

ROPERTY ONE

ORLEANS TOWER

LEASING OPPORTUNITIES

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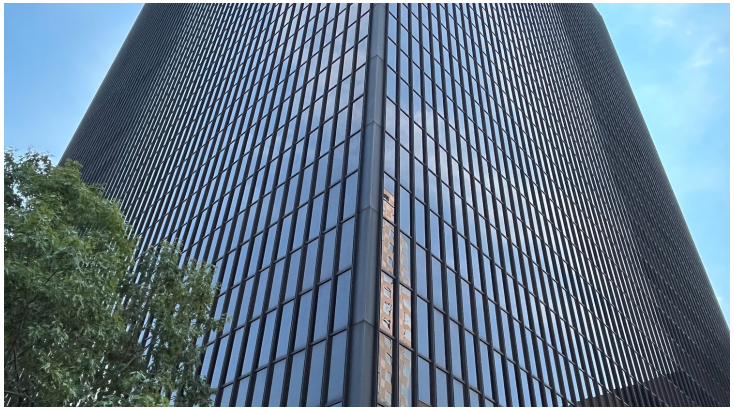
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PROPERTY INFORMATION | Executive Summary



PROPERTY SUMMARY

Lease Rate:	$14.50 per RSF - FULL SERVICE
Building Size:	378,895 SF
Year Built:	1977
Renovated:	2016
Market:	New Orleans-Metairie
Sub Market:	Central Business District
Cross Streets:	Poydras Street & Loyola Avenue

PROPERTY OVERVIEW

1340 Poydras is now Orleans Tower. Its new owners have a great track record of quality and efficient property management. The building provides Class A amenities at Class B pricing.

The location is perfect for companies seeking a downtown location with easy ingress/egress. Great for sales firms, engineering groups, law firms or anyone who leaves the office and returns multiple times a day, including businesses desiring to be near City Hall and/or the state tenants in Benson Tower next door. Any business will appreciate the availability of High Speed Fiber Optic Internet!

Plenty of low cost parking is available 1/2 block away at the Super Dome parking garage, making the building ideal for any tenant who wants to be downtown and requires more than the standard downtown parking ratio. As an added bonus, there are 16 designated free visitor parking spaces for Orleans Tower available on the adjacent side street right outside the door!

This section of Poydras Street is a thriving resurgent downtown location, near the Mercedes-Benz Superdome, Smoothie King Center and Champions Square with abundant pedestrian traffic and nearby lunch destinations.

The attentive onsite Management Team has implemented numerous building improvements with multiple projects currently planned or underway, creating and maintaining a wonderful work environment for all tenants and interested parties.

