

2025 GREATER NEW ORLEANS

# Office Market Report



**CORPORATE REALTY**

## LETTER FROM OUR PRESIDENT

For many years, when asked about the state of the New Orleans office market, I have responded that the New Orleans office market is not a market of peaks and valleys but rather that we have learned to live, and function reasonably well, in the “valley.” More specifically, life in our valley rewards those that understand and can adapt to the realities of a small, relatively flat office market. 2025 was largely another year of living, operating, and taking advantage of those opportunities that exist in a valley; however, there were a handful of transactions and trends in 2025 that suggest that changes are taking place in our valley.

Let’s begin by summarizing (and thanks to AI for helping summarize) the characteristics of a valley—

- Stability rather than volatility
- Sustainability rather than rapid ascent
- Adaption rather than expansion
- Protection from extremes
- Long-term functionality despite lacking dramatic growth
- An ecosystem that learns how to survive with somewhat limited sunlight (i.e., new capital), slower movement (i.e., less new tenant demand), and constrained resources (no new buildings)
- Lower expectations but greater realism
- Efficiencies born of necessity

While raw data might suggest that 2025 was just another year in the valley, I believe that 2025 will ultimately be viewed as a turning point in our office market.

- For the first time in over 25 years, construction began on a major new office building. The development team of River District Neighborhood Investors, LLC (RDNI) began construction of a new 142,000-sf Class A office building for Shell Oil. Prior to this project breaking ground, the last office building to open in the CBD was Dominion Tower (now Benson Tower) in 1989, and the last major office building to be completed in Metairie was Three Lakeway (opened in 1987).

- After more than a decade with only one Class A office building sale, the last twelve months saw three Class A office buildings get new ownership. Our expectation is that we will see at least two additional Class A office building sales in 2026. Investors see opportunities in the New Orleans office market. And new owners will bring new capital investment and new optimism to our existing office building inventory.
- Notwithstanding some of our data, rental rates are increasing. More importantly, both landlords and tenants recognize this fact and also recognize that higher rental rates are a necessity to own, operate, renovate, and maintain Class A office buildings in a manner necessary to attract and retain quality tenants. Rental rates will continue to increase more significantly over the next few years.
- New leadership was elected in New Orleans at the end of 2025, which has brought new optimism to our business community. Sustained optimism, supported by coherent plans and policies, will result in economic and quality of life progress.

Hard to believe that 2026 is almost half behind us; here’s to a fun and prosperous balance of the year in our valley.

**MICHAEL J SIEGEL**  
PRESIDENT

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# 2025 Overview

New Orleans' office market is showing real signs of life: employees are largely back at their desks, with hybrid work remaining the exception rather than the rule, and fresh political leadership is fueling broader optimism. Yet a stubborn financial tension persists: insurance, interest rates, and construction costs remain severely misaligned with current rental rates, creating a growing divide between well-capitalized landlords who can invest in premium build outs and those burdened by debt who cannot. Tenant improvement allowances continue to rise but rarely cover full build-out costs, leaving tenants routinely funding the gap themselves. Meanwhile, smaller firms are prioritizing flexibility and shorter leases, while larger corporate tenants are committing to decade-long deals in exchange for high-quality, custom-built spaces. Office rents must rise to reflect the true cost of ownership, or the market's financial health will remain under pressure.

## NOTEWORTHY TRANSACTIONS

**JANUARY 2025**

### Shell USA: *Begins Construction*

This 142,000-sf building in the River District development site adjacent to the New Orleans Ernest N. Morial Convention Center is the first new building in this development and the first new office building to break ground in New Orleans since 1989.



**APRIL 2025**

### Xavier/Ochsner College of Medicine: *Begins Construction*

Xavier/Ochsner College of Medicine begins construction on its new, approximately 70,000-sf medical school premises at the Benson Tower Annex at 1400 Poydras Street.

**JULY 2025**

### 1515 Poydras: *Purchased*

1515 Poydras is purchased by Mrs. Gayle M. Benson. The 529,474-rsf, 27-story Class A office tower will play a strategic role in long-term growth and innovation in the downtown area.



**MID-2025**

### Resource Bank: *Leased*

Resource Bank Building at 5100 Tchoupitoulas is 100% leased; tenants include Resource Bank, JW Transport Company, and Camenzuli Dental Excellence.

2

major leases over 100,000 rsf

7

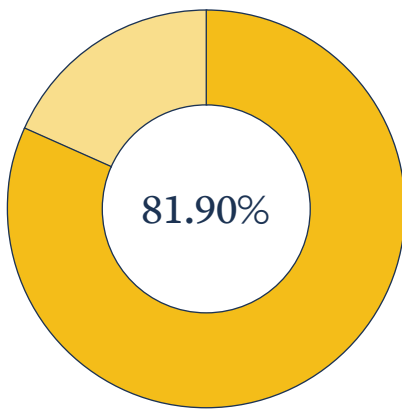
office buildings sold



# Latter Center West

Latter Center West was acquired by Belle Chasse Marine Transportation in December 2025.

## TOTAL 2025 OCCUPANCY



**-0.38%**  
occupancy decrease since 2024

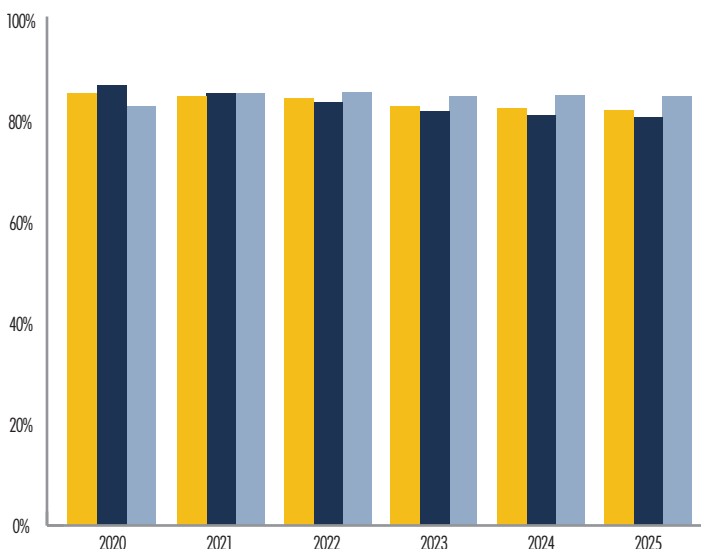
Office building rental rates are projected to increase over the next few years.

This is not a result of typical supply and demand factors but rather the necessity of rent increases due to ongoing increases in the costs to own and operate office buildings (construction costs, insurance costs, utility costs, and labor costs).

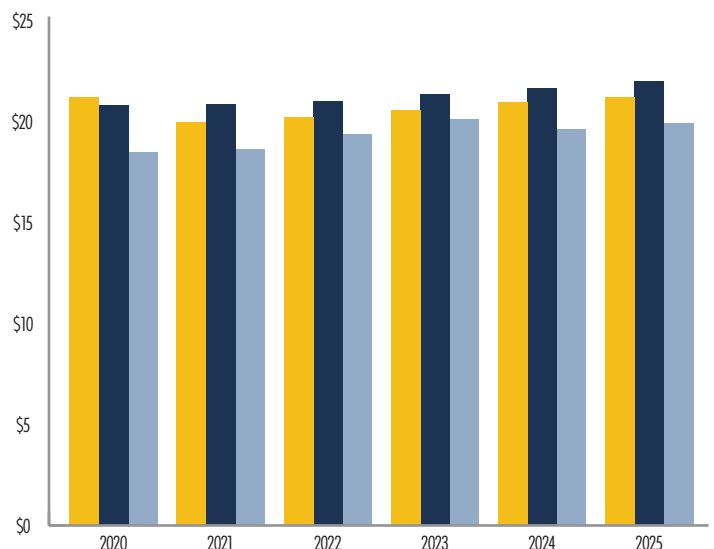
# 19,085,411

2025 total RSF leased

## TOTAL AVERAGE OCCUPANCY RATES



## TOTAL AVERAGE RENTAL RATES



For years 2012-2019, please reference those office reports at [corp-realty.com/reports](http://corp-realty.com/reports)

