

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

4th Quarter 2018

By Bruce Sossaman
of Corporate Realty



CORPORATE REALTY

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Corporate Realty is a Licensed Real Estate Brokerage Firm in Alabama, Louisiana, Mississippi and Texas.

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	2nd Q 2018	3rd Q 2018	4th Q 2018	4th Q 2017	Absorption	Percent Leased	4th Q 2018	Sub-Lease Avail
1515 Poydras Building	529,474	60,000	\$19.00 \$20.00	182,084	183,139	189,226	214,264	222,724	65.61%	(8,460)	64.26%	57.93%	0
1555 Poydras Building	467,671	132,000	\$19.00 \$20.00	155,304	176,507	180,167	204,250	206,737	66.79%	(2,487)	61.48%	55.79%	0
1615 Poydras Building	509,565	7,349	\$18.00 \$18.00	57,805	57,805	50,982	50,982	50,982	88.66%	0	89.99%	89.99%	0
Benson Tower 1450 Poydras	540,208	12,959	\$20.00 \$22.00	12,959	12,959	12,959	12,959	12,959	97.60%	0	97.60%	97.60%	0
Energy Centre 1100 Poydras	761,500	13,689	\$19.50 \$21.50	73,751	70,402	63,602	73,397	73,758	90.32%	(361)	91.65%	90.31%	0
Energy Corp Building 639 Loyola Avenue	526,041	2,081	\$20.00 \$20.00	10,801	10,223	10,223	13,711	7,166	97.95%	6,545	98.06%	98.64%	0
First Bank & Trust Building 909 Poydras	545,157	12,900	\$18.50 \$19.50	76,477	65,254	58,170	55,882	53,959	85.97%	1,923	89.33%	90.10%	0
1250 Poydras Building	422,899	3,833	\$19.50 \$20.00	32,060	18,247	18,247	12,256	15,644	92.42%	(3,388)	95.69%	97.10%	0
One Canal Place 365 Canal Street	630,581	30,000	\$18.50 \$19.50	101,599	102,933	103,190	106,237	105,896	83.89%	341	83.64%	83.21%	2,131 1,493
Hancock Whitney Center (One Shell Square) 701 Poydras	1,256,991	50,000	\$18.50 \$20.00	89,945	80,447	80,447	90,225	90,225	92.84%	0	93.60%	92.82%	0
Pan American Life Center 601 Poydras	671,883	38,160	\$19.00 \$19.00	97,608	91,606	109,332	109,332	109,322	85.47%	10	83.73%	83.73%	27,231
Place St. Charles 201 St. Charles Avenue	1,004,484	14,744	\$21.00 \$22.00	82,197	82,197	64,343	76,274	89,828	91.82%	(13,554)	93.59%	92.41%	4,308
Poydras Center 650 Poydras	453,256	12,515	\$18.00 \$19.50	45,524	46,758	36,413	45,700	44,466	89.96%	1,234	91.97%	90.19%	0
400 Poydras Tower	608,608	22,594	\$17.50 \$19.00	89,423	86,123	86,123	62,342	59,608	85.31%	2,734	85.85%	90.21%	0
TOTAL	8,928,318		\$19.71	1,107,537	1,084,600	1,063,424	1,127,811	1,143,274	87.60%	(15,463)	88.09%	87.37%	35,163

**Net of electric

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)	(25,038)	(8,460)	(40,640)
1555 Poydras Building	467,671	(21,203)	(3,660)	(24,083)	(2,487)	(51,433)
1615 Poydras Building	509,565	0	6,823	0	0	6,823
Benson Tower - 1450 Poydras	540,208	0	0	0	0	0
Energy Centre - 1100 Poydras	761,500	3,349	6,800	(9,795)	(361)	(7)
Entergy Corp Building - 639 Loyola Avenue	526,041	578	0	(3,488)	6,545	3,635
First Bank & Trust Building - 909 Poydras	545,157	11,223	7,084	2,288	1,923	22,518
1250 Poydras Building	422,899	13,813	0	5,991	(3,388)	16,416
One Canal Place - 365 Canal Street	630,581	(1,334)	(257)	(3,047)	341	(4,297)
Hancock Whitner Center - 701 Poydras	1,256,991	9,498	0	(9,778)	0	(280)
Pan American Life Center - 601 Poydras	671,883	6,002	(17,726)	0	10	(11,714)
Place St. Charles - 201 St. Charles Avenue	1,004,484	0	17,854	(11,931)	(13,554)	(7,631)
Poydras Center - 650 Poydras	453,256	(1,234)	10,345	(9,287)	1,234	1,058
400 Poydras Tower	608,608	3,300	0	23,781	2,734	29,815
TOTAL	8,928,318	22,937	21,176	(64,387)	(15,463)	(35,737)
Percent Leased		87.55%	88.09%	87.37%	87.19%	