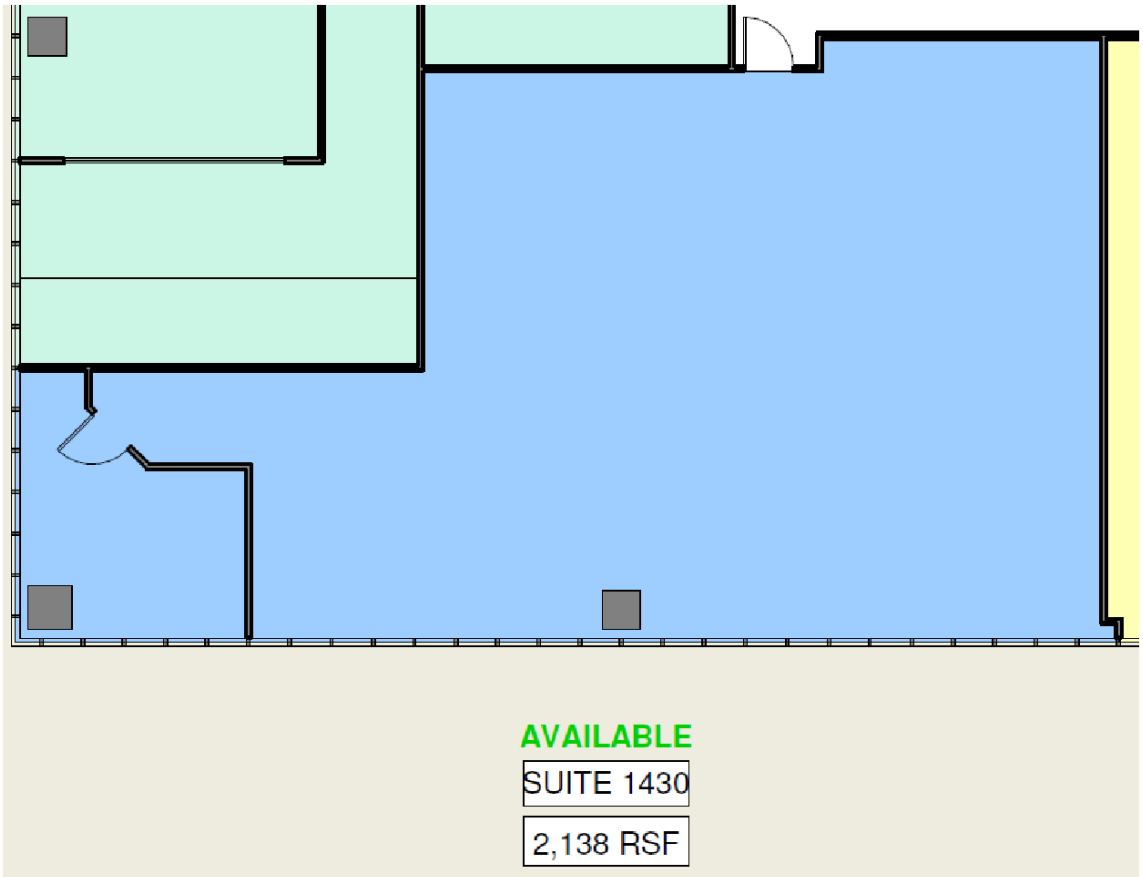
PROPERTY HIGHLIGHTS

- An excellent value for CBD office space
- Wonderful location with virtually unlimited access to low cost Superdome parking
- Easy quick Interstate access
- Attentive onsite Landlord Management Team
- The building is pre-wired and is able to provide High Speed Fiber Optic connections

