



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



2nd Quarter 2018



**By Bruce Sossaman
of Corporate Realty**



CORPORATE REALTY

3900 N. Causeway Blvd. Suite 1350, Metairie, LA 70002 • 504.581.5005 • info@corp-realty.com • corp-realty.com

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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 2017 | 1st Q 2018 Available Sq Ft | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 Percent Leased | 2nd Q 2018 | Sub- Lease Avail |
|---|-------------------------------|--------------------------------|----------------------|-----------------------------|------------------|----------------------------------|------------------|-----------------------------|---------------|---------------------------------|---------------|------------------------|
| 1515 Poydras Building | 529,474 | 60,000 | \$19.00 | \$20.00 | 182,084 | 183,139 | 189,226 | (6,087) | 65.61% | 65.41% | 64.26% | 2,666 |
| 1555 Poydras Building | 467,671 | 132,000 | \$19.00 | \$20.00 | 155,304 | 176,507 | 180,167 | (3,660) | 66.79% | 62.26% | 61.48% | 0 |
| 1615 Poydras Building | 509,565 | 7,349 | | \$18.00 | 57,805 | 57,805 | 50,982 | 6,823 | 88.66% | 88.66% | 89.99% | 0 |
| Benson Tower 1450 Poydras | 540,208 | 12,959 | \$20.00 | \$22.00 | 12,959 | 12,959 | 12,959 | 0 | 97.60% | 97.60% | 97.60% | 0 |
| Energy Centre 1100 Poydras | 761,500 | 8,453 | \$18.50 | \$21.50 | 73,751 | 70,402 | 63,602 | 6,800 | 90.32% | 90.75% | 91.65% | 0 |
| Entergy Corp Building 639 Loyola Avenue | 526,041 | 2,057 | | \$19.50 | 10,801 | 10,223 | 10,223 | 0 | 97.95% | 98.06% | 98.06% | 0 |
| First Bank & Trust Building 909 Poydras | 545,157 | 12,900 | \$18.00 | \$19.00 | 76,477 | 65,254 | 58,170 | 7,084 | 85.97% | 88.03% | 89.33% | 5,903 |
| 1250 Poydras Building | 422,899 | 8,643 | | \$18.50 | 32,060 | 18,247 | 18,247 | 0 | 92.42% | 95.69% | 95.69% | 0 |
| One Canal Place 365 Canal Street | 630,581 | 30,000 | \$18.00 | \$20.00 | 101,599 | 102,933 | 103,190 | (257) | 83.89% | 83.68% | 83.64% | 12,574 |
| One Shell Square 701 Poydras | 1,256,991 | 50,000 | \$18.50 | \$20.00 | 89,945 | 80,447 | 80,447 | 0 | 92.84% | 93.60% | 93.60% | 0 |
| Pan American Life Center 601 Poydras | 671,883 | 38,160 | | \$19.00 | 97,608 | 91,606 | 109,332 | (17,726) | 85.47% | 86.37% | 83.73% | 27,231 |
| Place St. Charles 201 St. Charles Avenue | 1,004,484 | 24,633 | \$21.00 | \$22.00 *Net of electric | 82,197 | 82,197 | 64,343 | 17,854 | 91.82% | 91.82% | 93.59% | 24,633 |
| Poydras Center 650 Poydras | 453,256 | 7,500 | \$18.00 | \$19.00 | 45,524 | 46,758 | 36,413 | 10,345 | 89.96% | 89.68% | 91.97% | 0 |
| 400 Poydras Tower | 608,608 | 45,000 | \$17.00 | \$18.00 | 89,423 | 86,123 | 86,123 | 0 | 85.31% | 85.85% | 85.85% | 0 |
| TOTAL | 8,928,318 | | | \$19.37 | 1,107,537 | 1,084,600 | 1,063,424 | 21,176 | 87.60% | 87.85% | 88.09% | 73,007 |