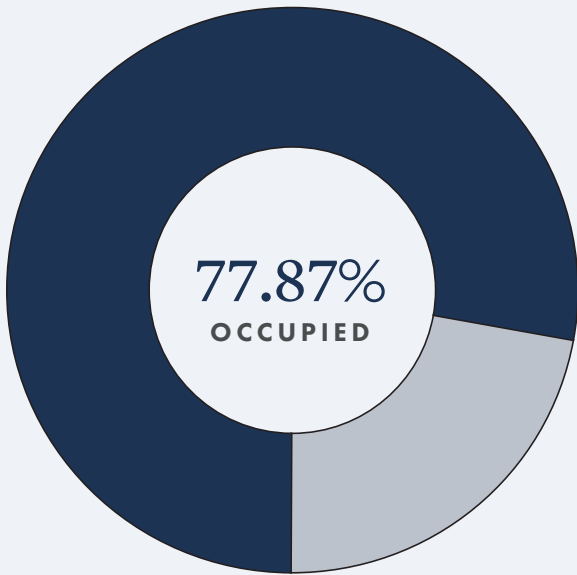
● Class A Buildings    ● Non-Class A Buildings    ● Total

# Central Business District

**10,282,785**  
2025 total  
RSF leased

**-1.20%**  
occupancy rate  
decrease since 2024

**+\$0.56**  
rental rate increase  
since 2024



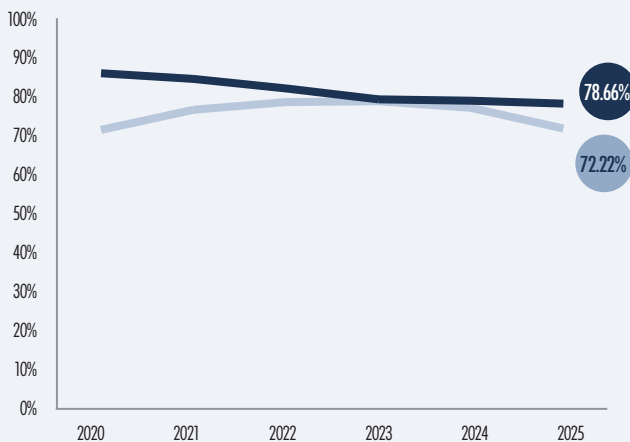
New Orleans' CBD office market highlighted the return-to-office momentum, which is considerably stronger in this market than others, and how it translated into tangible occupancy gains and a more active leasing environment.

But the recovery isn't without friction. Escalating insurance costs — a persistent challenge across Louisiana's commercial real estate landscape — have pushed landlords to move rents higher. For tenants navigating renewals or new commitments, the math is more demanding than it was just a few years ago. The flight-to-quality trend is real: well-located, amenity-rich buildings are capturing demand while older, commoditized product faces growing headwinds.

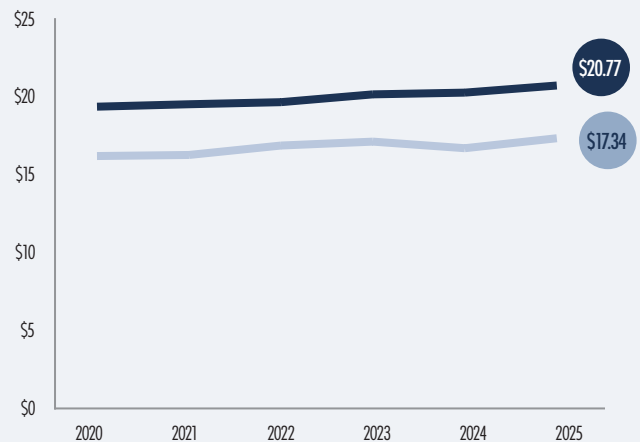
On the investment side, the market is sending confident signals. Building sales and development activity point to sustained belief in the CBD's long-term fundamentals. Investors and developers aren't betting on a market in decline — they're positioning for one in transition, with a floor that's firming and upside tied to Downtown New Orleans' broader urban momentum.

The road ahead isn't without obstacles, but the direction is clear. With occupancy improving, capital active, and the city's unique cultural and economic identity continuing to attract businesses and talent, the CBD office market is better positioned today than it has been in years.

## OCCUPANCY RATES



## RENTAL RATES



● Class A Buildings    ● Non-Class A Buildings

For years 2012-2019, please reference those office reports at [corp-realty.com/reports](http://corp-realty.com/reports).

## 2025 SIGNIFICANT LEASES



### LAGNIAPPE

Long-term CBD tenants signed agreements to expand their existing office spaces, including:

- **INTERNATIONAL-MATEX TANK TERMINALS**  
additional 6,788 rsf in 400 Poydras
- **OCHSNER**  
additional 15,628 rsf in Benson Tower
- **MOULEDOUX, BLAND, LEGRAND AND BRACKETT**  
additional 15,000 rsf in Hancock Whitney
- **SCHOUEST, BAMDAS, SOSHEA & BENMAIER**  
additional 5,341 rsf in One Canal Place



### Benson Tower

STATE OF LOUISIANA  
(OFFICE FACILITIES CORP.)