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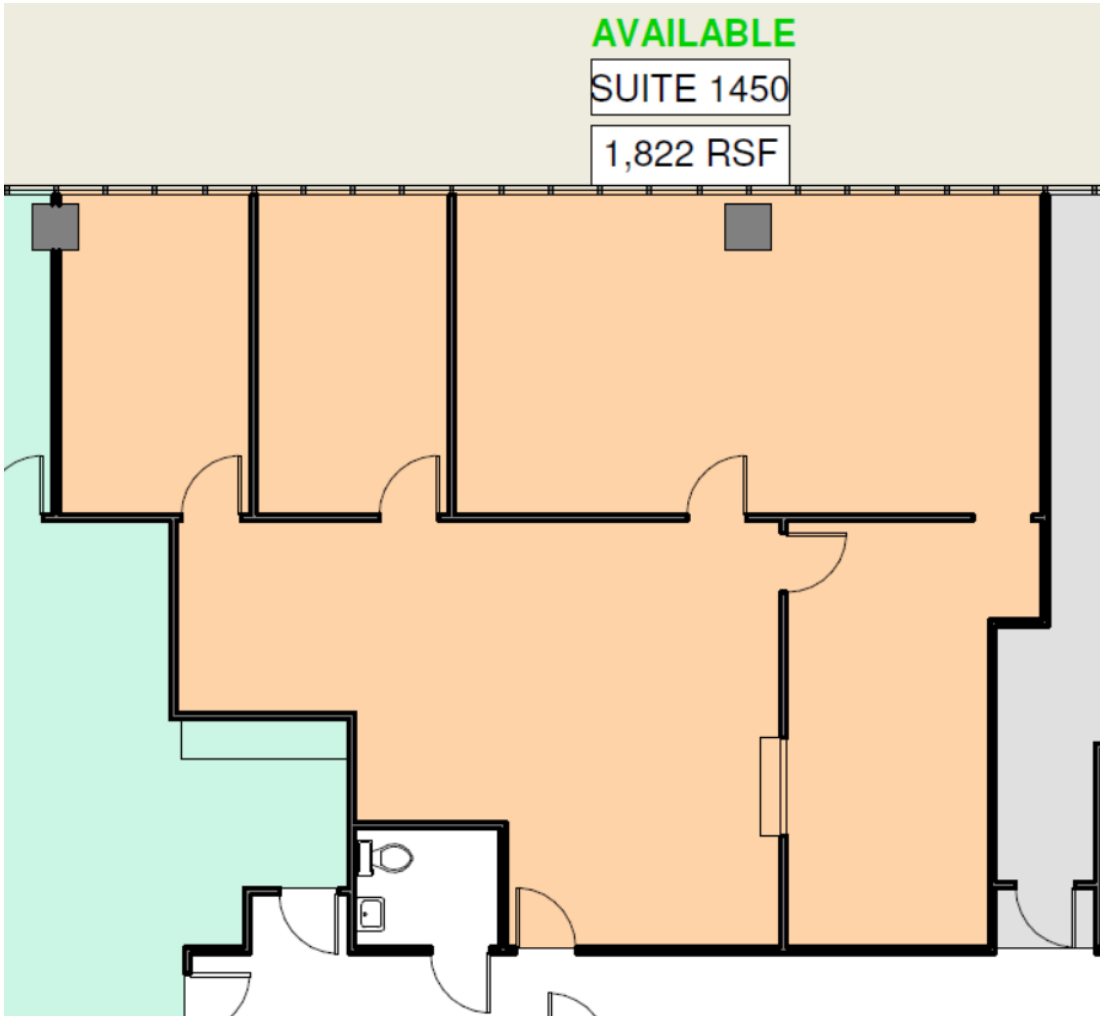
14th FLOOR | Suite 1430 - 2,138RSF



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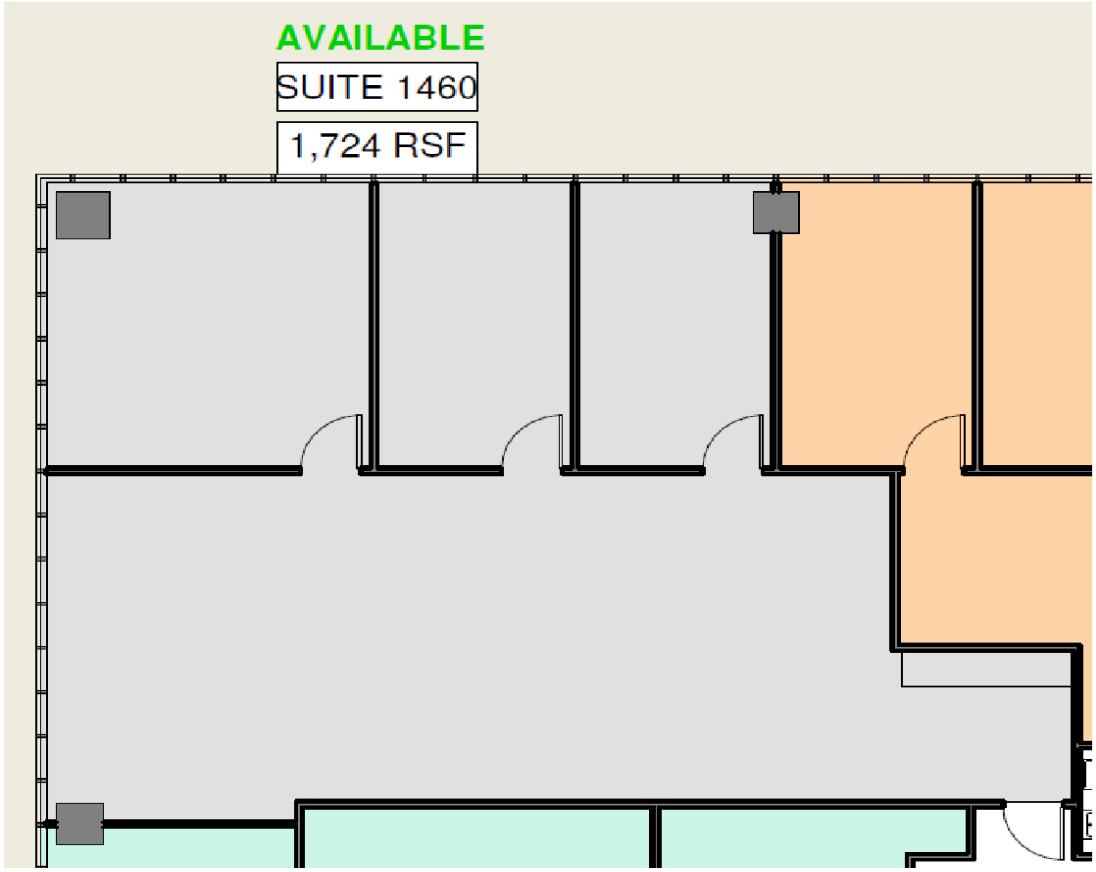
14th FLOOR | Suite 1450 - 1,822 RSF



