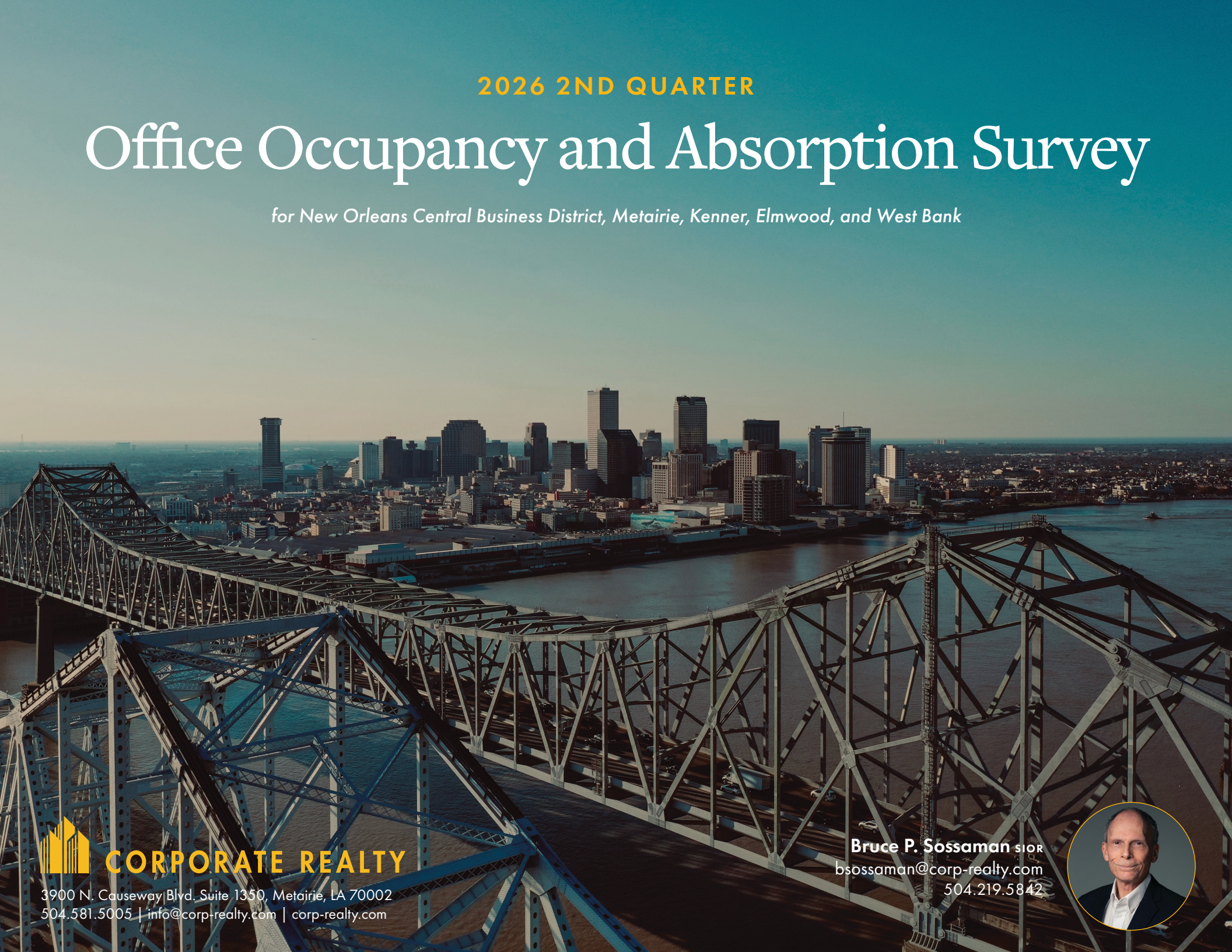
2026 2ND QUARTER

Office Occupancy and Absorption Survey

for New Orleans Central Business District, Metairie, Kenner, Elmwood, 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
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND Q 2026	
1515 Poydras Building 1515 Poydras St.	529,474	377,304	$20.00 - $22.00	409,728	401,619	8,109	22.62%	24.15%	0
1555 Poydras Building 1555 Poydras St.	467,671	22,431	$20.00 - $22.00	116,426	108,031	8,395	75.11%	76.90%	0
1615 Poydras Building 1615 Poydras St.	501,741	105,220	$17.50	167,243	167,243	0	66.67%	66.67%	89,217
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	101,800	121,500	(19,700)	86.63%	84.04%	12,864
Entergy Building 639 Loyola Ave.	526,041	5,024	$23.25	8,482	9,492	(1,010)	98.39%	98.20%	0
BankPlus Building 909 Poydras St.	531,929	20,282	$20.50 - $21.00	111,017	127,057	(16,040)	79.13%	76.11%	0
1250 Poydras Building 1250 Poydras St.	422,899	18,811	$19.50 - $22.00	51,380	54,031	(2,651)	87.85%	87.22%	0
One Canal Place 365 Canal St.	630,581	40,000	$21.50 - $24.50	173,408	160,456	12,952	72.50%	74.55%	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	19,511	$21.00	116,000	108,708	7,292	82.74%	83.82%	0
Place St. Charles 201 St. Charles Ave.	1,004,484	65,000	$22.00 - $23.00	185,354	185,354	0	81.55%	81.55%	0
Poydras Center 650 Poydras St.	453,256	20,000	$20.00 - $21.00	89,956	90,927	(971)	80.15%	79.94%	0
400 Poydras Tower 400 Poydras St.	608,608	22,594	$19.50 - $22.00	107,976	110,160	(2,184)	82.26%	81.90%	0
TOTAL	**8,907,266**		**$20.18**	**1,869,277**	**1,875,085**	**(5,808)**	**79.01%**	**78.95%**	**157,293**

* Place St. Charles net of utilities.

Prepared by Bruce Sossaman in cooperation with building owner representatives

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	8,109			8,109
