%	93.37%	6,331
3501 North Causeway	112,741	3,938	\$19.50		18,709	12,266	11,285	11,285	11,285	0	83.41%	89.12%	89.99%	89.99%	89.99%	11,880
3445 North Causeway	127,887	5,370	\$18.00	\$19.00	14,773	14,773	17,474	17,804	18,850	(1,046)	88.45%	88.45%	86.34%	86.08%	85.26%	478
Causeway Plaza I 3510 North Causeway	108,718	2,129	\$20.00	\$21.00	6,656	4,603	2,116	2,129	2,129	0	93.88%	95.77%	98.05%	98.04%	98.04%	0
Causeway Plaza II 3300 West Esplanade	108,718	845	\$20.00	\$21.00	845	845	845	845	845	0	99.22%	99.22%	99.22%	99.22%	99.22%	1,910
Causeway Plaza III 3330 West Esplanade	108,718	8,036	\$20.00	\$21.00	8,443	5,512	4,537	4,537	13,623	(9,086)	92.23%	94.93%	95.83%	95.83%	87.47%	0
Executive Tower 3500 North Causeway	185,463	16,911	\$18.50	\$19.50	22,843	22,843	35,557	36,557	35,734	823	87.68%	87.68%	80.83%	80.29%	80.73%	0
Latter Center West 2800 Veterans	96,979	2,644	\$20.00		6,357	6,357	7,453	7,386	7,386	0	93.44%	93.44%	92.31%	92.38%	92.38%	0
Metairie Center 2424 Edenborn	90,637	3,297	\$19.75		9,791	20,506	20,506	13,015	12,029	986	89.20%	77.38%	77.38%	85.64%	86.73%	0
Metairie Office Tower	94,083	1,199	\$20.50		2,493	3,005	3,005	2,181	2,181	0	97.35%	96.81%	96.81%	97.68%	97.68%	0
Severn Place 2450 Severn	86,219	2,845	\$19.75		0	0	0	0	4,222	(4,222)	100.00%	100.00%	100.00%	100.00%	95.10%	0
TOTAL	1,497,766		\$19.80		115,257	116,184	125,286	116,265	133,710	(17,445)	92.30%	92.24%	91.64%	92.24%	91.07%	20,599

Class B Office Building Absorption Metairie, Louisiana

BUILDING	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year to date Absorption
110 Veterans Building	129,000	855	2,966	0	0	3,821
2121 Airline Drive Building (1st Qt. 2016)	123,360	0	0	0	(4,900)	0
3421 North Causeway	125,243	(1,982)	0	1,982	0	0
3501 North Causeway	112,741	6,443	931	0	0	7,424
3445 North Causeway	127,887	0	(2,701)	(330)	(1,046)	(4,077)
Causeway Plaza I 3510 North Causeway	108,718	2,053	2,487	(13)	0	4,527
Causeway Plaza II 3300 West Esplanade	108,718	0	0	0	0	0
Causeway Plaza III 3330 West Esplanade	108,718	2,931	975	0	(9,086)	(5,180)
Executive Tower 3500 North Causeway	185,463	0	(12,714)	(1,000)	823	(12,891)
Latter Center West 2800 Veterans	96,979	0	(1,096)	67	0	(1,029)
Metairie Center 2424 Edenborn	90,637	(10,715)	0	7,491	986	(2,238)
Metairie Office Tower	94,083	(512)	0	824	0	312
Severn Place 2450 Severn	86,219	0	0	0	(4,222)	(4,222)
TOTAL	1,497,766	(927)	(9,102)	9,021	(17,445)	(18,453)
Percent Leased		92.24%	91.64%	92.24%	91.07%	

Office Building Occupancy Kenner / West Metairie

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	4th Q 2017	4th Q 2017	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	Sub- Lease Avail
				Available Sq Ft					Absorption		Percent Leased					
2400 Veterans Building	133,195	32,000	\$18.50	13,408	16,000	13,164	13,214	10,940	2,274	90%	90%	88%	90%	90%	92%	23,599
Riverside I 6660 Riverside Drive	32,181	1,150	\$18.50	1,169	2,177	2,765	2,042	2,042	-	96%	93%	91%	94%	94%		-
Riverside II 6620 Riverside Drive	58,057	7,798	\$18.50	14,744	15,468	12,656	16,579	17,421	(842)	75%	73%	78%	71%	70%		-
TOTAL	223,433		\$18.50	29,321	33,645	28,585	31,835	30,403	1,432	86.9%	86.9%	84.9%	87.2%	85.8%	86.4%	23,599