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

| Building | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2018 Absorption | 4th Quarter 2018 Absorption | Year 2018 Absorption |
|--|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------------------|
| 1515 Poydras Building | 529,474 | (1,055) | (6,087) | | | (7,142) |
| 1555 Poydras Building | 467,671 | (21,203) | (3,660) | | | (24,863) |
| 1615 Poydras Building | 509,565 | 0 | 6,823 | | | 6,823 |
| Benson Tower -1450 Poydras | 540,208 | 0 | 0 | | | 0 |
| Energy Centre - 1100 Poydras | 761,500 | 3,349 | 6,800 | | | 10,149 |
| Entergy Corp Building - 639 Loyola Avenue | 526,041 | 578 | 0 | | | 578 |
| First Bank & Trust Building - 909 Poydras | 545,157 | 11,223 | 7,084 | | | 18,307 |
| 1250 Poydras Building | 422,899 | 13,813 | 0 | | | 13,813 |
| One Canal Place - 365 Canal Street | 630,581 | (1,334) | (257) | | | (1,591) |
| One Shell Square - 701 Poydras | 1,256,991 | 9,498 | 0 | | | 9,498 |
| Pan American Life Center - 601 Poydras | 671,883 | 6,002 | (17,726) | | | (11,724) |
| Place St. Charles - 201 St. Charles Avenue | 1,004,484 | 0 | 17,854 | | | 17,854 |
| Poydras Center - 650 Poydras | 453,256 | (1,234) | 10,345 | | | 9,111 |
| 400 Poydras Tower | 608,608 | 3,300 | 0 | | | 3,300 |
| TOTAL | 8,928,318 | 22,937 | 21,176 | 0 | 0 | 44,113 |
| Percent Leased | | 87.55% | 88.09% | | | |

Class A Office Building Occupancy Metairie, Louisiana

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | 4th Q 2017 | 1st Q 2018 | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 | 2nd Q 2018 | Sub- lease Avail |
|----------------|-------------------------------|--------------------------------|----------------------|-----------------|----------------|----------------|-----------------------------|---------------|---------------|---------------|------------------------|
| | | | | Available Sq Ft | | | Percent Leased | | | | |
| Galleria | 465,985 | 34,194 | \$24.00 \$25.00 | 73,901 | 71,781 | 80,976 | (9,195) | 84.14% | 84.60% | 82.62% | 0 |
| Heritage Plaza | 353,000 | 12,412 | \$22.00 \$23.00 | 20,649 | 25,219 | 21,066 | 4,153 | 94.15% | 92.86% | 94.03% | 0 |
| One Lakeway | 300,816 | 26,049 | \$24.00 \$24.50 | 47,643 | 47,643 | 47,643 | 0 | 84.16% | 84.16% | 84.16% | 7,909 |
| Two Lakeway | 449,309 | 16,409 | \$24.00 \$24.50 | 76,552 | 76,552 | 76,552 | 0 | 82.96% | 82.96% | 82.96% | 0 |
| Three Lakeway | 471,745 | 8,901 | \$24.00 \$25.00 | 23,628 | 25,987 | 29,530 | (3,543) | 94.99% | 94.49% | 93.74% | 0 |
| TOTAL | 2,040,855 | | \$23.95 | 242,373 | 247,182 | 255,767 | (8,585) | 88.12% | 87.89% | 87.47% | 7,909 |

Class A Office Building Absorption Metairie, Louisiana

| Building | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2018 Absorption | 4th Quarter 2018 Absorption | Year to date Absorption |
|----------------|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| Galleria | 465,985 | 2,120 | (9,195) | | | (7,075) |
| Heritage Plaza | 353,000 | (4,570) | 4,153 | | | (417) |
| One Lakeway | 300,816 | 0 | 0 | | | 0 |
| Two Lakeway | 449,309 | 0 | 0 | | | 0 |
| Three Lakeway | 471,745 | (2,359) | (3,543) | | | (5,902) |
| TOTAL | 2,040,855 | (4,809) | (8,585) | 0 | 0 | (13,394) |
| Percent Leased | | 87.89% | 87.47% | | | |