1555 Poydras Building 1555 Poydras St.	467,671	0	8,395			8,395
1615 Poydras Building 1615 Poydras St.	501,741	26,980	0			26,980
Benson Tower 1450 Poydras St.	540,208	0	0			0
Energy Centre 1100 Poydras St.	761,500	(6,615)	(19,700)			(26,315)
Entergy Building 639 Loyola Ave.	526,041	0	(1,010)			(1,010)
BankPlus Building 909 Poydras St.	531,929	(7,552)	(16,040)			(23,592)
1250 Poydras Building 1250 Poydras St.	422,899	0	(2,651)			(2,651)
One Canal Place 365 Canal St.	630,581	29,514	12,952			42,466
Hancock Whitney Center 701 Poydras St.	1,256,991	0	0			0
Pan-American Life Center 601 Poydras St.	671,883	14,840	7,292			22,132
Place St. Charles 201 St. Charles Ave.	1,004,484	6,084	0			6,084
Poydras Center 650 Poydras St.	453,256	1,901	(971)			930
400 Poydras Tower 400 Poydras St.	608,608	(9,038)	(2,184)			(11,222)
TOTAL	**8,907,266**	**56,114**	**(5,808)**	**0**	**0**	**50,306**
PERCENT LEASED		**79.01%**	**78.95%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

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
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND 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	20,000	$16.50	152,102	177,067	(24,965)	57.19%	50.16%	0
Orleans Tower 1340 Poydras St.	378,895	18,444	$15.00 - $17.50	79,677	80,469	(792)	78.97%	78.76%	0
TOTAL	**818,143**		**$16.59**	**249,786**	**275,543**	**(25,757)**	**69.47%**	**66.32%**	**0**

Prepared by Bruce Sossaman in cooperation with building owner representatives

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			0
Exchange Centre 935 Gravier St.	355,274	0	(24,965)			(24,965)
Orleans Tower 1340 Poydras St.	378,895	0	(792)			(792)
TOTAL	**818,143**	**0**	**(25,757)**	**0**	**0**	**(25,757)**
PERCENT LEASED		**69.47%**	**66.32%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