RENEWAL | +300,000 RSF



### Hancock Whitney Building

ADAMS & REESE, LLP

RENEWAL | 72,430 RSF



### Poydras Center

DEPARTMENT OF JUSTICE

RENEWAL | 63,000 RSF



### Energy Centre

KULLMAN

RENEWAL | 24,294 RSF

LEAKE ANDERSSON

RENEWAL AND EXPANSION | 23,671 RSF

# Office Submarket

CENTRAL BUSINESS DISTRICT

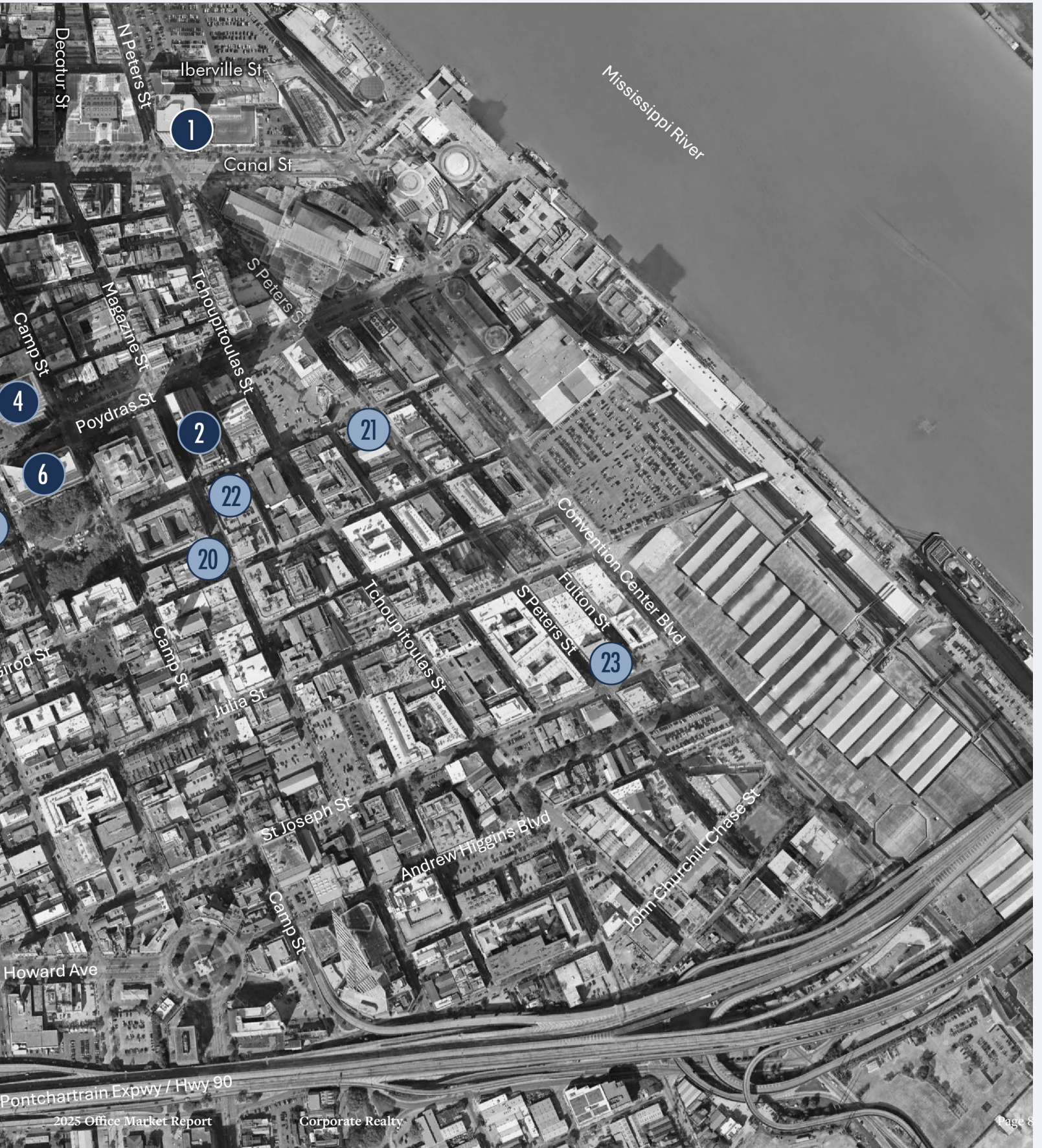
## ● Class A Buildings

- |                             |                     |                        |
|-----------------------------|---------------------|------------------------|
| 1. One Canal Place          | 6. Poydras Center   | 11. Benson Tower Annex |
| 2. 400 Poydras              | 7. BankPlus Tower   | 12. 1515 Poydras       |
| 3. Place St. Charles        | 8. Energy Centre    | 13. 1555 Poydras       |
| 4. Pan-American Life Center | 9. Entergy Building | 14. 1615 Poydras       |
| 5. Hancock Whitney Building | 10. Benson Tower    | 15. 1250 Poydras       |



● **Non-Class A Buildings**

- 16. Orleans Tower
- 17. 701 Loyola Building
- 18. Exchange Centre
- 19. Federal Reserve Bank of Atlanta
- 20. IP Building
- 21. 300 Lafayette Building
- 22. 400 Lafayette
- 23. 864 S. Peters St.



# Orleans Parish, Non-CBD

**1,141,955**

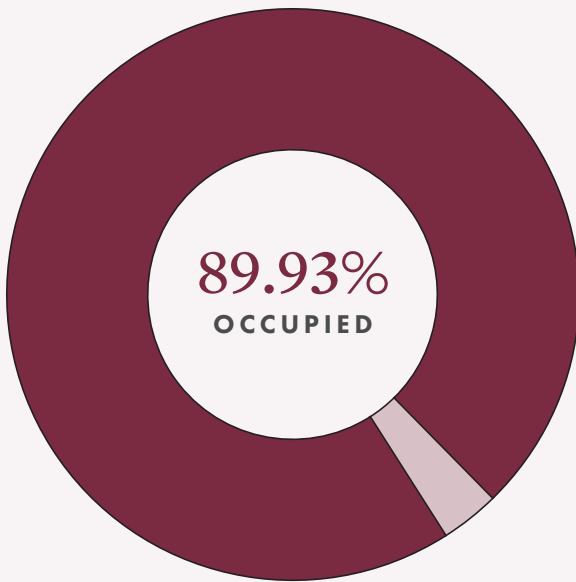
2025 total  
RSF leased

**+5.14%**

occupancy rate  
decrease since 2024

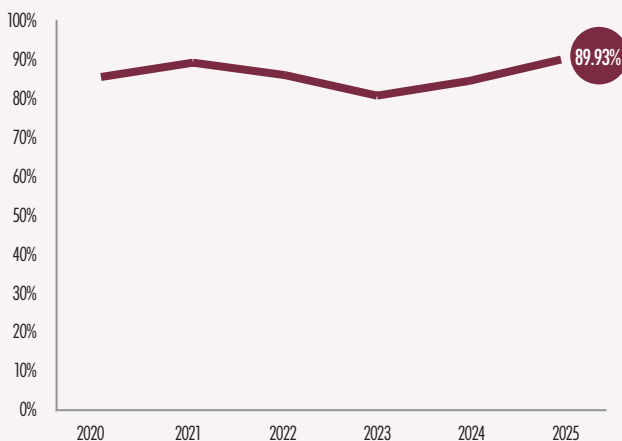
**-\$1.76**

rental rate increase  
since 2024

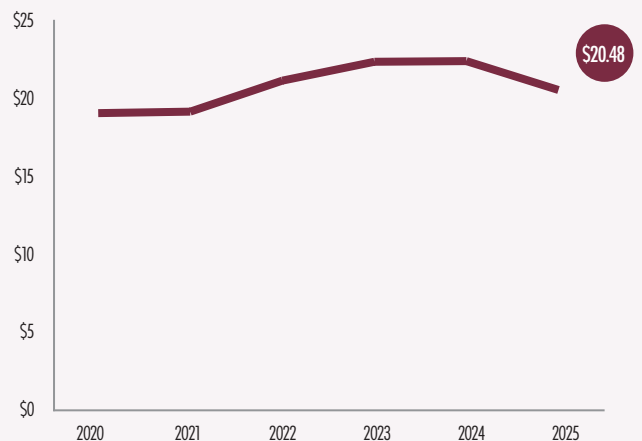


The Beach, formerly known as The Beach at UNO, remains one of the most highly and consistently occupied complex of buildings in this submarket, at 94.24%. The variety of floorplans, diverse amenities, and location make this a highly attractive option for tenants who want easy access to both New Orleans and Metairie.

## OCCUPANCY RATES



## RENTAL RATES



For years 2012-2019, please reference those office reports at [corp-realty.com/reports](http://corp-realty.com/reports).

## 2025 SIGNIFICANT LEASES



### The Beach

**UNITED STATES OF AMERICA  
(UNITED STATES NAVY)**

RENEWAL | 117,874 RSF

**USDA NATIONAL FINANCE CENTER**

NEW | 81,075 RSF

**TAI**

RENEWAL | 15,956 RSF

**THE BLOOD CENTER**

NEW | 11,358 RSF

## LAGNIAPPE

The Blood Center of Southeast Louisiana moved into ITC #1 at The Beach. The center also put up for sale its 26,055-sf, five-story building at 2609 Canal Street. The Blood Center purchased its Mid-City building in 2010, but The Beach's collaborative facility and tailored spaces suit the current needs for the center.



### 864 S. Peters St.

**NEW ORLEANS ERNEST N. MORIAL  
CONVENTION CENTER (MCCNO)**

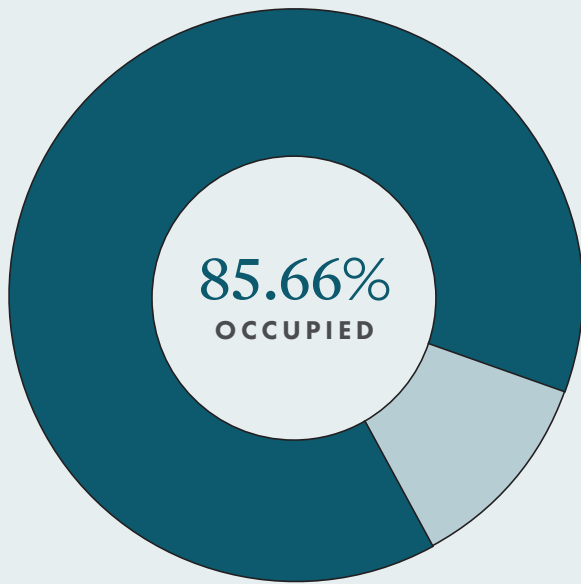
NEW | 8,948 RSF

# East Metairie

**4,181,995**  
2025 total  
RSF leased

**-1.20%**  
occupancy rate  
decrease since 2024

**+\$0.43**  
rental rate increase  
since 2024

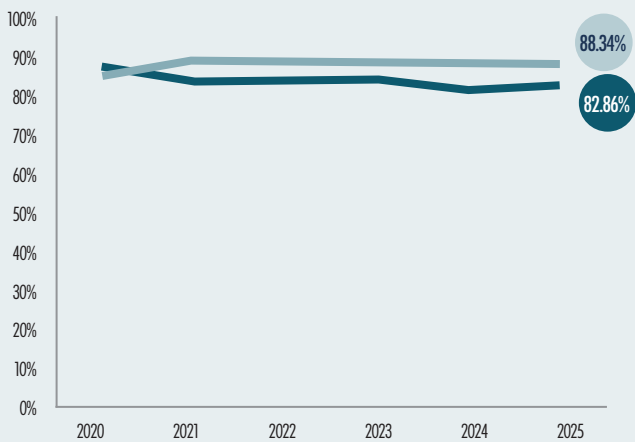


The East Metairie and Metairie CBD office markets underwent notable Flight-to-Quality shifts, with landlords investing in lobby renovations, building amenities, and speculative suites to attract and retain tenants. Through 2025, East Metairie Class A occupancy remained stable at approximately 85%, with rental rates remaining relatively flat amid ongoing market adjustments.