Prepared by Bruce Sossaman in cooperation with building owner representatives

Corporate Realty, Inc.

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	2nd Q 2018	3rd Q 2018	4th Q 2018	Absorption	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Sub-Lease Avail
IP Building 643 Magazine Street	83,974	3,454	\$18.00 \$18.50	0	3,971	6,363	3,971	8,825	(4,854)	100.00%	95.27%	92.42%	95.27%	89.49%	972
Exchange Centre 935 Gravier Street	355,274	40,000 (2 floors)	\$15.50 \$17.00	121,500	136,485	119,086	120,144	117,747	2,397	65.80%	61.58%	66.48%	66.18%	66.86%	10,739
1010 Common Building*	91,626	88,196	\$16.00	88,196	88,196	88,196	88,196	84,863	3,333	3.74%	3.74%	3.74%	3.74%	7.38%	0
Orleans Tower 1340 Poydras Street	378,895	39,370	\$14.50 \$15.50	119,177	104,757	106,289	102,794	102,056	738	68.55%	72.35%	71.95%	72.87%	73.06%	0
Whitney Bank Building**	339,504	9,632	\$16.50	27,448	34,448	34,448	34,448	0	34,448	91.92%	89.85%	89.85%	89.85%	100.00%	0
TOTAL	1,249,273		\$16.05	356,321	367,857	354,382	349,553	313,491	36,062	71.48%	70.55%	71.63%	72.02%	74.91%	11,711

*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, removing from survey end of 4th Qr 2018.

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)	2,392	(4,854)	(8,825)
Exchange Centre 935 Gravier Street	355,274	(14,985)	17,399	(1,058)	2,397	3,753
1010 Common Building	91,626	0	0	0	3,333	3,333
Orleans Tower 1340 Poydras Street	378,895	14,420	(1,532)	3,495	738	17,121
Whitney Bank Building	339,504	(7,000)	0	0	34,448	27,448
TOTAL	1,249,273	(11,535)	13,475	4,829	36,062	42,830

Percentage Leased

70.55%

71.63%

72.02%

74.91%

Class A Office Building Occupancy Metairie, Louisiana

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	Available Sq Ft				Absorption		Percent Leased				Sub- lease Avail
				4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	4th Q 2018	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	
Galleria	465,985	34,194	\$25.00	73,901	71,781	80,976	76,438	74,156	2,282	84.60%	82.62%	83.60%	84.09%	0
Heritage Plaza	353,000	6,473	\$23.00	20,649	25,219	21,066	21,066	17,040	4,026	92.86%	94.03%	94.03%	95.17%	0
One Lakeway	300,816	26,049	\$24.00	47,643	47,643	47,643	48,697	48,697	0	84.16%	84.16%	83.81%	83.81%	7,909
Two Lakeway	449,309	16,409	\$24.00	76,552	76,552	76,552	74,989	74,989	0	82.96%	82.96%	83.31%	83.31%	0
Three Lakeway	471,745	8,901	\$24.00	23,628	25,987	29,530	26,616	29,019	(2,403)	94.49%	93.74%	94.36%	93.85%	0
TOTAL	2,040,855		\$24.26	242,373	247,182	255,767	247,806	243,901	3,905	87.89%	87.47%	87.86%	88.05%	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)	4,538	2,282	(255)
Heritage Plaza	353,000	(4,570)	4,153	0	4,026	3,609
One Lakeway	300,816	0	0	(1,054)	0	(1,054)
Two Lakeway	449,309	0	0	1,563	0	1,563
Three Lakeway	471,745	(2,359)	(3,543)	2,914	(2,403)	(5,391)
TOTAL	2,040,855	(4,809)	(8,585)	7,961	3,905	(1,528)