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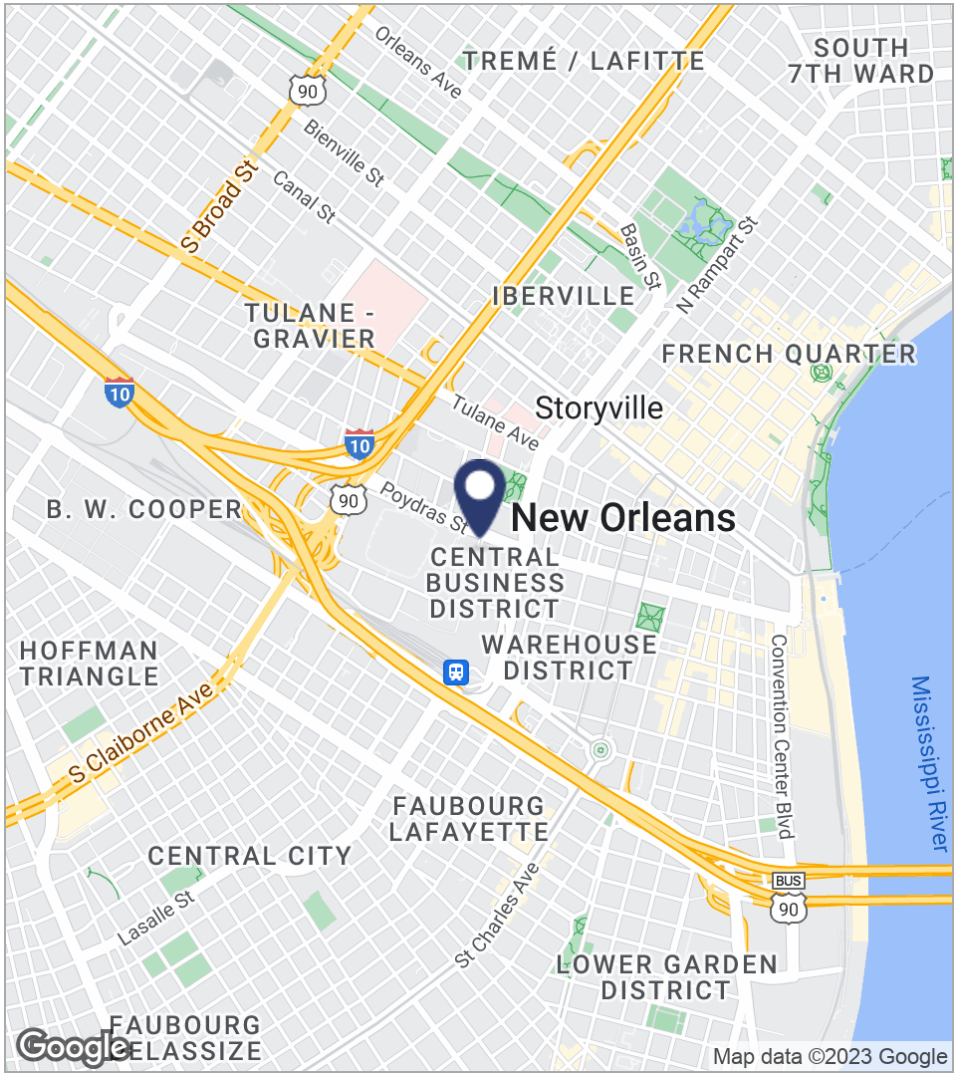
14th FLOOR | Suite 1460 - 1,724 RSF

