



PROPERTY ONE

FOR LEASE

150 TEAL STREET

Saint Rose, LA 70087



Presented by:

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OFFERING SUMMARY

Lease Rate:	\$8.00 - 10.00 SF/yr (NNN)
Building Size:	53,544 SF
Available SF:	5,083 - 10,631 SF
Lot Size:	2.91 Acres
OPEX:	\$3.93 PSF
Market:	New Orleans-Metairie
Submarket:	St. Charles Parish

PROPERTY OVERVIEW

150 Teal Street is a 53,544 SF Class A office/warehouse complex, strategically located within James Business Park. This tilt-up concrete building offers 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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LEASE TYPE | NNN

TOTAL SPACE | 5,083 - 10,631 SF

LEASE TERM | Negotiable

LEASE RATE | \$8.00 - \$10.00 SF/yr

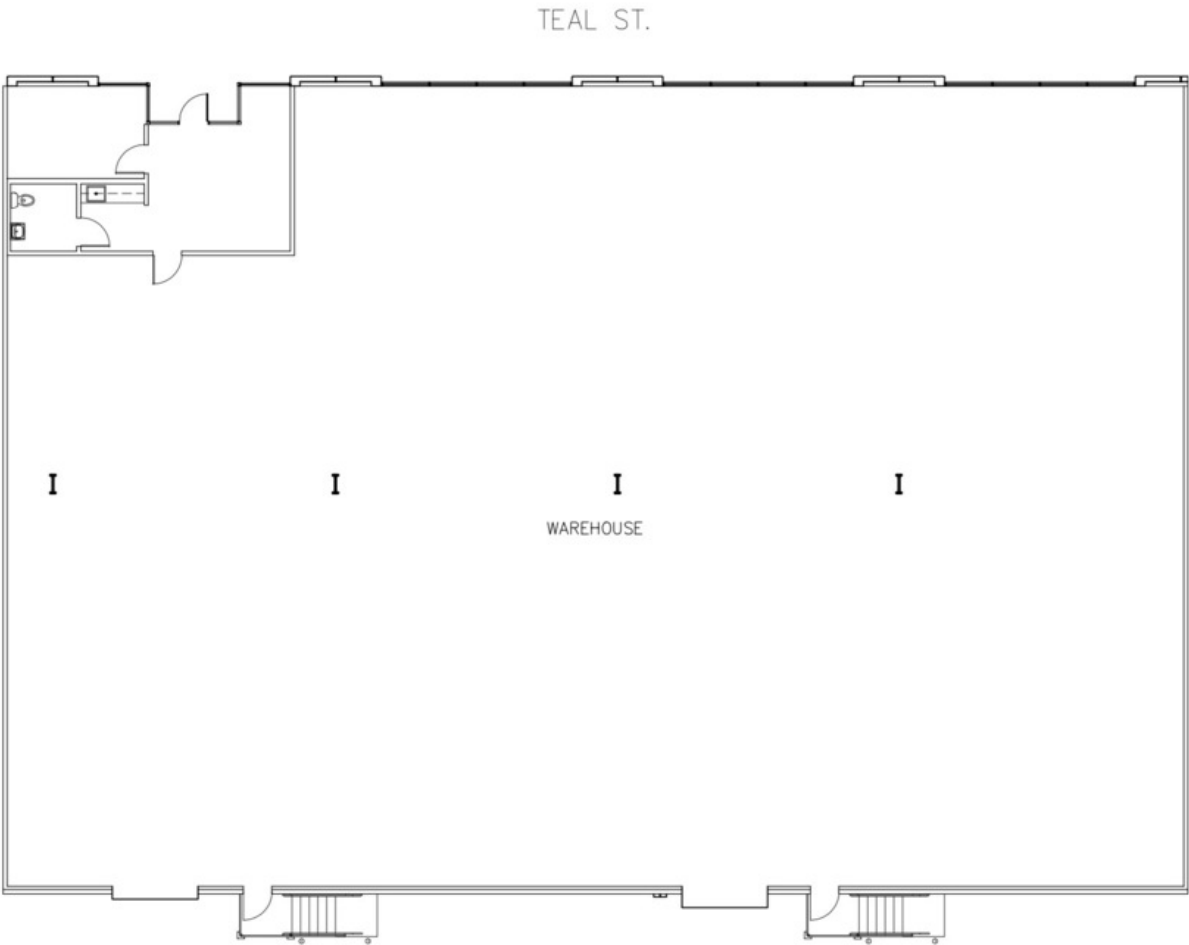


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
240	Available	10,631 SF	NNN	\$8.00 SF/yr	528 SF office and 10,083 SF of climate-controlled warehouse space.
300	Available	5,083 SF	NNN	\$10.00 SF/yr	1,895 SF office and 3,199 SF warehouse. Warehouse has 2 loading docks.