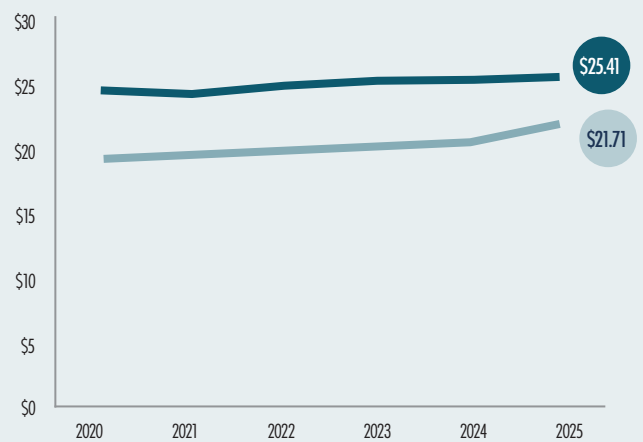
What remained a concern for this market, like other markets, were the rising insurance premiums and operational costs that continued to pressure owners. Despite these costs, East Metairie retained a favorable edge over the New Orleans CBD thanks to its abundant and accessible parking.

Tenant demand was increasingly centered on modernized, high-quality spaces that help draw employees back to the physical office. Many long-term corporate tenants significantly expanded their footprints in 2025, even while corporate space consolidation also remained popular. Landlords also saw how popular move-in ready spec suites remained. All these trends showcase how the market has moved toward amenity-driven models that prioritize quality and adaptability over sheer size.

## OCCUPANCY RATES



## RENTAL RATES



● Class A Buildings    ● Non-Class A Buildings

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## 2025 SIGNIFICANT LEASES



### LAGNIAPPE

Bollinger Shipyards signed a new lease for approximately 12,000 rsf in the Burns and Wilcox Center located at 2121 Airline Drive. In July, NAI Rampart (formerly Latter & Blum Commercial ) announced plans to move its headquarters to 110 Veterans Building, where it will occupy the second floor.



### Galleria

LAMMICO  
RENEWAL  
42,176 RSF

CHEHARDY SHERMAN WILLIAMS  
RECILE HAYES  
RENEWAL  
21,849 RSF



### Three Lakeway

TOTAL QUALITY LOGISTICS (TQL)  
NEW  
26,278 RSF



### Causeway Plaza I

CANNON COCHRAN MANAGEMENT  
SERVICES, INC.  
RENEWAL  
18,380 RSF

# Office Submarket

## EAST METAIRIE

### ● Class A Buildings

1. One Lakeway
2. Two Lakeway
3. Three Lakeway
4. Galleria
5. Heritage Plaza

### ● Non-Class A Buildings

6. Executive Tower
7. Burns and Wilcox Center
8. 110 Veterans Building
9. 3445 N. Causeway Blvd.
10. 3421 N. Causeway Blvd.
11. Regions Bank Building
12. 3501 N. Causeway Blvd.
13. Causeway Plaza I
14. Causeway Plaza II
15. Causeway Plaza III
16. Latter Center West
17. Metairie Tower
18. Metairie Centre
19. Severn Place
20. 3636 S. I-10 Service Rd.
21. 3131 N. I-10 Service Rd.
22. Favrot & Shane Building
23. 3616 S. I-10 Service Rd.
24. 3200 Ridgelake Building
25. 3939 N. Causeway Blvd.
26. Coldwell Banker Building
27. Causeway West
28. 4141 Veterans Blvd.
29. The Boy Scouts Building
30. Crutcher-Tufts Building
31. NY-II Office Building
32. 2900 Ridgelake Dr.
33. FGS Building



Lake Pontchartrain

2  
1  
3  
25

14  
13  
15  
6  
11  
12  
9  
10

N Causeway Blvd

24  
32

W Esplanade Ave

Lake Ave

5  
8

Veterans Blvd

16

21

10

30

20  
18  
19  
23

4

27

Bonnabel Blvd

N Causeway Blvd

17

Metairie Rd

Metairie Rd

7

/ 61

# West Metairie/Kenner

**291,327**

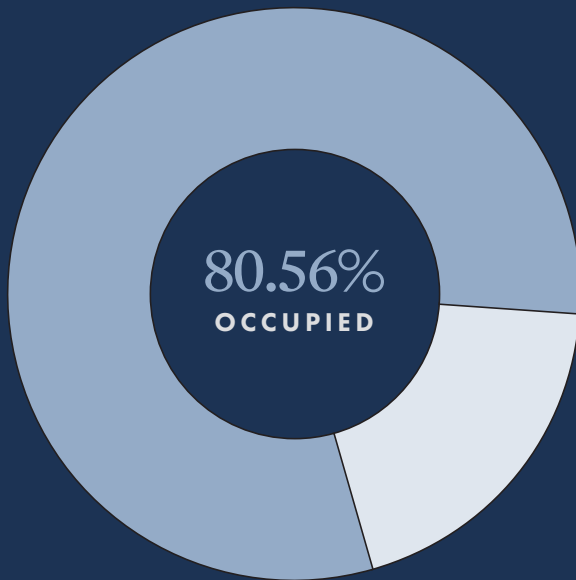
2025 total  
RSF leased

**+1.04%**

occupancy rate  
increase since 2024

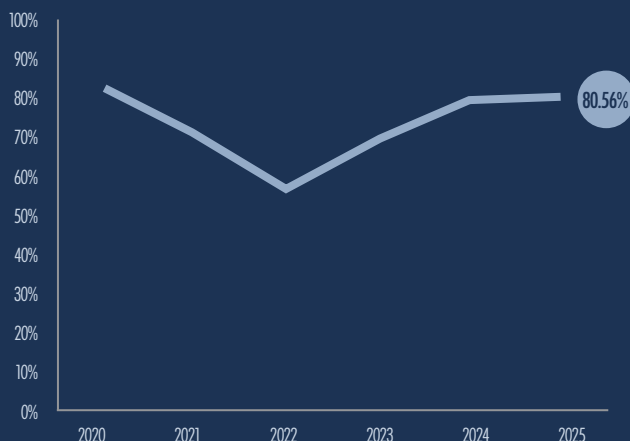
**+\$0.69**

rental rate increase  
since 2024

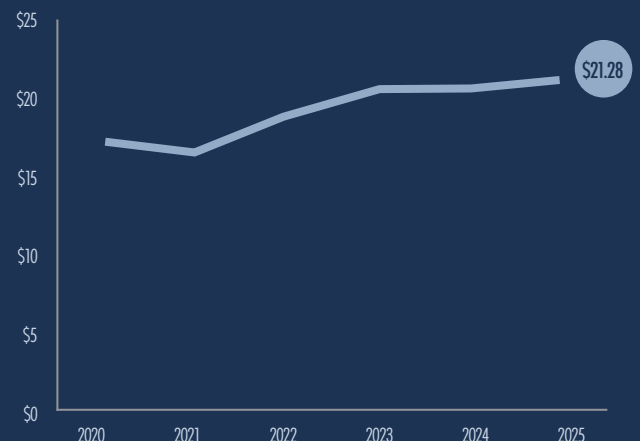


This office submarket remains one of the Greater New Orleans' smaller submarkets. It is an affordable, convenient area for tenants who are frustrated with parking challenges and other access limitations in the New Orleans CBD. Landlord improvements to Riverside Park, which consists of two three-story buildings and a green space directly off I-10, provide an attractive office park environment among the other properties.

## OCCUPANCY RATES



## RENTAL RATES



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# Elmwood

**959,088**  
2025 total  
RSF leased

**-3.53%**  
occupancy rate  
decrease since 2024

**+\$0.46**  
rental rate increase  
since 2024

## LAGNIAPPE



### JULY 2025

Jefferson Business Center sold for \$11.4 million. The buyers were represented by JRE Capital, led by Donnie Jarreau. Located at 520-524 Elmwood Park Boulevard, the property is approximately 104,000 rsf.