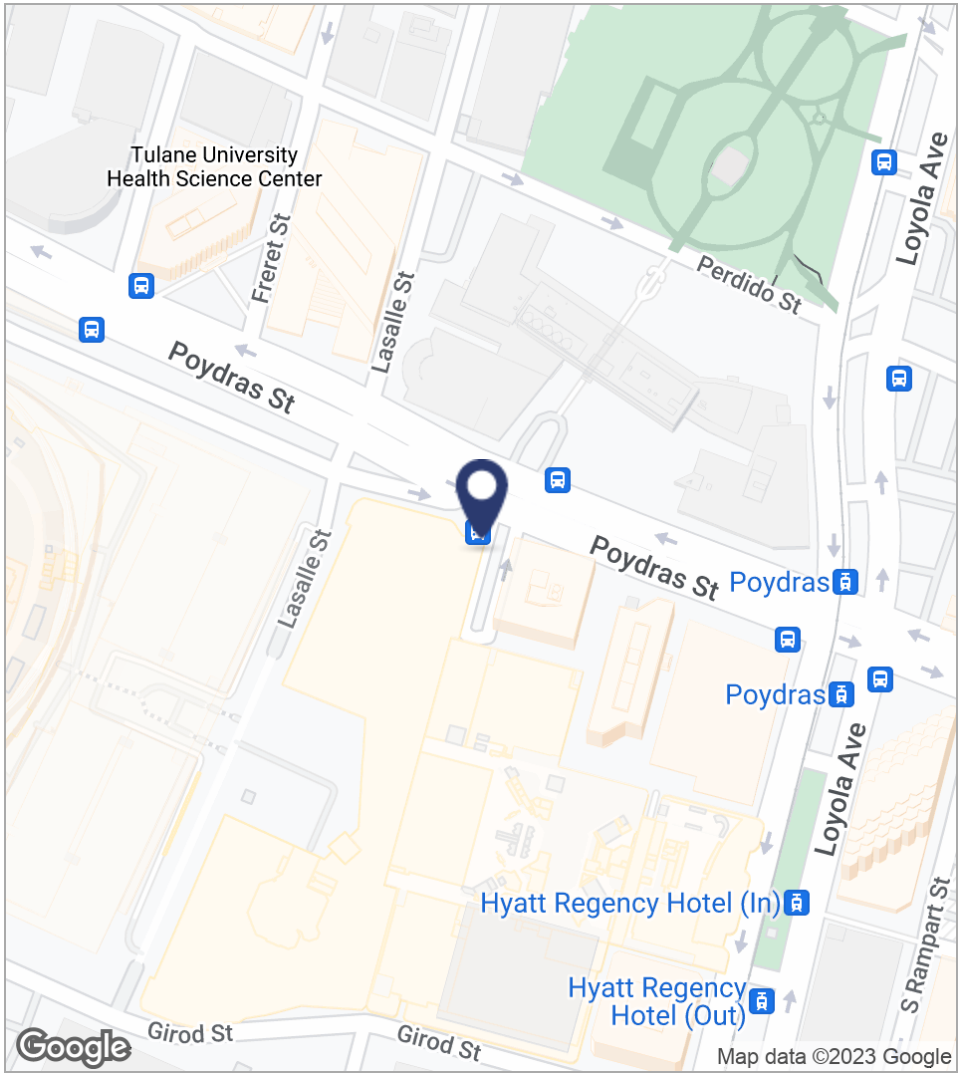


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PROPERTY INFORMATION | Location Maps