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

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | 4th Q 2017 | 1st Q 2018 Available Sq Ft | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 Percent Leased | 2nd Q 2018 | Sub- Lease Avail |
|---------------------------------------|-------------------------------|--------------------------------|----------------------|----------------|----------------------------------|----------------|-----------------------------|---------------|---------------------------------|---------------|------------------------|
| IP Building 643 Magazine Street | 83,974 | 3,971 | \$18.00 \$18.50 | 0 | 3,971 | 6,363 | (2,392) | 100.00% | 95.27% | 92.42% | 1,762 |
| Exchange Centre 935 Gravier Street | 355,274 | 40,000 | \$16.82 \$18.00 | 121,500 | 136,485 | 119,086 | 17,399 | 65.80% | 61.58% | 66.48% | 5,000 |
| 1010 Common Building* | 91,626 | 88,196 | \$16.00 | 88,196 | 88,196 | 88,196 | 0 | 3.74% | 3.74% | 3.74% | 0 |
| Orleans Tower 1340 Poydras Street | 378,895 | 39,370 | \$14.50 \$15.50 | 119,177 | 104,757 | 106,289 | (1,532) | 68.55% | 72.35% | 71.95% | 3,183 |
| Whitney Bank Building** | 339,504 | 9,632 | \$16.50 | 27,448 | 34,448 | 34,448 | 0 | 91.92% | 89.85% | 89.85% | 0 |
| TOTAL | 1,249,273 | | \$16.39 | 356,321 | 367,857 | 354,382 | 13,475 | 71.48% | 70.55% | 71.63% | 9,945 |

*1010 Common - leasing low rise floors 4 - 9 for office, vacating high rise for future redevelopment as hotel, total area in bldg. 512,893 rsf.

**Whitney Bank Building - future re-development for non-office use.

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

| Building | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2017 Absorption | 4th Quarter 2018 Absorption | Year 2018 Absorption |
|---------------------------------------|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------------------|
| IP Building 643 Magazine Street | 83,974 | (3,971) | (2,392) | | | |
| Exchange Centre 935 Gravier Street | 355,274 | (14,985) | 17,399 | | | |
| 1010 Common Building | 91,626 | 0 | 0 | | | |
| Orleans Tower 1340 Poydras Street | 378,895 | 14,420 | (1,532) | | | |
| Whitney Bank Building | 339,504 | (7,000) | 0 | | | |
| TOTAL | 1,249,273 | (11,536) | 13,475 | 0 | 0 | 1,939 |
| Percentage Leased | | 70.55% | 71.63% | | | |

Class B Office Building Occupancy Metairie, Louisiana

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | | 4th Q 2017 | 1st Q 2018 | 2nd Q 2018 | 2nd Q 2018 | 4th Q 2017 | 1st Q 2018 | 2nd Q 2018 | Sub- Lease Avail |
|---|-------------------------------|--------------------------------|----------------------|---------|-----------------|---------------|---------------|---------------|----------------|---------------|---------------|------------------------|
| | | | | | Available Sq Ft | | | Absorption | Percent Leased | | | |
| 110 Veterans Building | 129,000 | 0 | \$19.50 | \$22.50 | 0 | 0 | 0 | 0 | 100.00% | 100.00% | 100.00% | 0 |
| 2121 Airline Drive Building | 123,360 | 6,429 | | \$22.00 | 17,126 | 17,126 | 17,126 | 0 | 86.12% | 86.12% | 86.12% | 0 |
| 3421 North Causeway | 125,243 | 2,399 | | \$18.50 | 8,300 | 7,096 | 7,096 | 0 | 93.37% | 94.33% | 94.33% | 6,331 |
| 3501 North Causeway | 112,741 | 11,500 | | \$19.50 | 11,285 | 22,933 | 22,933 | 0 | 89.99% | 79.66% | 79.66% | 0 |
| 3445 North Causeway | 127,887 | 13,500 | \$18.00 | \$19.00 | 18,850 | 14,624 | 29,232 | (14,608) | 85.26% | 88.56% | 77.14% | 0 |
| Causeway Plaza I 3510 North Causeway | 108,718 | 3,744 | \$20.00 | \$21.00 | 2,129 | 3,744 | 3,744 | 0 | 98.04% | 96.56% | 96.56% | 0 |
| Causeway Plaza II 3300 West Esplanade | 108,718 | 0 | \$20.00 | \$21.00 | 845 | 1,246 | 0 | 1,246 | 99.22% | 98.85% | 100.00% | 1,250 |
| Causeway Plaza III 3330 West Esplanade | 108,718 | 5,781 | \$20.00 | \$21.00 | 13,623 | 8,036 | 5,781 | 2,255 | 87.47% | 92.61% | 94.68% | 0 |
| Executive Tower 3500 North Causeway | 185,463 | 12,854 | \$18.00 | \$19.50 | 35,734 | 25,667 | 24,548 | 1,119 | 80.73% | 86.16% | 86.76% | 0 |
| Latter Center West 2800 Veterans | 96,979 | 2,352 | \$20.00 | \$22.00 | 7,386 | 3,787 | 4,494 | (707) | 92.38% | 96.10% | 95.37% | 0 |
| Metairie Center 2424 Edenborn | 90,637 | 3,048 | | \$19.50 | 12,029 | 12,029 | 8,565 | 3,464 | 86.73% | 86.73% | 90.55% | 0 |
| Metairie Office Tower | 94,083 | 1,199 | | \$20.50 | 2,181 | 2,181 | 2,181 | 0 | 97.68% | 97.68% | 97.68% | 0 |
| Severn Place 2450 Severn | 86,219 | 762 | | \$19.75 | 4,222 | 2,929 | 762 | 2,167 | 95.10% | 96.60% | 99.12% | 0 |
| TOTAL | 1,497,766 | | | \$19.97 | 133,710 | 121,398 | 126,462 | (5,064) | 91.07% | 91.89% | 91.56% | 7,581 |