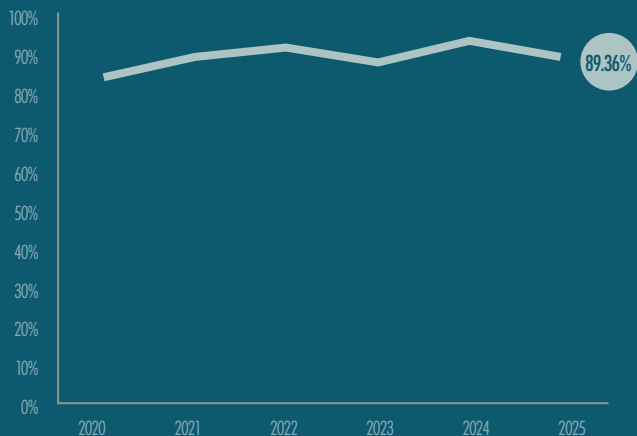
### SEPTEMBER 2025

The first same-day Amazon delivery site in Louisiana opened. The 150,000-sf facility is located on Mounes Street near Dickory Avenue. This showcases overall demand and vibrancy in this submarket.

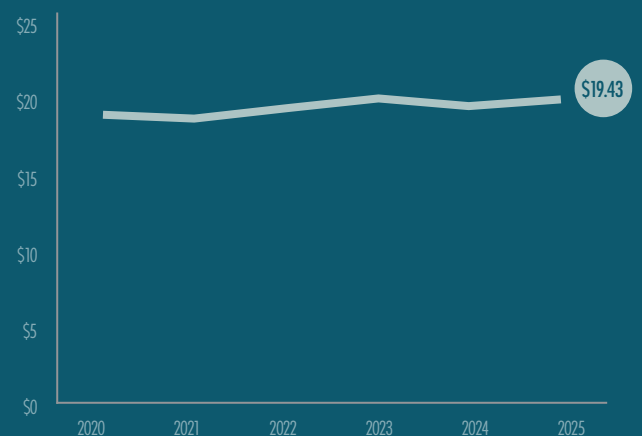
### NOVEMBER 2025

Elmwood Oaks Office Park was purchased by a group of local investors, led by Richard Juge, CCIM, CEO of RE/MAX Commercial Brokers. The four one-story buildings contain approximately 32,000 rsf. Three buildings are more than 90% leased, while the fourth is vacant. Following planned renovations, RE/MAX Commercial Brokers will move into one of the buildings.

## OCCUPANCY RATES



## RENTAL RATES



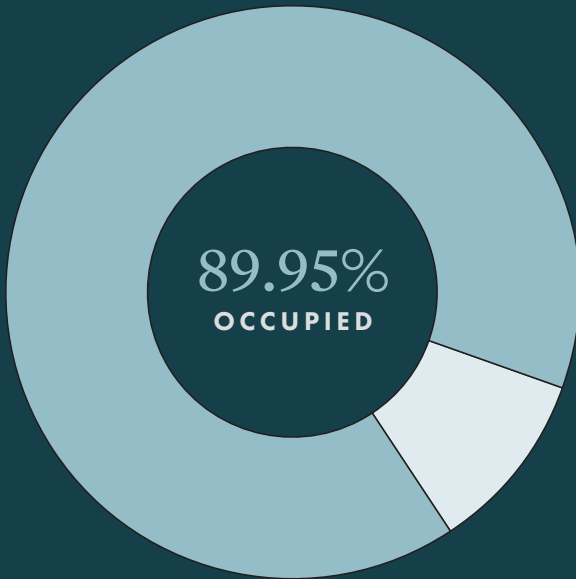
For years 2012-2019, please reference those office reports at [corp-realty.com/reports](http://corp-realty.com/reports).

# Northshore

**1,362,953**  
2025 total  
RSF leased

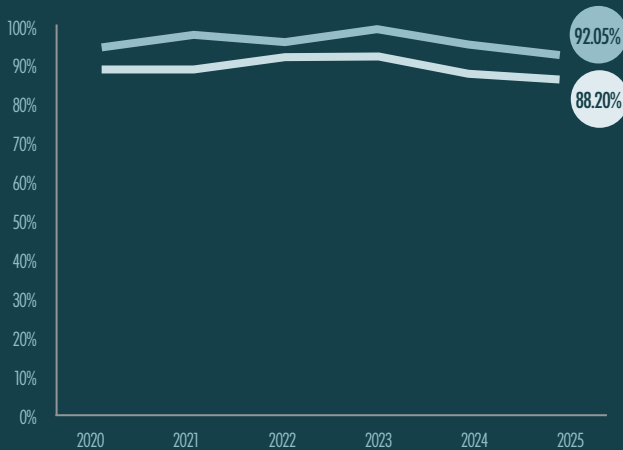
**-1.67%**  
occupancy rate  
decrease since 2024

**-\$0.59**  
rental rate decrease  
since 2024

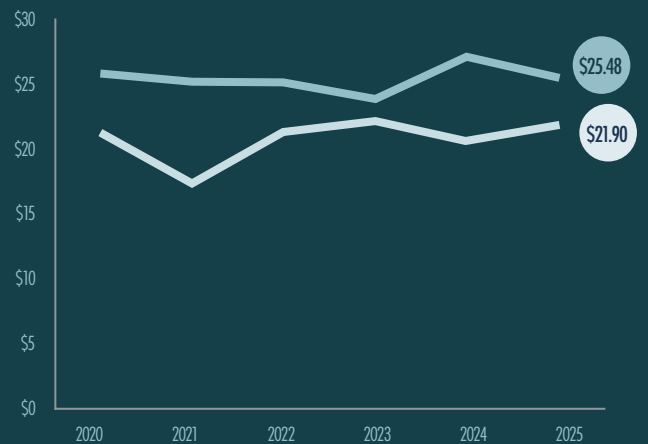


This suburban submarket, anchored primarily in Covington and Mandeville, caters to an established base of professional service firms, healthcare providers, and regional corporate occupiers. Major influences are population and employment gains in St. Tammany Parish, meaning local demand drives occupancy in this area.

## OCCUPANCY RATES



## RENTAL RATES



● Class A Buildings ● Non-Class A Buildings

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Gray Insurance Building, a Class A, 55,000-sf building in Covington, has been on the market for more than a year. The building is currently 84.00% occupied.



In December 2025, LLOG Exploration Company LLC., a Northshore-based oil and gas company, was acquired by Harbour. While this acquisition expands the company's territory in deepwater operations, it is unknown if this will impact LLOG's corporate headquarters at Cypress Bend Office Building, which is currently at 100.00% occupancy.