Class A Office Building Occupancy

METAIRIE

BUILDING	TOTAL RSF	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	TOTAL RSF AVAILABLE		ABSORPTION	PERCENT LEASED		SUBLEASE AVAILABLE
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND Q 2026	
Galleria One Galleria Blvd.	465,985	13,505	$26.00	43,900	41,085	2,815	90.58%	91.18%	0
Heritage Plaza 111 Veterans Blvd.	353,000	15,181	$24.00 - $25.00	30,014	28,178	1,836	91.50%	92.02%	0
One Lakeway 3900 N. Causeway Blvd.	300,816	26,000	$25.00 - $26.00	59,890	58,741	1,149	80.09%	80.47%	0
Two Lakeway 3850 N. Causeway Blvd.	449,309	24,000	$25.00 - $26.00	86,741	86,741	0	80.69%	80.69%	0
Three Lakeway 3838 N. Causeway Blvd.	471,745	27,000	$25.00 - $26.50	89,541	87,269	2,272	81.02%	81.50%	0
TOTAL	**2,040,855**		**$25.50**	**310,086**	**302,014**	**8,072**	**84.81%**	**85.20%**	**0**

Prepared by Bruce Sossaman 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	2,815			39,171
Heritage Plaza 111 Veterans Blvd.	353,000	4,907	1,836			6,743
One Lakeway 3900 N. Causeway Blvd.	300,816	0	1,149			1,149
Two Lakeway 3850 N. Causeway Blvd.	449,309	(1,541)	0			(1,541)
Three Lakeway 3838 N. Causeway Blvd.	471,745	0	2,272			2,272
TOTAL	**2,040,855**	**39,722**	**8,072**	**0**	**0**	**47,794**
PERCENT LEASED		**84.81%**	**85.20%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

Class B Office Building Occupancy

METAIRIE

BUILDING	TOTAL RSF	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	TOTAL RSF AVAILABLE		ABSORPTION	PERCENT LEASED		SUBLEASE AVAILABLE
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND Q 2026	
110 Veterans Building 110 Veterans Blvd.	129,407	3,951	$22.00	19,043	6,146	12,897	85.28%	95.25%	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	$21.00	6,162	7,988	(1,826)	95.05%	93.58%	0
3501 N Causeway Building 3501 N. Causeway Blvd.	112,741	2,299	$21.00	4,327	5,509	(1,182)	96.16%	95.11%	0
3445 N Causeway Building 3445 N. Causeway Blvd.	127,887	6,615	$21.00	7,650	16,772	(9,122)	94.02%	86.89%	0
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	8,798	$21.00 - $22.00	15,788	16,115	(327)	85.48%	85.18%	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	25,000	21,966	3,034	77.00%	79.80%	0
Executive Tower 3500 N. Causeway Blvd.	188,420	10,242	$22.00 - $24.00	37,501	41,130	(3,629)	80.10%	78.17%	0
Latter Center West 2800 Veterans Blvd.	96,979	1,810	$21.00	8,053	2,916	5,137	91.70%	96.99%	0
Metairie Center 2424 Edenborn Ave.	90,637	3,368	$18.50	10,961	10,961	0	87.91%	87.91%	0
Metairie Office Tower 433 Metairie Rd.	94,083	1,500	$25.50	2,254	2,254	0	97.60%	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**		**$21.75**	**178,632**	**173,650**	**4,982**	**88.09%**	**88.42%**	**0**

Prepared by Bruce Sossaman in cooperation with building owner representatives

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)	12,897			10,997
Burns & Wilcox Center 2121 Airline Dr.	123,360	0	0			0
3421 N Causeway Building 3421 N. Causeway Blvd.	124,371	256	(1,826)			(1,570)
3501 N Causeway Building 3501 N. Causeway Blvd.	112,741	0	(1,182)			(1,182)
3445 N Causeway Building 3445 N. Causeway Blvd.	127,887	2,129	(9,122)			(6,993)
Causeway Plaza I 3510 N. Causeway Blvd.	108,718	0	(327)			(327)
Causeway Plaza II 3300 W. Esplanade Ave.	108,718	0	0			0
Causeway Plaza III 3330 W. Esplanade Ave.	108,718	(4,224)	3,034			(1,190)
Executive Tower 3500 N. Causeway Blvd.	188,420	0	(3,629)			(3,629)
Latter Center West 2800 Veterans Blvd.	96,979	0	5,137			5,137
Metairie Center 2424 Edenborn Ave.	90,637	(1,317)	0			(1,317)
Metairie Office Tower 433 Metairie Rd.	94,083	772	0			772
Severn Place 2450 Severn Ave.	85,828	0	0			0
TOTAL	**1,499,867**	**(4,284)**	**4,982**	**0**	**0**	**698**
PERCENT LEASED		**88.09%**	**88.42%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

