



PROPERTY ONE

FOR LEASE

107 MALLARD STREET

Saint Rose, LA 70087

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

LEON AUDIBERT, III

504.681.3430

LA #0912122856

leon@propertyone.com

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**OFFERING SUMMARY**

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 13,754 SF

Available SF: 9,682 SF

Lot Size:

OPEX: \$2.59 PSF

Market: New Orleans-Metairie

Submarket: St. Charles Parish

PROPERTY OVERVIEW

107 Mallard Street is a 23,436 SF Class A office/warehouse complex located within James Business Park. This tilt-up concrete building offers industrial users a balanced blend of quality office and dock-high warehouse space in a professionally landscaped, campus-like corporate setting. Tenant offices boast large tinted windows and quality interior finishes. There is abundant on-site parking available.

LOCATION OVERVIEW

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10, and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.



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07/07/2022

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LEASE TYPE | NNN

TOTAL SPACE | 9,682 SF

LEASE TERM | Negotiable

LEASE RATE | \$12.00 SF/yr

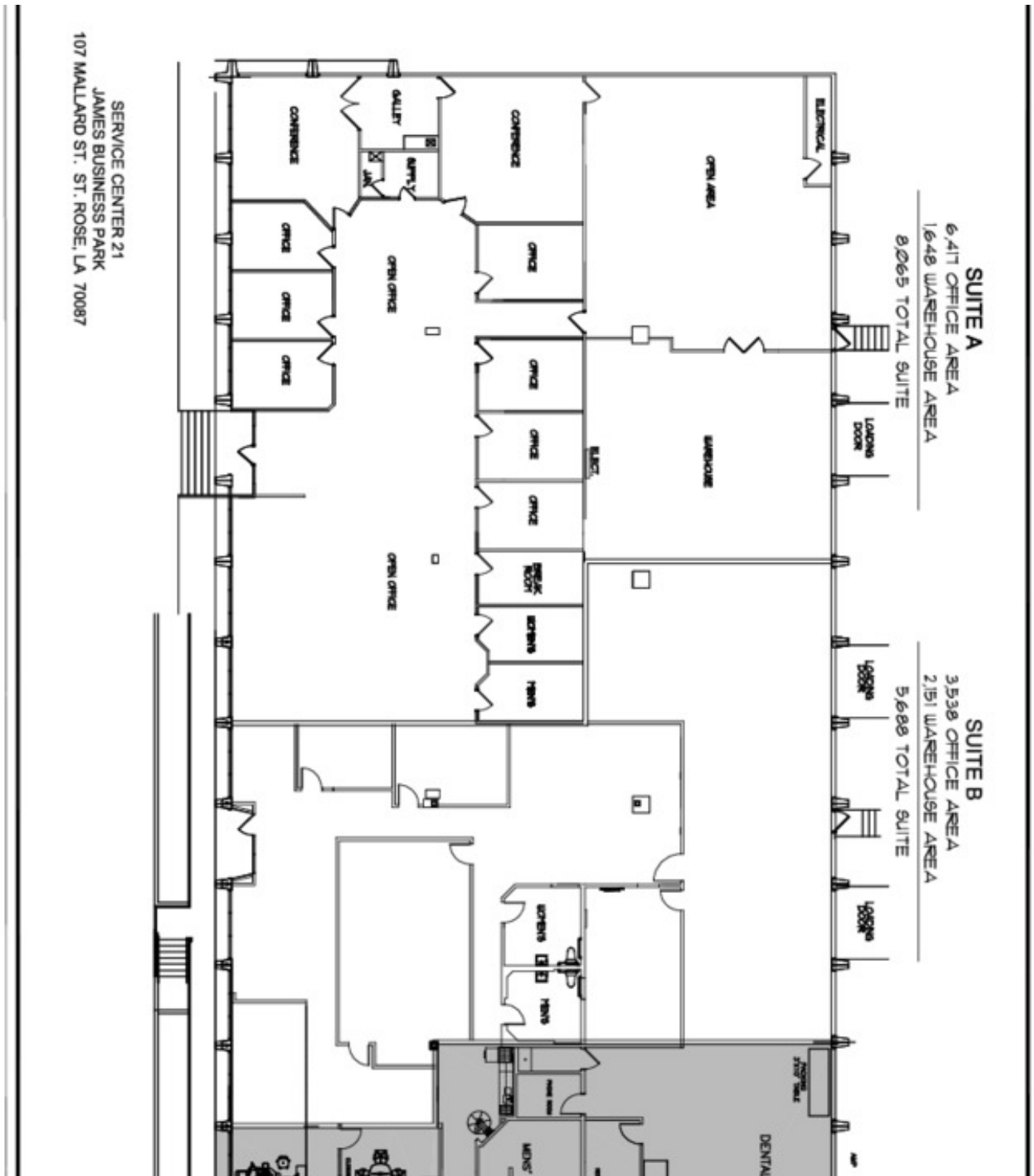


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	8,065 SF	NNN	\$10.00 - \$11.00 SF/yr	6,416 SF of Office and 1,648 SF of warehouse with dock-high loading.
Suite B	-	5,689 SF	NNN	\$10.00 - \$11.00 SF/yr	3,538 SF of office and 2,151 SF of climate-controlled warehouse space with dock-high loading.
Suite A & B Combined	-	13,754 SF	NNN	\$10.00 SF/yr	9,954 SF office and 3,799 SF warehouse.
Suite D	Available	9,682 SF	NNN	\$12.00 SF/yr	-



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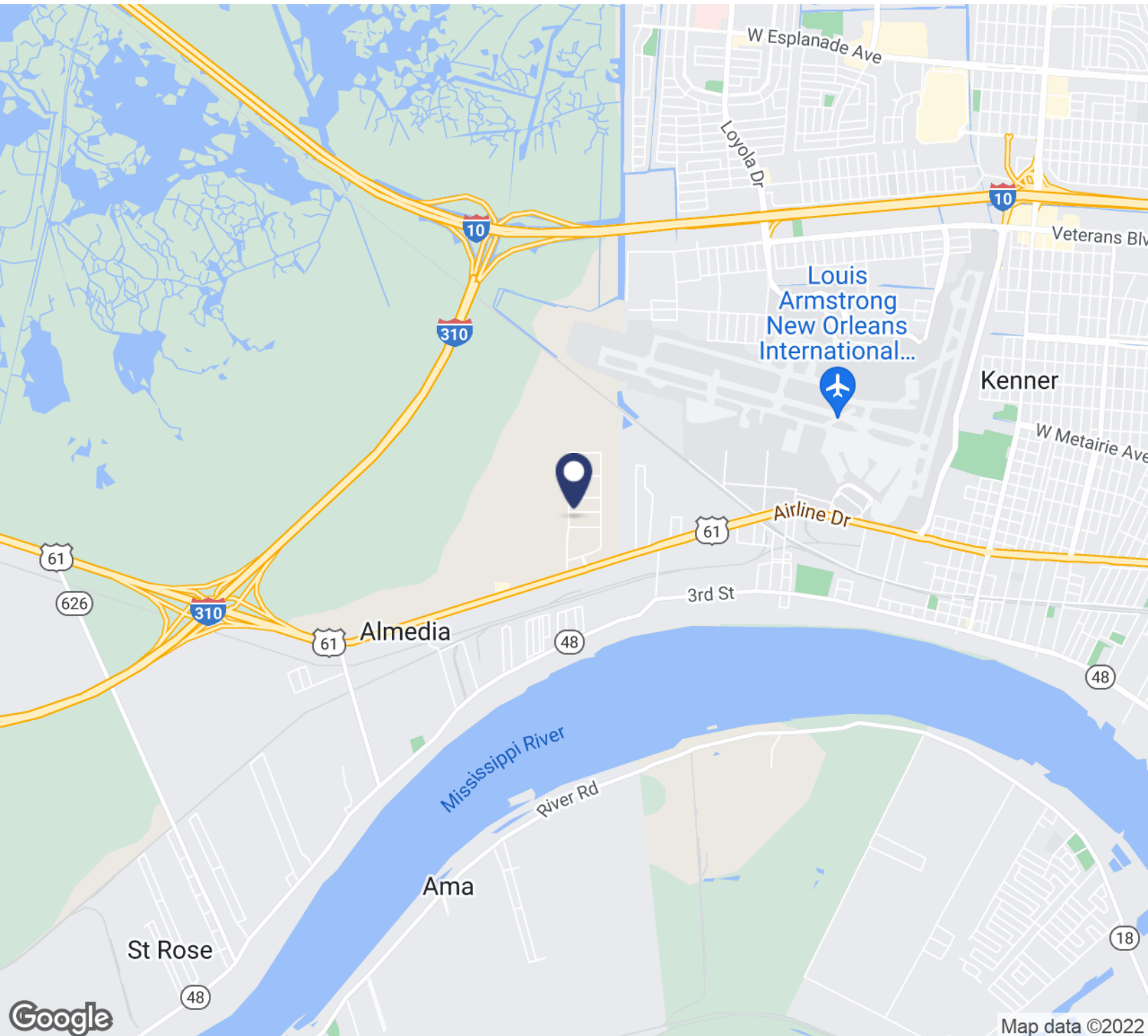
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FOR MORE INFORMATION, PLEASE CONTACT:

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3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

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