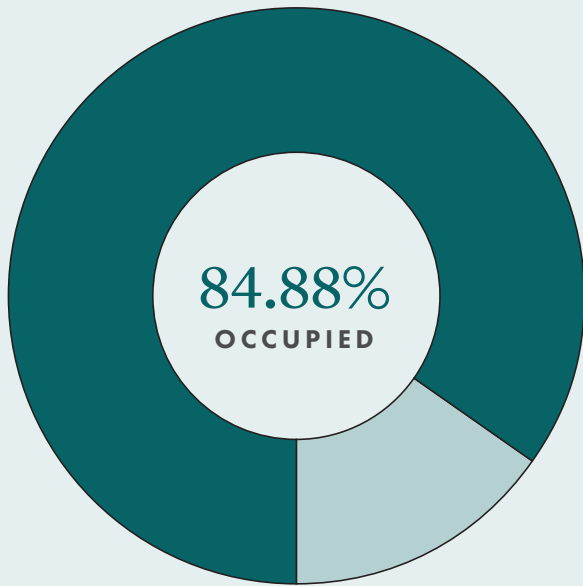
# West Bank

**584,665**  
2025 total  
RSF leased

**-0.03%**  
occupancy rate  
decrease since 2024

**+\$4.28**  
rental rate increase  
since 2024

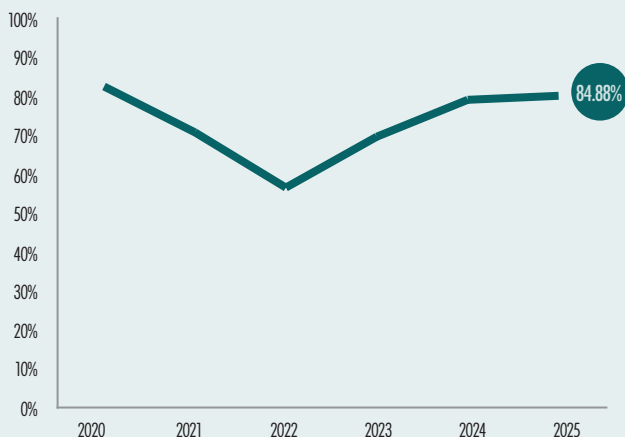
## LAGNIAPPE



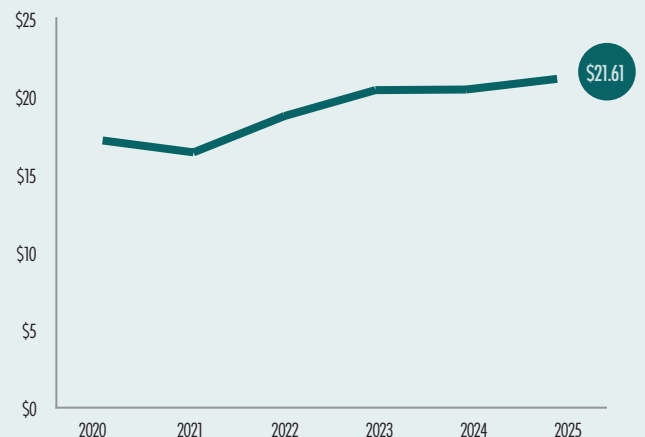
2025 was a year of increased momentum and regional investment in the West Bank market. The premier office building in the market, Oakwood, is owned and managed by The Feil Organization. Oakwood completed meaningful upgrades with roof repairs, new security cameras, a full pressure wash, restriped parking, and a brand-new café operator. Additionally, a key 11,486-rsf deal brought in a state tenant relocating from the now-closed Harvey State Building.

Further investment in the area includes one of the first new office deliveries to this submarket. In 2025 it was announced that plans are underway for a new 116,000-sf Southeast Louisiana State Building in Harvey, which will provide a sleek new building and an efficiently modern home for state offices.

### OCCUPANCY RATES



### RENTAL RATES



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# St. Charles Parish

**280,643**

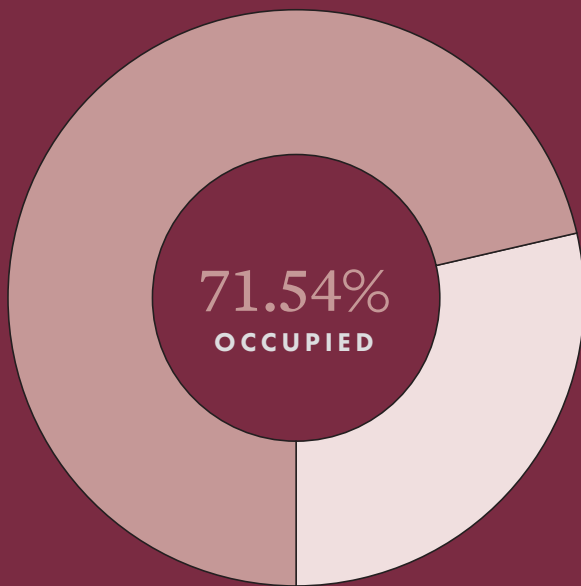
2025 total  
RSF leased

**+0.22%**

occupancy rate  
increase since 2024

**-\$0.72**

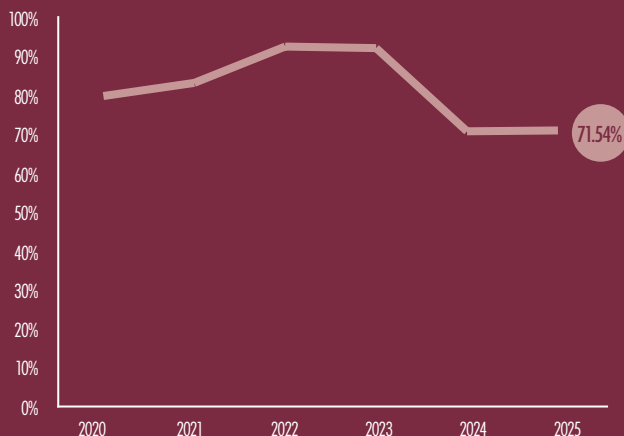
rental rate decrease  
since 2024



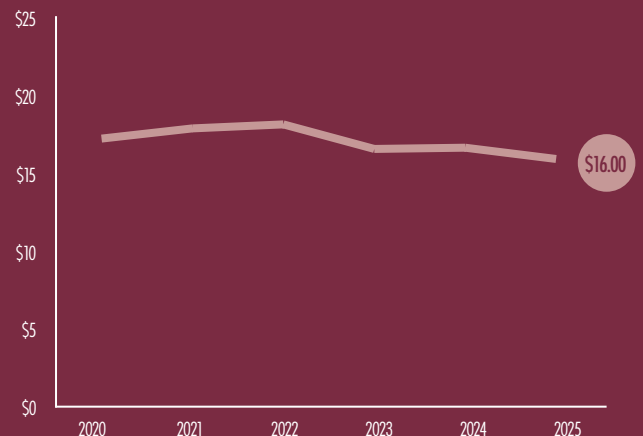
The St. Charles Parish office market remains largely unchanged, with minimal leasing activity and little to no new development on the horizon. The market continues to sit in a holding pattern with very few transactions to report.

Office demand in the parish is almost entirely dependent on the energy and petrochemical industries, with most tenants supporting businesses such as engineering firms and contractors tied to the industrial corridor. Without meaningful growth from these anchor industries, significant movement in the office market is unlikely in the near term.

## OCCUPANCY RATES



## RENTAL RATES



## CENTRAL BUSINESS DISTRICT CLASS A

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Hancock Whitney Center 701 Poydras St.	1972	51	1,256,991	230,507	81.66%	\$19.00-\$20.00	138,054	45,799
Place St. Charles 201 St. Charles Ave.	1985	52	1,004,484	191,438	80.94%	\$22.00-\$23.00	65,000	0
Energy Centre 1100 Poydras St.	1984	39	761,500	95,185	87.50%	\$20.00-\$21.00	24,716	12,864
Pan-American Life Center 601 Poydras St.	1980	28	671,883	130,840	80.53%	\$21.00	38,160	0
One Canal Place 365 Canal St.	1979	32	630,581	202,922	67.82%	\$22.00	40,000	15,764
400 Poydras 400 Poydras St.	1983	32	608,608	98,938	83.74%	\$19.00-\$21.00	22,565	0
BankPlus Building 909 Poydras St.	1987	36	531,929	103,465	80.55%	\$20.50-\$21.00	20,282	0
Benson Tower 1450 Poydras St.	1989/2011	26	540,208	0	100.00%	\$20.00-\$22.00	0	0
1515 Poydras 1515 Poydras St.	1983	27	529,474	409,728	22.62%	\$20.00-\$22.00	377,304	0
Entergy Corporation Building 639 Loyola Ave.	1983	28	526,041	8,482	98.39%	\$23.25	5,024	0
1615 Poydras 1615 Poydras St.	1984	23	501,741	194,223	61.29%	\$17.50	105,220	93,834
1555 Poydras 1555 Poydras St.	1982	22	467,671	116,426	75.11%	\$20.00-\$22.00	27,350	0
Poydras Center 650 Poydras St.	1983	28	453,256	91,857	79.73%	\$20.00	13,864	0
1250 Poydras 1250 Poydras St.	1980	24	422,899	51,380	87.85%	\$19.50-\$21.50	13,098	0
Benson Tower Annex 1400 Poydras St.	1989/2016	3	115,000	0	100.00%	\$20.00-\$22.00	0	0
<b>TOTAL CLASS A</b>			<b>9,022,266</b>	<b>1,925,391</b>	<b>78.66%</b>	<b>\$20.77</b>		<b>168,261</b>