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SUITE 240
548 SF OFFICE
10,083 SF WAREHOUSE
+/-10,631 SF TOTAL



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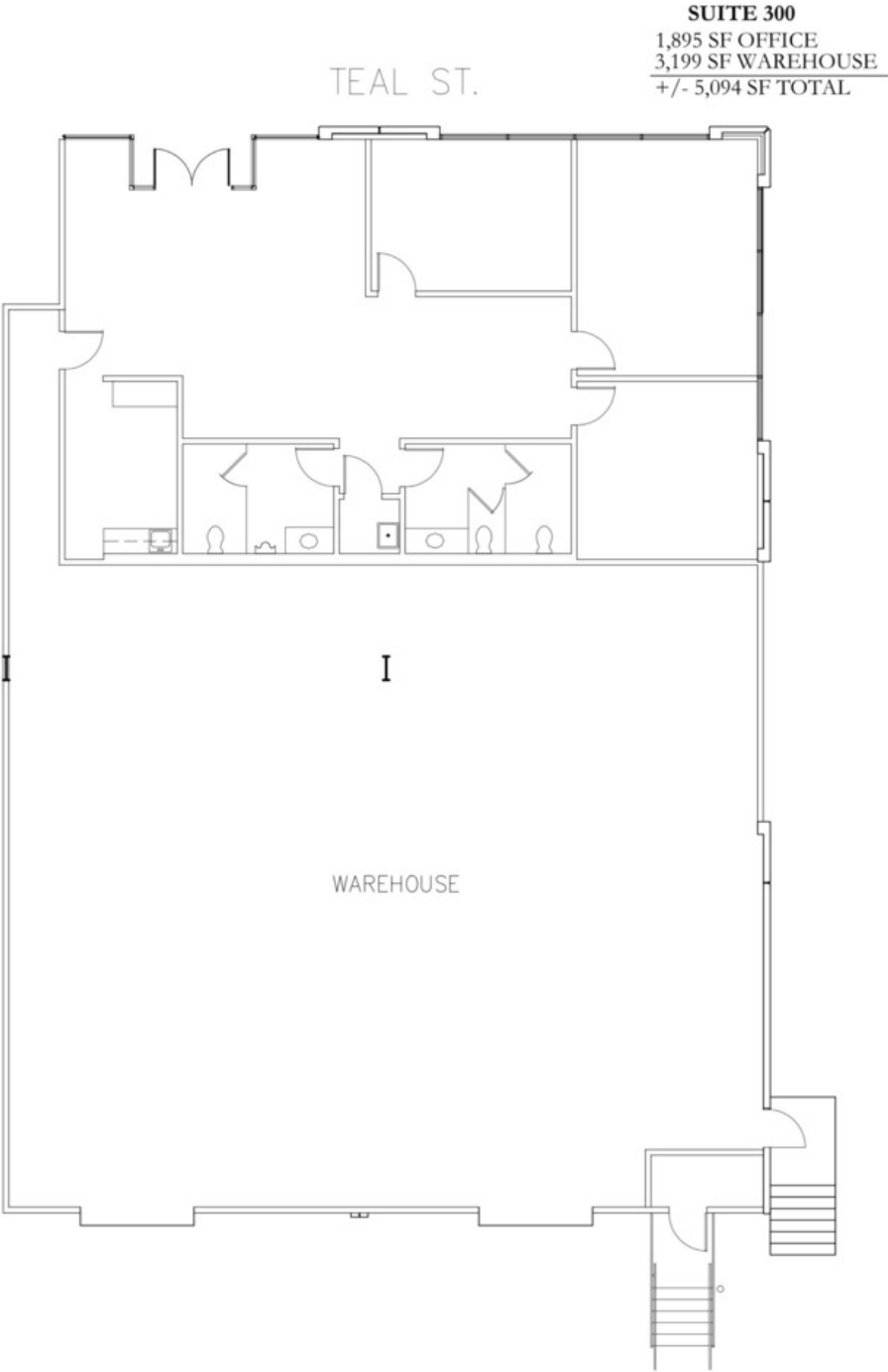