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ADDITIONAL PHOTOS | Orleans Tower Lobby & recently added 21st Floor office space



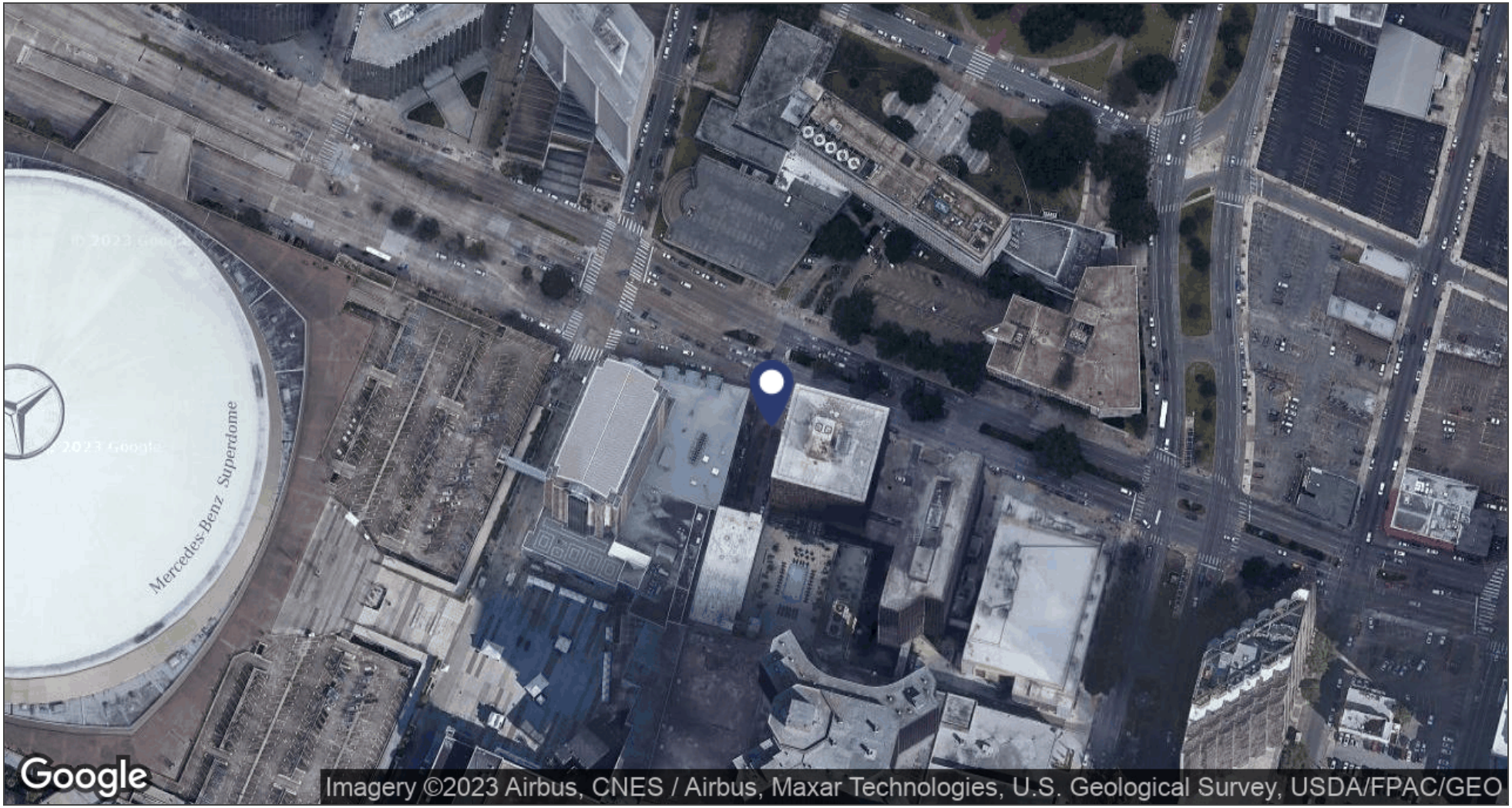




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PROPERTY INFORMATION | Aerial Map