Percent Leased

87.89%

87.47%

87.86%

88.05%

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	3rd Q 2018	4th Q 2018	Absorption	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Sub-Lease Avail
						Available Sq Ft					Percent Leased				
110 Veterans Building	129,000	3,113	\$20.50	0	0	0	3,113	3,113	0	100.00%	100.00%	100.00%	97.59%	97.59%	0
2121 Airline Drive Building	123,360	4,884	\$22.00	17,126	17,126	17,126	8,304	6,834	1,470	86.12%	86.12%	86.12%	93.27%	94.46%	0
3421 North Causeway	125,243	6,361	\$18.50	8,300	7,096	7,096	13,457	18,155	(4,698)	93.37%	94.33%	94.33%	89.26%	85.50%	0
3501 North Causeway	112,741	11,500	\$19.50	11,285	22,933	22,933	22,933	28,162	(5,229)	89.99%	79.66%	79.66%	79.66%	75.02%	2,800
3445 North Causeway	127,887	14,000	\$19.00	18,850	14,624	29,232	18,459	31,342	(12,883)	85.26%	88.56%	77.14%	85.57%	75.49%	0
Causeway Plaza I	108,718	2,926	\$21.00	2,129	3,744	3,744	3,830	2,926	904	98.04%	96.56%	96.56%	96.48%	97.31%	0
3510 North Causeway															
Causeway Plaza II	108,718	0	\$21.00	845	1,245	0	0	0	0	99.22%	98.85%	100.00%	100.00%	100.00%	1,250
3300 West Esplanade															
Causeway Plaza III	108,718	5,781	\$21.00	13,623	8,036	5,781	5,781	5,781	0	87.47%	92.61%	94.68%	94.68%	94.68%	0
3330 West Esplanade															
Executive Tower	185,463	12,854	\$19.50	35,734	25,667	24,548	25,657	25,436	221	80.73%	86.16%	86.76%	86.17%	86.29%	0
3500 North Causeway															
Latter Center West	96,979	2,352	\$20.00	7,386	3,787	4,494	4,497	4,497	0	92.38%	96.10%	95.37%	95.36%	95.36%	0
2800 Veterans															
Metairie Center	90,637	3,025	\$19.50	12,029	12,029	8,565	9,291	9,291	0	86.73%	86.73%	90.55%	89.75%	89.75%	0
2424 Edenborn															
Metairie Office Tower	94,083	1,199	\$21.00	2,181	2,181	2,181	1,749	550	1,199	97.68%	97.68%	97.68%	98.14%	99.42%	0
Severn Place	86,219	0	\$19.75	4,222	2,929	762	0	0	0	95.10%	96.60%	99.12%	100.00%	100.00%	0
2450 Severn															
TOTAL	1,497,766		\$20.25	133,710	121,398	126,462	117,071	136,087	(19,016)	91.07%	91.89%	91.56%	92.18%	90.91%	4,050

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	(3,113)	0	(3,113)
2121 Airline Drive Building (1st Qr. 2018)	123,360	0	0	8,822	1,470	0
3421 North Causeway	125,243	1,204	0	(6,361)	(4,698)	(9,855)
3501 North Causeway	112,741	(11,648)	0	0	(5,229)	(16,877)
3445 North Causeway	127,887	4,226	(14,608)	10,773	(12,883)	(12,492)
Causeway Plaza I 3510 North Causeway	108,718	(1,615)	0	(86)	904	(797)
Causeway Plaza II 3300 West Esplanade	108,718	(401)	1,246	0	0	845
Causeway Plaza III 3330 West Esplanade	108,718	5,587	2,255	0	0	7,842
Executive Tower 3500 North Causeway	185,463	10,067	1,119	(1,109)	221	10,298
Latter Center West 2800 Veterans	96,979	3,599	(707)	(3)	0	2,889
Metairie Center 2424 Edenborn	90,637	0	3,464	(726)	0	2,738
Metairie Office Tower	94,083	0	0	432	1,199	1,631
Severn Place 2450 Severn	86,219	1,293	2,167	762	0	4,222
TOTAL	1,497,766	12,312	(5,064)	9,391	(19,016)	(2,377)