Class B Office Building Absorption Metairie, Louisiana

| BUILDING | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2018 Absorption | 4th Quarter 2018 Absorption | Year to date Absorption |
|---|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| 110 Veterans Building | 129,000 | 0 | 0 | | | 0 |
| 2121 Airline Drive Building (1st Qt. 2018) | 123,360 | 0 | 0 | | | 0 |
| 3421 North Causeway | 125,243 | 1,204 | 0 | | | 1,204 |
| 3501 North Causeway | 112,741 | (11,648) | 0 | | | (11,648) |
| 3445 North Causeway | 127,887 | 4,226 | (14,608) | | | (10,382) |
| Causeway Plaza I 3510 North Causeway | 108,718 | (1,615) | 0 | | | (1,615) |
| Causeway Plaza II 3300 West Esplanade | 108,718 | (401) | 1,246 | | | 845 |
| Causeway Plaza III 3330 West Esplanade | 108,718 | 5,587 | 2,255 | | | 7,842 |
| Executive Tower 3500 North Causeway | 185,463 | 10,067 | 1,119 | | | 11,186 |
| Latter Center West 2800 Veterans | 96,979 | 3,599 | (707) | | | 2,892 |
| Metairie Center 2424 Edenborn | 90,637 | 0 | 3,464 | | | 3,464 |
| Metairie Office Tower | 94,083 | 0 | 0 | | | 0 |
| Severn Place 2450 Severn | 86,219 | 1,293 | 2,167 | | | 3,460 |
| TOTAL | 1,497,766 | 12,312 | (5,064) | 0 | 0 | 7,248 |
| Percent Leased | | 91.89% | 91.56% | | | |

Class A Office Building Occupancy Westbank

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | 4th Q 2017 | 1st Q 2018 Available Sq Ft | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 Percent Leased | 2nd Q 2018 | Sub- Lease Avail |
|--------------------------|-------------------------------|--------------------------------|----------------------|---------------|----------------------------------|---------------|-----------------------------|---------------|---------------------------------|---------------|------------------------|
| Manhattan Place | 62,066 | 1,500 | \$18.00 | 1,500 | 1,500 | 2,700 | (1,200) | 97.58% | 97.58% | 95.65% | 0 |
| Oakwood Corporate Center | 132,550 | 8,028 | \$19.00 \$19.50 | 19,735 | 19,735 | 19,735 | 0 | 85.11% | 85.11% | 85.11% | 0 |
| Timbers Office Building | 128,183 | 2,135 | \$14.00 | 12,817 | 12,817 | 14,460 | (1,643) | 90.00% | 90.00% | 88.72% | 0 |
| Westpark Office Building | 108,389 | 0 | \$16.00 \$18.00 | 0 | 0 | 0 | 0 | 100.00% | 100.00% | 100.00% | 0 |
| TOTAL | 431,688 | | \$16.94 | 34,052 | 34,052 | 36,895 | (2,843) | 92.11% | 92.11% | 91.45% | 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 | (1,200) | | | (1,200) |
| Oakwood Corporate Center | 132,550 | 0 | 0 | | | 0 |
| Timbers Office Building | 128,183 | 0 | (1,643) | | | (1,643) |
| Westpark Office Building | 108,889 | 0 | 0 | | | 0 |
| TOTAL | 431,688 | 0 | (2,843) | 0 | 0 | (2,843) |
| Percent Leased | | 92.11% | 91.50% | | | |