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05/13/2024

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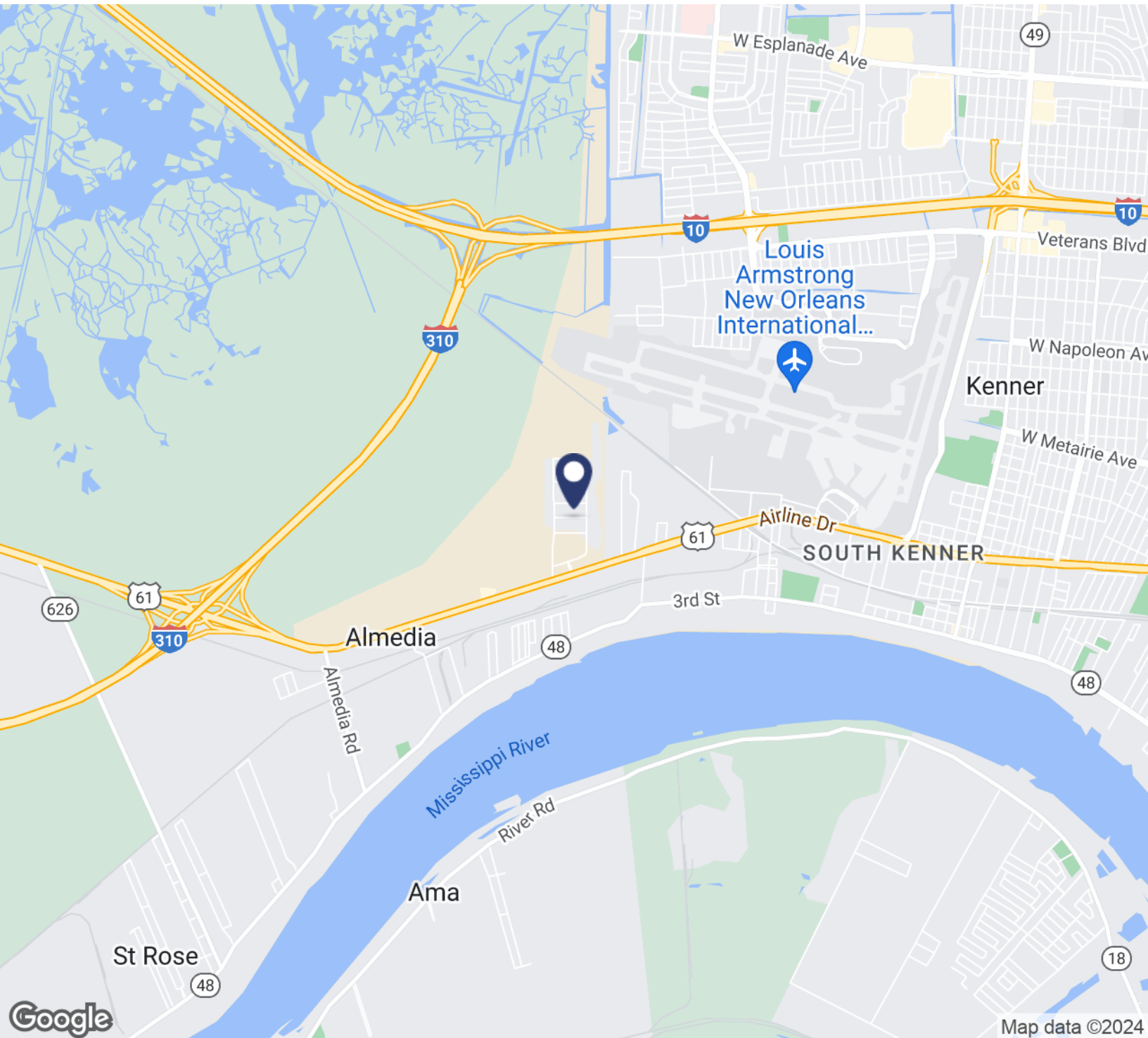
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FOR MORE INFORMATION, PLEASE CONTACT:

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