Percent Leased

91.89%

91.56%

92.18%

90.91%

Office Building Occupancy Elmwood

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Absorption	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Sub- lease Avail
				Available Sq Ft						Percent Leased					
880 Commerce Road West	93,629	13,535	\$18.50	18,631	19,821	21,876	21,876	21,876	0	80.10%	78.83%	76.64%	76.64%	76.64%	0
800 West Commerce	91,628	5,272	\$19.50	20,959	20,009	16,350	16,350	16,350	0	77.13%	78.16%	82.16%	82.16%	82.16%	0
990 N. Corporate Park	56,065	18,400	\$18.50	56,065	56,065	56,065	43,558	21,527	22,031	0.00%	0.00%	0.00%	22.31%	61.60%	0
TOTAL	241,322		\$18.65	95,655	95,895	94,291	81,784	59,753	22,031	60.36%	60.26%	60.93%	66.11%	75.24%	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	12,507	22,031	34,538
TOTAL	241,322	(240)	1,604	12,507	22,031	35,902

Percent Leased

60.26%

60.93%

66.11%

75.24%

Office Building Occupancy

Kenner / West Metairie

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Absorption	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Sub- Lease Avail
						Available Sq Ft						Percent Leased			
2400 Veterans Building	133,195	17,664	\$18.50	10,940	16,875	13,704	28,663	25,938	2,715	92%	87%	90%	78%	81%	-
Riverside I 6660 Riverside Drive	32,181	1,509	\$17.50	2,042	2,042	2,042	1,509	1,509	-	94%	94%	94%	95%	95%	-
Riverside II 6620 Riverside Drive	58,057	7,350	\$17.50	17,421	17,050	17,050	17,050	17,050	-	70%	71%	71%	71%	71%	-
TOTAL	223,433		\$18.10	30,403	35,967	32,796	47,212	44,497	2,715	86.4%	83.9%	85.3%	78.9%	80.1%	-

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	133,195	(5,935)	3,171	(14,949)	2,715	(14,998)
RIVERSIDE I 6660 Riverside Drive	32,181	0	0	533	0	533
RIVERSIDE II 6620 Riverside Drive	58,057	371	0	0	0	371
TOTAL	223,433	(5,564)	3,171	(14,416)	2,715	(14,094)

Percent Leased

83.90% 85.32% 78.87% 80.08%

Class A Office Building Occupancy westbank

Building	Building Rentable Sq Ft	Largest Contiguous Block	Rental Rate Range	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Absorption	4th Q 2017	1st Q 2018	2nd Q 2018	3rd Q 2018	4th Q 2018	Sub- Lease Avail
					Available Sq Ft						Percent Leased				
Manhattan Place	62,066	2,400	\$18.00	1,500	1,500	2,700	2,700	4,463	(1,763)	(4,463)	97.58%	95.65%	95.65%	92.81%	0
Oakwood Corporate Center	132,550	8,028	\$19.00	19,735	19,735	19,735	20,125	21,324	(1,199)	85.11%	85.11%	85.11%	84.82%	83.91%	0
Timbers Office Building	128,183	4,500	\$14.00	12,817	12,817	14,460	15,890	15,890	0	90.00%	90.00%	88.72%	87.60%	87.60%	0
Westpark Office Building	108,889	0	\$18.00	0	0	0	0	0	0	100.00%	100.00%	100.00%	100.00%	100.00%	0
TOTAL	431,688		\$17.20	34,052	34,052	36,895	38,715	41,677	(2,962)	92.11%	92.11%	91.45%	91.03%	90.35%	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)	0	(1,763)	(2,963)
Oakwood Corporate Center	132,550	0	0	(390)	(1,199)	(1,589)
Timbers Office Building	128,183	0	(1,643)	(1,430)	0	(3,073)
Westpark Office Building	108,889	0	0	0	0	0
TOTAL	431,688	0	(2,843)	(1,820)	(2,962)	(7,625)

Percent Leased

92.11%

91.50%

91.03%

90.35%