

2025 4TH QUARTER
Office Occupancy and Absorption Survey
for New Orleans Central Business District, Metairie, Kenner, and West Bank



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Class A Office Building Occupancy

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
1515 Poydras Building 1515 Poydras St.	529,474	377,304	\$20.00	\$22.00	409,728	409,728	0	22.62%	22.62%	0
1555 Poydras Building 1555 Poydras St.	467,671	27,350	\$20.00	\$22.00	113,305	116,426	(3,121)	75.77%	75.11%	0
1615 Poydras Building 1615 Poydras St.	501,741	105,220		\$17.50	194,223	194,223	0	61.29%	61.29%	99,217
Benson Tower 1450 Poydras St.	540,208	0	\$20.00	\$22.00	0	0	0	100.00%	100.00%	0
Energy Centre 1100 Poydras St.	761,500	24,716		\$21.00	97,271	95,185	2,086	87.23%	87.50%	12,864
Entergy Building 639 Loyola Ave.	526,041	5,024		\$23.25	8,482	8,482	0	98.39%	98.39%	0
BankPlus Tower* 909 Poydras St.	531,929	20,282	\$20.50	\$21.00	103,465	103,465	0	80.55%	80.55%	0
1250 Poydras Building 1250 Poydras St.	422,899	13,098	\$19.50	\$21.50	51,380	51,380	0	87.85%	87.85%	0
One Canal Place 365 Canal St.	630,581	40,000	\$20.00	\$22.00	196,869	202,922	(6,053)	68.78%	67.82%	9,413 6,351
Hancock Whitney Center 701 Poydras St.	1,256,991	138,054 Floors 7-12	\$19.00	\$20.00	230,507	230,507	0	81.66%	81.66%	22,814 22,985
Pan-American Life Center 601 Poydras St.	671,883	38,160		\$21.00	131,519	130,840	679	80.43%	80.53%	0
Place St. Charles 201 St. Charles Ave.	1,004,484	65,000	\$22.00	\$23.00	198,837	191,438	7,399	80.21%	80.94%	0
Poydras Center 650 Poydras St.	453,256	13,864		\$20.00	91,857	91,857	0	79.73%	79.73%	0
400 Poydras Tower 400 Poydras St.	608,608	22,565	\$19.00	\$21.00	98,938	98,938	0	83.74%	83.74%	0
TOTAL	8,907,266			\$19.95	1,926,381	1,925,391	990	78.37%	78.38%	173,644

* Formerly First Bank & Trust Tower

** Place St. Charles net of utilities

Class A Office Building Absorption

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
1515 Poydras Building 1515 Poydras St.	529,474	0	0	0	0	0
1555 Poydras Building 1555 Poydras St.	467,671	0	22,497	0	(3,121)	19,376
1615 Poydras Building 1615 Poydras St.	501,741	0	(26,980)	0	0	(26,980)
Benson Tower 1450 Poydras St.	540,208	4,800	0	0	0	4,800
Energy Centre 1100 Poydras St.	761,500	0	0	0	2,086	2,086
Entergy Building 639 Loyola Ave.	526,041	(818)	0	0	0	(818)
BankPlus Tower 909 Poydras St.	531,929	(2,157)	2,157	(6,461)	0	(6,461)
1250 Poydras Building 1250 Poydras St.	422,899	(16,387)	0	14,951	0	(1,436)
One Canal Place 365 Canal St.	630,581	(4,091)	(16,919)	6,050	(6,053)	(21,013)
Hancock Whitney Center 701 Poydras St.	1,256,991	0	(15,918)	15,918	0	0
Pan-American Life Center 601 Poydras St.	671,883	0	0	3,481	679	4,160
Place St. Charles 201 St. Charles Ave.	1,004,484	(4,023)	(11,995)	(1,151)	7,399	(9,770)
Poydras Center 650 Poydras St.	453,256	11,112	0	(4,668)	0	6,444
400 Poydras Tower 400 Poydras St.	608,608	(28,997)	3,632	(4,855)	0	(30,220)
TOTAL	8,907,266	(40,561)	(43,526)	23,265	990	(59,832)

Percent Leased

78.60%

78.11%

78.37%

78.38%

Class B Office Building Occupancy

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
IP Building 643 Magazine St.	83,974	16,200		\$18.50	18,907	18,007	900	77.48%	78.56%	0
Exchange Centre 935 Gravier St.	355,274	19,738		\$17.00	152,102	152,102	0	57.19%	57.19%	0
Orleans Tower 1340 Poydras St.	378,895	18,444	\$15.00	\$16.00	77,833	79,677	(1,844)	79.46%	78.97%	0
TOTAL	818,143			\$16.46	248,842	249,786	(944)	69.58%	69.47%	0