## CENTRAL BUSINESS DISTRICT NON-CLASS A

Orleans Tower 1340 Poydras St.	1977	21	378,895	79,677	78.97%	\$15.00-\$16.00	18,444	0
Exchange Centre 935 Gravier St.	1983	21	355,274	152,102	57.19%	\$17.00	19,738	0
701 Loyola Ave.	1964	14	234,067	76,288	67.41%	\$13.50	44,898	0
The Federal Reserve Bank of Atlanta 525 St. Charles Ave.	1966	5	100,000	0	100.00%	\$22.00	2,447	2,447
IP Building 643 Magazine St.	1900	4	83,974	18,007	78.56%	\$18.50	16,200	0
400 Lafayette 400 Lafayette St.	1922/2022	3	47,333	21,181	55.25%	\$27.00-\$29.00	18,321	0
864 S. Peters St.	2016	5	42,749	0	100.00%	\$29.00-\$32.00	0	0
300 Lafayette Building 300 Lafayette St.	1910/1984	2	18,227	2,860	84.31%	\$22.00	2,860	1,007
<b>TOTAL NON-CLASS A</b>			<b>1,260,519</b>	<b>350,115</b>	<b>72.22%</b>	<b>\$17.34</b>		<b>3,454</b>
<b>TOTAL CBD</b>			<b>10,282,785</b>	<b>2,275,506</b>	<b>77.87%</b>	<b>\$20.35</b>		<b>171,715</b>

**ORLEANS PARISH, NON-CBD**

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
1215 Prytania Building 1215 Prytania St.	1952/2006	5	119,269	7,737	93.51%	N/A	2,359	0
Executive Plaza 10001 Lake Forest Blvd.	1974/2020	11	114,650	8,600	92.50%	\$16.00-\$18.00	2,000	0
Center for Energy Resources Management 2045 Lakeshore Dr.	2002	5	104,506	15,500	85.17%	\$20.00-\$25.00	15,500	0
Information Technology Ctr #1 2219 Lakeshore Dr.	2002	5	103,943	13,755	86.77%	\$22.00-\$25.00	7,787	0
Information Technology Ctr #2 2233 Lakeshore Dr.	1998	5	103,943	0	100.00%	\$22.00-\$25.00	0	0
Information Technology Ctr #3 2251 Lakeshore Dr.	1999	5	103,943	0	100.00%	\$22.00-\$25.00	0	0
Information Technology Ctr #4 2285 Lakeshore Dr.	2000	5	103,943	0	100.00%	\$22.00-\$25.00	0	0
Tulane Tower 2601 Tulane Ave.	1971	10	89,376	26,395	70.47%	\$20.00-\$22.00	9,200	0
Advanced Technology Center 2021 Lakeshore Dr.	2001	5	78,860	14,800	81.23%	\$22.00-\$25.00	8,000	0
Mid-City Center 320 N. Carrollton Ave.	1925/2006	2	48,000	0	100.00%	\$23.50-\$25.00	0	0
1231 Prytania Building 1231 Prytania St.	1967	6	48,000	16,000	66.67%	N/A	8,000	0
Allen Toussaint Blvd. 145 Robert E. Lee Blvd.	1971/2006	5	45,000	0	100.00%	\$20.00	0	0
101 W. Robert E. Lee Blvd.	1982/2008	4	33,380	7,845	76.50%	\$18.50-\$20.00	3,581	0
4640 S. Carrollton Ave.	1950	2	26,142	N/A	N/A	N/A	N/A	N/A
Lake Willow Professional Building 7240 Crowder Blvd.	1980/2011	4	19,000	4,370	77%	\$21.00-\$25.00	805	0
<b>TOTAL</b>			<b>1,141,955</b>	<b>115,002</b>	<b>89.93%</b>	<b>\$20.48</b>		<b>0</b>

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**EAST METAIRIE NON-CLASS A**

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Executive Tower 3500 N. Causeway Blvd.	1972	14	188,420	37,501	80.10%	\$22.00	10,242	5,587
Regions Bank Building 3525 N. Causeway Blvd.	1973/2018	10	129,566	12,955	90.00%	\$18.00	N/A	0
110 Veterans Building 110 Veterans Blvd.	1972	5	129,407	17,143	86.75%	\$21.00	7,301	0
3445 N. Causeway Blvd.	1969	10	127,887	9,779	92.35%	\$21.00	1,847	0
3421 N. Causeway Blvd.	1973	10	124,371	6,418	94.84%	\$21.00	2,477	0
Burns and Wilcox Center 2121 Airline Dr.	1987	6	123,360	9,879	91.99%	\$23.00	4,569	0
3501 N. Causeway Blvd.	1973	10	112,741	4,327	96.16%	\$21.00	2,000	0
Causeway Plaza I 3510 N. Causeway Blvd.	1982	6	108,718	15,788	85.48%	\$21.00-\$22.00	8,798	0
Causeway Plaza II 3300 W. Esplanade Ave.	1982	6	108,718	20,776	79.56%	\$21.00-\$22.00	7,414	0
Causeway Plaza III 3330 W. Esplanade Ave.	1983	6	108,718	20,766	80.89%	\$21.00-\$22.00	18,374	0
Latter Center West 2800 Veterans Blvd.	1978	3	96,979	8,053	91.70%	\$21.00-\$22.00	8,053	0
Metairie Tower 433 Metairie Rd.	1970	6	94,083	3,026	96.78%	\$25.50	2,500	0
Metairie Centre 2424 Edenborn Ave.	1986	6	90,657	9,644	89.36%	\$18.50	2,774	0
Severn Place 2450 Severn Ave.	1982	5	85,828	9,797	88.59%	\$19.50-\$19.75	4,614	0
3636 S. I-10 Service Rd.	1980/2017	3	62,052	9,687	84.39%	\$19.50-\$20.50	3,658	0
3131 N. I-10 Service Rd.	1979/2009	4	48,250	0	100.00%	\$19.00	0	0
Favrot & Shane Building 3925 N. I-10 Service Rd.	1981	2	44,992	9,547	78.78%	\$21.75-\$23.75	4,156	0
3616 S. I-10 Service Rd. (owner occupied)	1979/2015	2	40,000	0	100.00%	N/A	0	0
3200 Ridgelake Building 3200 Ridgelake Dr.	1984	4	40,000	2,268	94.33%	\$18.00	1,725	0
3939 N. Causeway Blvd.	1979/2017	4	41,000	645	98.43%	\$20.00	645	0
Coldwell Banker Building 4051 Veterans Blvd.	1969	4	40,000	5,600	86.00%	\$16.00	N/A	0
Causeway West 3229 36th St.	1974	2	40,836	19,000	53.47%	\$14.50-\$17.50	19,000	0
4141 Veterans Blvd.	1969	3	32,745	3,321	90.13%	\$20.00	3,231	0
The Boy Scouts Building 4200 S. I-10 Service Rd.	1984	2	31,947	2,790	91.27%	\$17.50	1,378	0
Crutcher-Tufts Building 3545 N. I-10 Service Rd.	1970/2012	3	4,722	559	88.16%	\$21.00-\$23.00	22,989	0
NY-II Office Building 2750 Lake Villa Dr.	1985/2013	3	30,114	0	100.00%	\$22.00	0	0
2900 Ridgelake Dr.	1982	4	30,000	0	100.00%	N/A	0	0
FGS Building 4300 S. I-10 Service Rd.	1981	2	25,026	9,115	63.58%	\$19.00-\$20.00	1,893	0
<b>TOTAL NON-CLASS A</b>			<b>2,141,137</b>	<b>249,745</b>	<b>88.34%</b>	<b>\$21.71</b>		<b>5,587</b>
<b>TOTAL EAST METAIRIE</b>			<b>4,181,995</b>	<b>599,553</b>	<b>85.66%</b>	<b>\$23.57</b>		<b>9,863</b>

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## EAST METAIRIE CLASS A

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Three Lakeway Center 3838 N. Causeway Blvd.	1987	34	471,745	89,541	81.02%	\$25.00-\$26.50	27,000	0
Galleria One Galleria Blvd.	1986	22	465,985	80,256	82.78%	\$26.00	13,399	0
Two Lakeway Center 3850 N. Causeway Blvd.	1984	19	449,309	85,200	81.04%	\$25.00-\$25.50	24,000	4,276
Heritage Plaza 111 Veterans Blvd.	1983	18	353,003	34,921	90.11%	\$24.00-\$25.00	15,181	0
One Lakeway Center 3900 N. Causeway Blvd.	1981	14	300,816	59,890	80.09%	\$25.00-\$25.50	26,000	0
<b>TOTAL CLASS A</b>			<b>2,040,858</b>	<b>349,808</b>	<b>82.86%</b>	<b>\$25.41</b>		<b>4,276</b>
<b>TOTAL EAST METAIRIE</b>			<b>4,181,995</b>	<b>599,553</b>	<b>85.66%</b>	<b>\$23.57</b>		<b>9,863</b>