Office Building Absorption Kenner / West Metairie

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year to date Absorption
2400 Veterans Building	133,195	(2,592)	2,836	(50)	2,886	3,080
RIVERSIDE I 6660 Riverside Drive	32,181	(1,008)	(588)	723	-1,311	(2,184)
RIVERSIDE II 6620 Riverside Drive	58,057	(724)	2,812	(3,923)	6,735	4,900
TOTAL	223,433	(4,324)	5,060	(3,250)	8,310	5,796
Percent Leased		84.94%	87.20%	85.75%	86.40%	

Office Building Occupancy Elmwood

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	4th Q 2017	4th Q 2016	1st Q 2017	2nd Q 2017	3rd Q 2017	4th Q 2017	Sub- lease Avail
				Available Sq Ft					Absorption	Percent Leased					
880 Commerce Road West	93,629	13,360	\$18.50	23,405	23,405	23,405	23,405	18,631	4,774	75.00%	75.00%	75.00%	75.00%	80.10%	0
800 West Commerce	91,628	8,362	\$19.50	20,959	20,959	20,959	20,959	20,959	0	77.13%	77.13%	77.13%	77.13%	77.13%	0
990 N. Corporate Park	56,065	56,065	\$18.50	56,065	56,065	56,065	56,065	56,065	0	0.00%	0.00%	0.00%	0.00%	0.00%	0
TOTAL	241,322		\$18.65	100,429	100,429	100,429	100,429	95,655	4,774	58.38%	58.38%	58.38%	58.38%	60.36%	0

Office Building Absorption Elmwood

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year to date Absorption
880 Commerce Road West	93,629	0	0	0	4,744	4,744
800 West Commerce	91,628	0	0	0	0	0
990 N. Corporate Park*	56,065	0	0	0	0	0
TOTAL	241,322	0	0	0	4,744	4,744
Percent Leased		58.38%	58.38%	58.38%	60.36%	

Class A Office Building Occupancy Westbank

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range		4th Q	1st Q	2nd Q	3rd Q	4th Q	4th Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	Sub- Lease Avail
					2016	2017	2017	2017	2017	2017	2016	2017	2017	2017		
					Available Sq Ft					Absorption	Percent Leased					
Manhattan Place	62,066	1,500	\$18.00		5,652	5,652	5,652	5,652	1,500	4,152	90.89%	90.89%	90.89%	90.89%	97.58%	0
Oakwood Corporate Center	132,550	8,028	\$19.00	\$19.50	13,998	16,937	17,985	17,985	19,735	(1,750)	89.44%	87.22%	86.43%	86.43%	85.11%	0
Timbers Office Building	128,183	2,135	\$14.00		22,433	22,433	22,433	22,433	12,817	9,616	82.50%	82.50%	82.50%	82.50%	90.00%	0
Westpark Office Building	108,889	0	\$16.00	\$18.00	0	0	0	0	0	0	100.00%	100.00%	100.00%	100.00%	100.00%	0
TOTAL	431,688		\$16.94		42,083	45,022	46,070	46,070	34,052	12,018	90.25%	89.57%	89.33%	89.33%	92.11%	0

Class A Office Building Absorption Westbank

Building	Building Rentable Sq Ft	1st Quarter 2017 Absorption	2nd Quarter 2017 Absorption	3rd Quarter 2017 Absorption	4th Quarter 2017 Absorption	Year to date Absorption
Manhattan Place	62,066	0	0	0	4,152	4,152
Oakwood Corporate Center	132,550	(2,939)	0	(1,048)	(1,750)	(5,737)
Timbers Office Building	128,183	0	0	0	9,616	9,616
Westpark Office Building	108,889	0	0	0	0	0
TOTAL	431,688	(2,939)	0	(1,048)	12,018	8,031
Percent Leased		89.57%	89.57%	89.33%	92.11%	