Class B Office Building Absorption

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
IP Building 643 Magazine St.	83,974	1,059	0	3,066	900	5,025
Exchange Centre 935 Gravier St.	355,274	(3,644)	(2,350)	(46,852)	0	(52,846)
Orleans Tower 1340 Poydras St.	378,895	(4,061)	0	(4,832)	(1,844)	(10,737)
TOTAL	818,143	(6,646)	(2,350)	(48,618)	(944)	(58,558)

Percent Leased

75.81%

75.53%

69.58%

69.47%

Class A Office Building Occupancy

METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
Galleria One Galleria Blvd.	465,985	13,399		\$26.00	80,256	80,256	0	82.78%	82.78%	0
Heritage Plaza 111 Veterans Blvd.	353,000	15,181	\$24.00	\$25.00	34,921	34,921	0	90.11%	90.11%	0
One Lakeway 3900 N. Causeway Blvd.	300,816	26,000	\$25.00	\$25.50	59,222	59,890	(668)	80.31%	80.09%	0
Two Lakeway 3850 N. Causeway Blvd.	449,309	24,000	\$25.00	\$25.50	85,200	85,200	0	81.04%	81.04%	4,276
Three Lakeway 3838 N. Causeway Blvd.	471,745	27,000	\$25.00	\$26.50	89,541	89,541	0	81.02%	81.02%	0
TOTAL	2,040,855			\$25.41	349,140	349,808	(668)	82.89%	82.86%	4,276

Class A Office Building Absorption

METAIRIE

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
Galleria One Galleria Blvd.	465,985	(14,449)	4,786	10,044	0	381
Heritage Plaza 111 Veterans Blvd.	353,000	(997)	14,114	6,002	0	19,119
One Lakeway 3900 N. Causeway Blvd.	300,816	0	1,366	0	(668)	698
Two Lakeway 3850 N. Causeway Blvd.	449,309	0	0	1,133	0	1,133
Three Lakeway 3838 N. Causeway Blvd.	471,745	0	0	2,314	0	2,314
TOTAL	2,040,855	(15,446)	20,266	19,493	(668)	23,645

Percent Leased

80.94%

81.94%

82.89%

82.86%

Class B Office Building Occupancy

METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
110 Veterans Building 110 Veterans Blvd.	129,407	7,301		\$21.00	17,832	17,143	689	86.22%	86.75%	0
Burns & Wilcox Center 2121 Airline Dr.	123,360	4,569		\$23.00	9,879	9,879	0	91.99%	91.99%	0
3421 N. Causeway Building 3421 N. Causeway Blvd.	124,371	2,477	\$19.50	\$21.00	4,417	6,418	(2,001)	96.45%	94.84%	0
3501 N. Causeway Building 3501 N. Causeway Blvd.	112,741	2,299		\$21.00	2,700	4,327	(1,627)	97.61%	96.16%	0
3445 N. Causeway Building 3445 N. Causeway Blvd.	127,887	1,847		\$21.00	9,779	9,779	0	92.35%	92.35%	0
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	8,798	\$21.00	\$22.00	17,337	15,788	1,549	84.05%	85.48%	0
Causeway Plaza II 3300 W. Esplanade Ave.	108,718	7,414	\$21.00	\$22.00	22,217	22,217	0	79.56%	79.56%	0
Causeway Plaza III 3330 W. Esplanade Ave.	108,718	18,374	\$21.00	\$22.00	20,776	20,776	0	80.89%	80.89%	0
Executive Tower 3500 N. Causeway Blvd.	188,420	10,242		\$22.00	23,435	37,501	(14,066)	87.56%	80.10%	5,587
Latter Center West 2800 Veterans Blvd.	96,979	8,053	\$21.00	\$23.00	8,053	8,053	0	91.70%	91.70%	0
Metairie Center 2424 Edenborn Ave.	90,637	2,774		\$18.50	12,117	9,644	2,473	86.63%	89.36%	0
Metairie Office Tower 433 Metairie Rd.	94,083	2,500		\$25.50	3,328	3,026	302	96.46%	96.78%	0
Severn Place 2450 Severn Ave.	85,828	4,614	\$19.50	\$19.75	9,797	9,797	0	88.59%	88.59%	0
TOTAL	1,499,867			\$21.45	161,667	174,348	(12,681)	89.22%	88.38%	5,587