## WEST METAIRIE / KENNER

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
2400 Veterans Blvd.	1982	5	132,965	19,623	85.24%	\$20.50-\$22.50	4,277	0
6620 Riverside Dr.	1983	3	58,057	26,628	54.13%	\$22.00	12,799	0
2200 Veterans Building 2200 Veterans Blvd.	1985	2	44,874	9,365	79.13%	\$17.25-\$18.25	2,399	0
6660 Riverside Dr.	1980	3	32,181	1,012	96.86%	\$22.00	686	0
Metairie Bank Building 7809 Airline Dr.	1967/2022	3	23,250	N/A	N/A	N/A	N/A	0
<b>TOTAL</b>			<b>291,327</b>	<b>56,628</b>	<b>80.56%</b>	<b>\$21.28</b>		<b>0</b>

## ELMWOOD

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Elmwood Tower 1201 Elmwood Park Blvd.	1982	10	205,313	0	100.00%	N/A	0	0
Corporate International Building 1333 S. Clearview Pkwy.	1974	5	244,000	0	100.00%	\$19.50	0	0
5401 Jefferson Hwy.	1982	1	99,405	31,365	68.45%	\$17.50-\$19.75	N/A	0
880 Commerce Rd. West	1979	5	93,629	27,392	70.74%	\$18.50	6,249	0
800 Commerce Rd. West	1970	5	91,628	6,720	92.67%	\$19.50	3,767	0
Elmwood Oaks Office Park 201 Evans Rd.	1980	1	77,760	29,233	62.41%	\$19.50-\$21.00	27,200	594
990 N. Corporate Park Rd.	1979	3	56,065	4,039	92.80%	\$19.50	4,039	0
800 Commerce Rd. East	1979	3	53,024	0	100.00%	N/A	0	0
824 Elmwood Park Blvd.	1984	2	38,264	3,329	91.30%	\$21.50	1,955	0
<b>TOTAL</b>			<b>959,088</b>	<b>102,078</b>	<b>89.36%</b>	<b>\$19.43</b>		<b>594</b>

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## NORTHSHORE CLASS A

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Chevron Building 100 Northpark Blvd.	2009	4	290,500	0	100.00%	N/A	0	0
Northpark Corporate Center 109 Northpark Blvd.	1986	5	102,584	18,256	82.20%	\$26.00-\$28.00	18,256	0
Cypress Bend Office Building 1001 Ochsner Blvd.	2009	4	99,809	0	100.00%	\$28.00	0	0
Northpark Corporate II 109 Northpark Blvd.	1998	3	69,905	0	100.00%	\$28.00	0	0
Gray Insurance Building 1625 W. Causeway Approach	2006	2	55,000	26,000	84.00%	\$21.00	9,000	0
River Chase II 16564 E. Brewster Rd.	2024	2	52,000	0	100.00%	\$28.50	0	0
Bodet Place I 1155 Hwy. 190 E. Service Rd.	2016	4	50,000	0	100.00%	N/A	0	0
Offices at River Chase 16564 E. Brewster Rd.	2017	2	42,671	0	100.00%	\$28.50	0	0
300 Holiday Square Blvd.	2007	3	39,000	0	33.33%	\$21.00	12,680	0
Greengate One Office Building 1330 Greengate Dr.	2014	3	36,572	8,223	77.50%	\$21.00	8,223	0
Greengate Two Office Building 1404 Greengate Dr.	2016	3	35,244	7,920	77.50%	\$21.00	3,589	0
<b>TOTAL CLASS A</b>			<b>873,285</b>	<b>69,399</b>	<b>92.05%</b>	<b>\$25.48</b>		<b>0</b>

## NORTHSHORE NON-CLASS A

1010 W. Gause Blvd.	1968	2	100,000	0	100.00%	N/A	0	0
Resource Bank Building 5100 Village Walk	2001	3	43,359	0	100.00%	\$20.00-\$22.00	0	0
3840 Emerald Rd.	N/A	4	40,268	22,888	43.16%	\$22.00-\$24.50	16,673	0
830 West Causeway Approach	2006	2	40,000	0	100.00%	N/A	0	0
Zen-Noh Grain Building 1127 Hwy. 190 E. Service Rd.	2002	3	39,000	0	100.00%	N/A	0	0
800 N. Causeway Blvd.	2001	2	38,858	5,000	84.82%	\$16.00	5,900	0
Loop Building 137 Northpark Blvd.	2009	2	30,000	0	100.00%	N/A	0	0
205 Holiday Blvd.	1988	2	28,880	14,400	50.14%	\$22.50	14,400	0
Northlake Corporate Center 1001 Hwy. 190 E. Service Rd.	1984/2007	2	28,800	24,396	84.71%	\$20.00	4,404	0
No. 2 Sanctuary Blvd. Building 2 Sanctuary Blvd.	1998	3	18,928	0	100.00%	\$24.00	0	0
No. 3 Sanctuary Blvd. Building 3 Sanctuary Blvd.	2000	3	20,385	0	100.00%	\$24.00	0	0
No. 4 Sanctuary Blvd. Building 4 Sanctuary Blvd.	2004	3	20,289	0	100.00%	\$24.00	0	0
No. 5 Sanctuary Blvd. Building 5 Sanctuary Blvd.	2006	3	20,567	0	100.00%	\$24.00	0	0
The Allstate Building 111 Park Place	1998	1	20,334	0	100.00%	\$25.00	0	0
<b>TOTAL NON-CLASS A</b>			<b>489,668</b>	<b>67,584</b>	<b>86.20%</b>	<b>\$21.90</b>		<b>0</b>
<b>TOTAL NORTHSHORE</b>			<b>1,362,953</b>	<b>136,983</b>	<b>89.95%</b>	<b>\$24.17</b>		<b>0</b>

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## WEST BANK

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Oakwood Corporate Center 401 Whitney Ave.	1985	6	132,550	28,216	78.71%	\$19.50-\$20.50	11,471	0
Timbers Office Building 3520 General De Gaulle Dr.	1985	5	128,183	22,151	82.72%	\$14.00	20,942	0
Westpark Office Building 1 Seine Ct.	1983	6	108,889	0	100.00%	\$18.00	0	0
Manhattan Place 2439 Manhattan Blvd.	1978	5	62,066	10,255	83.48%	\$16.00-\$17.50	2,529	0
2550 Belle Chasse Hwy.	1983	3	45,000	3,000	93.33%	\$18.00	0	0
Stone Plaza 1601 Belle Chasse Hwy.	1984	3	32,653	2,764	91.541%	\$17.50-\$19.50	2,764	0
MacArthur Professional Building 3712 MacArthur Blvd.	1982	2	27,766	12,828	53.80%	\$18.00	3,500	0
Cypress Park 405 Gretna Blvd.	1976	2	24,248	6,000	75.26%	\$17.00-\$20.00	4,000	0
Marrero Land Office Plaza 5201 Westbank Expy.	1971	4	23,310	3,214	86.21%	\$14.00-\$18.00	1,680	0
<b>TOTAL WEST BANK</b>			<b>584,665</b>	<b>88,428</b>	<b>84.88%</b>	<b>\$21.61</b>		<b>0</b>

## ST. CHARLES PARISH

BUILDING NAME	YEAR BUILT/ REMODELED	NUMBER OF FLOORS	TOTAL RSF	TOTAL RSF AVAILABLE	PERCENT LEASED	QUOTED RENTAL RATE	LARGEST CONTIGUOUS BLOCK AVAILABLE	SUBLEASE SPACE AVAILABLE
Kongsberg Maritime Building 145 James Drive E.	2016	3	84,000	0	100.00%	N/A	0	0
Two James Park 120 Mallard St.	1981	3	53,520	336	99.37%	\$17.50	336	0
One James Park 100 James Dr.	1980	3	43,055	29,649	31.14%	\$14.00	29,649	0
Campus Centre 104 Campus Dr.	1982	2	26,066	26,066	100.00%	\$18.50	0	0
160 James Dr. E.	1981	1	25,772	5,886	77.16%	\$16.50	5,886	0
One American Place 1391 River Rd.	1990	3	24,212	10,242	57.70%	\$16.00	7,000	0
Five James Park 110 James Dr. W.	1983	2	24,018	7,693	67.97%	\$12.00-\$14.00	0	0
<b>TOTAL ST. CHARLES PARISH</b>			<b>280,643</b>	<b>79,872</b>	<b>71.54%</b>	<b>\$16.00</b>		<b>0</b>

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