Office Building Occupancy

KENNER

BUILDING	TOTAL RSF	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	TOTAL RSF AVAILABLE		ABSORPTION	PERCENT LEASED		SUBLEASE AVAILABLE
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND 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
Riverside I 6660 Riverside Dr.	32,181	673	$22.00 - $24.00	1,016	673	343	96.84%	97.91%	0
Riverside II 6620 Riverside Dr.	58,057	10,571	$22.00 - $24.00	27,085	31,801	(4,716)	53.35%	45.22%	0
TOTAL	**223,203**		**$23.30**	**47,724**	**52,097**	**(4,373)**	**78.62%**	**76.66%**	**0**

Prepared by Bruce Sossaman in cooperation with building owner representatives

Office Building Absorption

KENNER

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			0
Riverside I 6660 Riverside Dr.	32,181	(4)	343			339
Riverside II 6620 Riverside Dr.	58,057	(457)	(4,716)			(5,173)
TOTAL	**223,203**	**(461)**	**(4,373)**	**0**	**0**	**(4,834)**
PERCENT LEASED		**78.62%**	**76.65%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

Office Building Occupancy

ELMWOOD

BUILDING	TOTAL RSF	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	TOTAL RSF AVAILABLE		ABSORPTION	PERCENT LEASED		SUBLEASE AVAILABLE
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND Q 2026	
880 W. Commerce Rd.	93,629	6,249	$19.00 - $19.50	27,392	20,083	7,309	70.74%	78.55%	0
800 W. Commerce Rd.	91,628	3,767	$19.50 - $20.50	6,720	3,767	2,953	92.67%	95.89%	0
990 N. Corporate Pk.	56,065	4,039	$19.50	4,039	4,039	0	92.80%	92.80%	0
TOTAL	**241,322**		**$19.59**	**38,151**	**27,889**	**10,262**	**84.19%**	**88.44%**	**0**

Prepared by Bruce Sossaman in cooperation with building owner representatives

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	7,309			7,309
800 W. Commerce Rd.	91,628	0	2,953			2,953
990 N. Corporate Pk.	56,065	0	0			0
TOTAL	**241,322**	**0**	**10,262**	**0**	**0**	**10,262**
PERCENT LEASED		**84.19%**	**88.44%**			

Prepared by Bruce Sossaman in cooperation with building owner representatives

Office Building Occupancy

WEST BANK

BUILDING	TOTAL RSF	LARGEST CONTIGUOUS BLOCK	RENTAL RATE RANGE	TOTAL RSF AVAILABLE		ABSORPTION	PERCENT LEASED		SUBLEASE AVAILABLE
				1ST Q 2026	2ND Q 2026	2ND Q 2026	1ST Q 2026	2ND Q 2026	
Manhattan Place 2439 Manhattan Blvd.	62,066	2,529	$16.00 - $17.50	16,660	16,133	527	73.16%	74.01%	0
Oakwood Corporate Center 401 Whitney Ave.	132,550	7,166	$19.50 - $20.50	33,091	33,091	0	75.04%	75.04%	0
Timbers Office Building 2401 Westbend Pkwy.	128,183	20,942	$14.00	22,699	22,699	0	82.29%	82.29%	0
Westpark Office Building 3401 General De Gaulle Dr.	108,889	0	$18.00	0	0	0	100.00%	100.00%	
TOTAL	**431,688**		**$17.25**	**72,450**	**71,923**	**527**	**83.22%**	**83.34%**	**0**

Prepared by Bruce Sossman in cooperation with building owner representatives

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)	527			(5,878)
Oakwood Corporate Center 401 Whitney Ave.	132,550	(4,875)	0			(4,875)
Timbers Office Building 2401 Westbend Pkwy.	128,183	(548)	0			(548)
Westpark Office Building 3401 General De Gaulle Dr.	108,889	0	0			0
TOTAL	**431,688**	**(11,828)**	**527**	**0**	**0**	**(11,301)**
PERCENT LEASED		**83.22%**	**83.34%**			

Prepared by Bruce Sossman in cooperation with building owner representatives

2026 2ND QUARTER

Office Occupancy and Absorption Survey

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

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