Class B Office Building Absorption

METAIRIE

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
110 Veterans Building 110 Veterans Blvd.	129,407	(3,401)	12,496	25	689	9,809
Burns & Wilcox Center 2121 Airline Dr.	123,360	0	13,570	0	0	13,570
3421 N. Causeway Building 3421 N. Causeway Blvd.	124,371	(1,497)	1,411	0	(2,001)	(2,087)
3501 N. Causeway Building 3501 N. Causeway Blvd.	112,741	0	700	0	(1,627)	(927)
3445 N. Causeway Building 3445 N. Causeway Blvd.	127,887	0	4,590	6,794	0	11,384
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	0	0	0	1,549	1,549
Causeway Plaza II 3300 W. Esplanade Ave.	108,718	(4,011)	0	0	0	(4,011)
Causeway Plaza III 3330 W. Esplanade Ave.	108,718	0	0	(18,374)	0	(18,374)
Executive Tower 3500 N. Causeway Blvd.	188,420	0	0	840	(14,066)	(13,226)
Latter Center West 2800 Veterans Blvd.	96,979	0	0	0	0	0
Metairie Center 2424 Edenborn Ave.	90,637	0	(324)	(4,180)	2,473	(2,031)
Metairie Office Tower 433 Metairie Rd.	94,083	967	(1,596)	2,171	302	1,844
Severn Place 2450 Severn Ave.	85,828	0	0	0	0	0
TOTAL	1,499,867	(7,942)	30,847	(12,724)	(12,681)	(2,500)

Percent Leased

88.01%

90.07%

89.22%

88.38%

Office Building Occupancy

KENNER / WEST METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
2400 Veterans Building 2400 Veterans Memorial Blvd.	132,965	4,277	\$20.50	\$22.50	19,623	19,623	0	85.24%	85.24%	0
6660 Riverside Dr.	32,181	686		\$22.00	1,012	1,012	0	96.86%	96.86%	0
6620 Riverside Dr.	58,057	12,799		\$22.00	26,628	26,628	0	54.13%	54.13%	0
TOTAL	223,203			\$21.70	47,263	47,263	0	78.83%	78.83%	0

Office Building Absorption

KENNER / WEST METAIRIE

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
2400 Veterans Building 2400 Veterans Memorial Blvd.	132,965	3,684	(100)	727	0	4,311
6660 Riverside Dr.	32,181	(690)	0	4	0	(686)
6620 Riverside Dr.	58,057	(72)	0	(195)	0	(267)
TOTAL	223,203	2,922	(100)	536	0	3,358

Percent Leased

78.63%

78.58%

78.83%

78.83%

Office Building Occupancy

ELMWOOD

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
880 W. Commerce Rd.	93,629	6,249		\$18.50	27,392	27,392	0	70.74%	70.74%	0
800 W. Commerce Rd.	91,628	3,767		\$19.50	6,720	6,720	0	92.67%	92.67%	0
990 N. Corporate Pk.	56,065	4,039		\$19.50	4,039	4,039	0	92.80%	92.80%	0
TOTAL	241,322			\$19.11	38,151	38,151	0	84.19%	84.19%	0

Office Building Absorption

ELMWOOD

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
880 W. Commerce Rd.	93,629	0	0	0	0	0
800 W. Commerce Rd.	91,628	1,706	(1,272)	0	0	434
990 N. Corporate Pk.	56,065	11,393	0	1,568	0	12,961
TOTAL	241,322	13,099	(1,272)	1,568	0	13,395

Percent Leased

84.07%

83.54%

84.19%

84.19%

Office Building Occupancy

WEST BANK

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					3rd Q 2025	4th Q 2025	4th Q 2025	3rd Q 2025	4th Q 2025	
Manhattan Place 2439 Manhattan Blvd.	62,066	2,529	\$16.00	\$17.50	10,255	10,255	0	83.48%	83.48%	0
Oakwood Corporate Center 401 Whitney Ave.	132,550	11,471	\$19.50	\$20.50	28,216	28,216	0	78.71%	78.71%	0
Timbers Office Building 2401 Westbend Pkwy.	128,183	20,942		\$14.00	22,151	22,151	0	82.72%	82.72%	0
Westpark Office Building 3401 General De Gaulle Dr.	108,889	0		\$18.00	0	0	0	100.00%	100.00%	0
TOTAL	431,688			\$17.25	60,622	60,622	0	85.96%	85.96%	0

Office Building Absorption

WEST BANK

Building	Total RSF	Absorption				
		1st Q 2025	2nd Q 2025	3rd Q 2025	4th Q 2025	Year-to-Date
Manhattan Place 2439 Manhattan Blvd.	62,066	0	(6,505)	0	0	(6,505)
Oakwood Corporate Center 401 Whitney Ave.	132,550	0	4,875	0	0	4,875
Timbers Office Building 2401 Westbend Pkwy.	128,183	0	0	0	0	0
Westpark Office Building 3401 General De Gaulle Dr.	108,889	0	0	0	0	0
TOTAL	431,688	0	(1,630)	0	0	(1,630)

Percent Leased

86.33%

85.96%

85.96%

85.96%

2025 4TH QUARTER

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CORPORATE REALTY

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