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PROPERTY INFORMATION | Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,889	66,440	131,633
Total persons per hh	1.9	2.3	2.5
Average hh income	$48,840	$57,797	$59,959
Average house value	$351,428	$272,979	$274,402

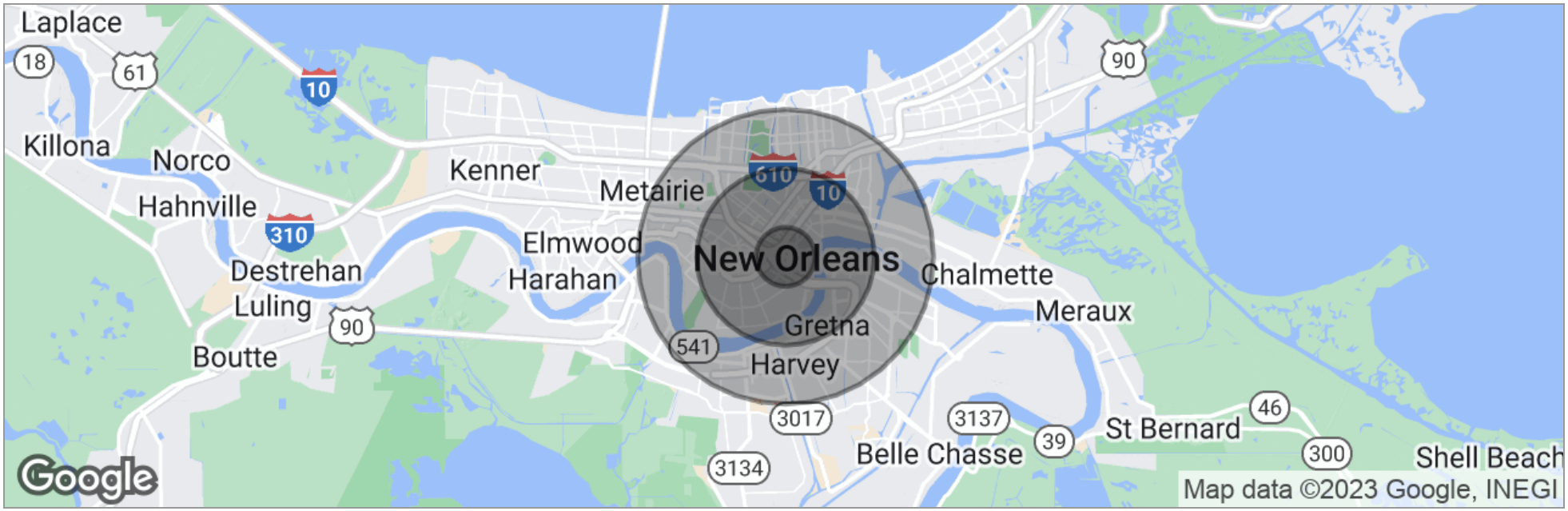
	1 MILE	3 MILES	5 MILES
Total population	11,286	155,445	322,925
Median age	37.6	36.9	37.0
Median age (male)	34.9	36.2	35.9
Median age (female)	40.4	38.1	38.2

** Demographic data derived from 2020 ACS - US Census*

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PROPERTY INFORMATION | Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,286	155,445	322,925
Population Density	3,592	5,498	4,112
Median Age	37.6	36.9	37.0
Median Age (Male)	34.9	36.2	35.9
Median Age (Female)	40.4	38.1	38.2
Total Households	5,889	66,440	131,633
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