

FOR SALE

METAIRIE CENTRE OFFICE BUILDING



PROPERTY

Metairie Centre, built in 1986, is a six-story concrete frame suburban office building with 90,700 of rentable square feet of space. A five-story concrete parking garage serves the parking needs of the tenants and visitors. The Building has been well maintained and the interiors were updated in 2012. The same owner has managed and owned the building since inception.



LOCATION

Metairie Centre is centrally located in the suburban office market of Metairie, Louisiana. The Building boasts a prime location on the South I-10 Service Road near Causeway Boulevard, with easy access to Interstate 10 and the suburban North Shore area. Nearby amenities include hotels, restaurants, and the Lakeside shopping district.

Metairie Centre is ten minutes from Louis Armstrong International Airport and the city's Central Business District. The Building is highly visible from Interstate 10, giving the Building's tenants an easily recognizable address.

2424 Edenborn Avenue Metairie, Louisiana, 70001	
Listing Price	\$11,600,000
Net Operating Income	\$979,282
Net Operating Expenses	\$620,183
Gross Building Area	93,200 s.f.
Net Rentable Area	90,700 s.f.
Percent Leased	100%
Average In-Place Rent	\$18.60 per s.f.
Year Completed	1986
No. of Floors	Six
Construction Type	Concrete frame
Lot Size	1.31 Acres
Parking Type	Five-story concrete parking garage
Parking Spaces	311 spaces
Parking Ratio	1 space per 300 s.f.

Lot Size: 1.31 acres or 57,064 square feet

Parking: Parking is provided by a five-story concrete parking garage with 311 parking spaces (1 per 300 rsf)

Building Construction Type: Concrete frame with an exterior of precast concrete panels and dual pane windows of reflective glass.

HVAC System: Central dual, variable air volume system with perimeter heat. Two air cooled chillers and two chilled water pumps located on the roof serving chilled water to an air handling unit on each floor. Heating is provided by fan coil units.

Interior: Each floor has nine foot ceilings (first floor has ten foot ceilings) with solid-core floor-to-ceiling doors. Lay in acoustical ceiling tiles and recessed, parabolic, fluorescent fixtures.

Owner is a licensed real estate agent in Louisiana

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FOR SALE

SEVERN PLACE OFFICE BUILDING



SEVERN PLACE

PROPERTY

Severn Place, built in 1982, is a five-story steel frame suburban office building with 86,175 rentable square feet of space. Surrounding the building is a surface parking lot that provides 305 total parking spaces for tenants and visitors. The Building has been well maintained and the interiors were updated in 2013. The same owner has managed and owned the building since inception.

LOCATION

Severn Place is centrally located in the suburban office market of Metairie, Louisiana. The Building boasts a prime location on the South I-10 Service Road near Causeway Boulevard, with easy access to Interstate 10 and the suburban North Shore area. Nearby amenities include hotels, restaurants, and the Lakeside shopping district.

Severn Place is ten minutes from Louis Armstrong International Airport and the city's Central Business District. The Building is highly visible from Interstate 10, giving the Building's tenants an easily recognizable address.

2450 Severn Avenue Metairie, Louisiana, 70001	
Listing Price	\$10,800,000
Net Operating Income	\$866,932
Net Operating Expenses	\$622,997
Gross Building Area	90,135 s.f.
Net Rentable Area	86,175 s.f.
Percent Leased	93.7%
Average In-Place Rent	\$18.07 per s.f.
Year Completed	1982
No. of Floors	Five
Construction Type	Steel frame
Lot Size	2.84 Acres
Parking Type	At grade parking
Parking Spaces	305 spaces
Parking Ratio	1 space per 300 s.f.

Lot Size: 2.84 acres or 123,665 square feet

Parking: Wraparound surface parking with 305 parking spaces (1 per 300 rsf)

Building Construction Type: Steel frame building with pre-cast concrete panels and dual pane reflective glass windows.

HVAC System: A water cooled system with one cooling tower serving chilled water to two packaged air conditioning units on each floor. Perimeter heating provided by fan coil units in ceiling.

Interior: Each floor has nine foot ceilings (first floor has ten foot ceilings) with solid- core floor-to-ceiling doors. Lay in acoustical ceiling tiles and recessed, parabolic, fluorescent fixtures.

Owner is a licensed real estate agent in Louisiana

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For further information, please contact:

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