2026 1ST QUARTER

Office Occupancy and Absorption Survey

for New Orleans Central Business District, Metairie, Kenner, and West Bank

CORPORATE REALTY

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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
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
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	25,647	$20.00	$22.00	116,426	116,426	0	75.11%	75.11%	0
1615 Poydras Building 1615 Poydras St.	501,741	105,220		$17.50	194,223	167,243	26,980	61.29%	66.67%	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	95,185	101,800	(6,615)	87.50%	86.63%	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	$20.00	$22.00	103,465	111,017	(7,552)	80.55%	79.13%	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	60,000	$21.00	$23.00	202,922	173,408	29,514	67.82%	72.50%	9,413
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	19,635	$20.00	$21.00	130,840	116,000	14,840	80.53%	82.74%	0
Place St. Charles** 201 St. Charles Ave.	1,004,484	65,000	$22.00	$23.00	191,438	185,354	6,084	80.94%	81.55%	0
Poydras Center 650 Poydras St.	453,256	9,698	$19.50	$21.00	91,857	89,956	1,901	79.73%	80.15%	0
400 Poydras Tower 400 Poydras St.	608,608	30,000	$19.50	$23.00	98,938	107,976	(9,038)	83.74%	82.26%	0
TOTAL	**8,907,266**			**$20.10**	**1,925,391**	**1,869,277**	**56,114**	**78.38%**	**79.01%**	**167,293**

** Formerly First Bank & Trust Tower*
*** Place St. Charles net of utilities*

Prepared by Bruce Sossman in cooperation with building owner representatives

CORPORATE REALTY

Class A Office Building Absorption

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
1515 Poydras Building 1515 Poydras St.	529,474	0				0
1555 Poydras Building 1555 Poydras St.	467,671	0				0
1615 Poydras Building 1615 Poydras St.	501,741	26,980				26,980
Benson Tower 1450 Poydras St.	540,208	0				0
Energy Centre 1100 Poydras St.	761,500	(6,615)				(6,615)
Entergy Building 639 Loyola Ave.	526,041	0				0
BankPlus Tower 909 Poydras St.	531,929	(7,552)				(7,552)
1250 Poydras Building 1250 Poydras St.	422,899	0				0
One Canal Place 365 Canal St.	630,581	29,514				29,514
Hancock Whitney Center 701 Poydras St.	1,256,991	0				0
Pan-American Life Center 601 Poydras St.	671,883	14,840				14,840
Place St. Charles 201 St. Charles Ave.	1,004,484	6,084				6,084
Poydras Center 650 Poydras St.	453,256	1,901				1,901
400 Poydras Tower 400 Poydras St.	608,608	(9,038)				(9,038)
TOTAL	**8,907,266**	**56,114**				**56,114**
Percent Leased		**79.01%**				

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CORPORATE REALTY

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
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
IP Building 643 Magazine St.	83,974	16,200		$18.50	18,007	18,007	0	78.56%	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	79,677	79,677	0	78.97%	78.97%	0
TOTAL	**818,143**			**$16.46**	**249,786**	**249,786**	**0**	**69.47%**	**69.47%**	**0**

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Class B Office Building Absorption

CENTRAL BUSINESS DISTRICT, NEW ORLEANS

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
IP Building 643 Magazine St.	83,974	0				0
Exchange Centre 935 Gravier St.	355,274	0				0
Orleans Tower 1340 Poydras St.	378,895	0				0
TOTAL	**818,143**	**0**				**0**

Percent Leased **69.47%**

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CORPORATE REALTY

Class A Office Building Occupancy

METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
Galleria One Galleria Blvd.	465,985	13,505		$26.00	80,256	43,900	36,356	82.78%	90.58%	0
Heritage Plaza 111 Veterans Blvd.	353,000	15,181	$24.00	$25.00	34,921	30,014	4,907	90.11%	91.50%	0
One Lakeway 3900 N. Causeway Blvd.	300,816	26,000	$25.00	$25.50	59,890	59,890	0	80.09%	80.09%	0
Two Lakeway 3850 N. Causeway Blvd.	449,309	24,000	$25.00	$25.50	85,200	86,741	(1,541)	81.04%	80.69%	0
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**	**349,808**	**310,086**	**39,722**	**82.86%**	**84.81%**	**0**

Prepared by Bruce Sossman in cooperation with building owner representatives

Class A Office Building Absorption

METAIRIE

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
Galleria One Galleria Blvd.	465,985	36,356				36,356
Heritage Plaza 111 Veterans Blvd.	353,000	4,907				4,907
One Lakeway 3900 N. Causeway Blvd.	300,816	0				0
Two Lakeway 3850 N. Causeway Blvd.	449,309	(1,541)				(1,541)
Three Lakeway 3838 N. Causeway Blvd.	471,745	0				0
TOTAL	**2,040,855**	**39,722**				**39,722**
Percent Leased		**84.81%**				

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Class B Office Building Occupancy

METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
110 Veterans Building 110 Veterans Blvd.	129,407	7,301		$21.00	17,143	19,043	(1,900)	86.75%	85.28%	0
Burns & Wilcox Center 2121 Airline Dr.	123,360	4,569	$23.00	$25.00	9,879	9,879	0	91.99%	91.99%	0
3421 N. Causeway Building 3421 N. Causeway Blvd.	124,371	2,477		$20.50	6,418	6,162	256	94.84%	95.05%	0
3501 N. Causeway Building 3501 N. Causeway Blvd.	112,741	2,299		$21.00	4,327	4,327	0	96.16%	96.16%	0
3445 N. Causeway Building 3445 N. Causeway Blvd.	127,887	2,825		$21.00	9,779	7,650	2,129	92.35%	94.02%	0
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	8,798	$21.00	$22.00	15,788	15,788	0	85.48%	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	25,000	(4,224)	80.89%	77.00%	0
Executive Tower 3500 N. Causeway Blvd.	188,420	10,242		$22.00	37,501	37,501	0	80.10%	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	9,644	10,961	(1,317)	89.36%	87.91%	0
Metairie Office Tower 433 Metairie Rd.	94,083	1,500		$25.50	3,026	2,254	772	96.78%	97.60%	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**			**$21.56**	**174,348**	**178,632**	**(4,284)**	**88.38%**	**88.09%**	**5,587**

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Class B Office Building Absorption

METAIRIE

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
110 Veterans Building 110 Veterans Blvd.	129,407	(1,900)				(1,900)
Burns & Wilcox Center 2121 Airline Dr.	123,360	0				0
3421 N. Causeway Building 3421 N. Causeway Blvd.	124,371	256				256
3501 N. Causeway Building 3501 N. Causeway Blvd.	112,741	0				0
3445 N. Causeway Building 3445 N. Causeway Blvd.	127,887	2,129				2,129
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	0				0
Causeway Plaza II 3300 W. Esplanade Ave.	108,718	0				0
Causeway Plaza III 3330 W. Esplanade Ave.	108,718	(4,224)				(4,224)
Executive Tower 3500 N. Causeway Blvd.	188,420	0				0
Latter Center West 2800 Veterans Blvd.	96,979	0				0
Metairie Center 2424 Edenborn Ave.	90,637	(1,317)				(1,317)
Metairie Office Tower 433 Metairie Rd.	94,083	772				772
Severn Place 2450 Severn Ave.	85,828	0				0
TOTAL	**1,499,867**	**(4,284)**	**0**	**0**	**0**	**(4,284)**
Percent Leased		**88.09%**				

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Office Building Occupancy

KENNER / WEST METAIRIE

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF		Absorption	Percent Leased		Sublease Available
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
2400 Veterans Building 2400 Veterans Memorial Blvd.	132,965	4,277	$23.00	$24.00	19,623	19,623	0	85.24%	85.24%	0
6660 Riverside Dr.	32,181	690	$21.00	$23.00	1,012	1,016	(4)	96.86%	96.84%	0
6620 Riverside Dr.	58,057	9,837	$21.00	$23.00	26,628	27,085	(457)	54.13%	53.35%	0
TOTAL	**223,203**			**$22.89**	**47,263**	**47,724**	**(461)**	**78.83%**	**78.62%**	**0**

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Office Building Absorption

KENNER / WEST METAIRIE

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
2400 Veterans Building 2400 Veterans Memorial Blvd.	132,965	0				0
6660 Riverside Dr.	32,181	(4)				(4)
6620 Riverside Dr.	58,057	(457)				(457)
TOTAL	**223,203**	**(461)**				**(461)**
Percent Leased		**78.62%**				

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Office Building Occupancy

ELMWOOD

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF		Absorption	Percent Leased		Sublease Available
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
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**

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Office Building Absorption

ELMWOOD

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
880 W. Commerce Rd.	93,629	0				0
800 W. Commerce Rd.	91,628	0				0
990 N. Corporate Pk.	56,065	0				0
TOTAL	**241,322**	**0**				**0**

Percent Leased **84.19%**

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CORPORATE REALTY

Office Building Occupancy

WEST BANK

Building	Total RSF	Largest Contiguous Block	Rental Rate Range		Total RSF Available		Absorption	Percent Leased		Sublease Available
					4th Q 2025	1st Q 2026	1st Q 2026	4th Q 2025	1st Q 2026	
Manhattan Place 2439 Manhattan Blvd.	62,066	2,529	$16.00	$17.50	10,255	16,660	(6,405)	83.48%	73.16%	0
Oakwood Corporate Center 401 Whitney Ave.	132,550	7,166	$19.50	$20.50	28,216	33,091	(4,875)	78.71%	75.04%	0
Timbers Office Building 2401 Westbend Pkwy.	128,183	20,942		$14.00	22,151	22,699	(548)	82.72%	82.29%	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**	**72,450**	**(11,828)**	**85.96%**	**83.22%**	**0**

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Office Building Absorption

WEST BANK

Building	Total RSF	Absorption				
		1st Q 2026	2nd Q 2026	3rd Q 2026	4th Q 2026	Year-to-Date
Manhattan Place 2439 Manhattan Blvd.	62,066	(6,405)				(6,405)
Oakwood Corporate Center 401 Whitney Ave.	132,550	(4,875)				(4,875)
Timbers Office Building 2401 Westbend Pkwy.	128,183	(548)				(548)
Westpark Office Building 3401 General De Gaulle Dr.	108,889	0				0
TOTAL	**431,688**	**(11,828)**				**(11,828)**

Percent Leased **83.22%**

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2026 1ST QUARTER

Office Occupancy and Absorption Survey

for New Orleans Central Business District, Metairie, Kenner, and West Bank

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