Office Building Occupancy Kenner / West Metairie

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | 4th Q 2017 | 1st Q 2018 Available Sq Ft | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 Percent Leased | 2nd Q 2018 | Sub- Lease Avail |
|--------------------------------------|-------------------------------|--------------------------------|----------------------|---------------|----------------------------------|---------------|-----------------------------|---------------|---------------------------------|---------------|------------------------|
| 2400 Veterans Building | 133,195 | 32,000 | \$18.50 | 10,940 | 16,875 | 13,704 | 3,171 | 92% | 87% | 90% | - |
| Riverside I 6660 Riverside Drive | 32,181 | 1,509 | \$18.50 | 2,042 | 2,042 | 2,042 | - | 94% | 94% | 94% | - |
| Riverside II 6620 Riverside Drive | 58,057 | 7,350 | \$18.50 | 17,421 | 17,050 | 17,050 | - | 70% | 71% | 71% | - |
| TOTAL | 223,433 | | \$18.50 | 30,403 | 35,967 | 32,796 | 3,171 | 86.4% | 83.9% | 85.3% | - |

Office Building Absorption Kenner / West Metairie

| Building | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2018 Absorption | 4th Quarter 2018 Absorption | Year to date Absorption |
|--------------------------------------|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| 2400 Veterans Building | 133,125 | (5,935) | 3,171 | | | (2,764) |
| RIVERSIDE I 6660 Riverside Drive | 32,181 | 0 | 0 | | | 0 |
| RIVERSIDE II 6620 Riverside Drive | 58,057 | 371 | 0 | | | 371 |
| TOTAL | 223,433 | (5,564) | 3,171 | 0 | 0 | (2,393) |
| Percent Leased | | 83.90% | 85.32% | | | |

Office Building Occupancy Elmwood

| Building | Building Rentable Sq Ft | Largest Contiguous Block | Rental Rate Range | 4th Q 2017 | 1st Q 2018 Available Sq Ft | 2nd Q 2018 | 2nd Q 2018 Absorption | 4th Q 2017 | 1st Q 2018 Percent Leased | 2nd Q 2018 | Sub- lease Avail |
|------------------------|-------------------------------|--------------------------------|----------------------|---------------|----------------------------------|---------------|-----------------------------|---------------|---------------------------------|---------------|------------------------|
| 880 Commerce Road West | 93,629 | 13,209 | \$18.50 | 18,631 | 19,821 | 21,876 | (2,055) | 80.10% | 78.83% | 76.64% | 0 |
| 800 West Commerce | 91,628 | 5,272 | \$19.50 | 20,953 | 20,009 | 16,350 | 3,659 | 77.13% | 78.16% | 82.16% | 0 |
| 990 N. Corporate Park | 56,065 | 56,065 | \$13.50 | 56,065 | 56,065 | 56,065 | 0 | 0.00% | 0.00% | 0.00% | 0 |
| TOTAL | 241,322 | | \$18.65 | 95,655 | 95,895 | 94,291 | 1,604 | 60.36% | 60.26% | 60.93% | 0 |

Office Building Absorption Elmwood

| Building | Building Rentable Sq Ft | 1st Quarter 2018 Absorption | 2nd Quarter 2018 Absorption | 3rd Quarter 2018 Absorption | 4th Quarter 2018 Absorption | Year to date Absorption |
|------------------------|-------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| 880 Commerce Road West | 93,629 | (1,190) | (2,055) | 0 | 0 | (3,245) |
| 800 West Commerce | 91,628 | 950 | 3,659 | 0 | 0 | 4,609 |
| 990 N. Corporate Park* | 56,065 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 241,322 | (240) | 1,604 | 0 | 0 | 1,364 |
| Percent Leased | | 60.26% | 60.93% | | | |