



PROPERTY ONE

OFFICE SPACE FOR LEASE

TWO JAMES PARK

120 Mallard St., Saint Rose, LA 70087

Presented by:

MATT TAYLOR

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TWO JAMES BUSINESS PARK

120 Mallard St., Saint Rose, LA 70087



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (Full Service)
Building Size:	53,520 SF
Available SF:	2,014 - 4,149 SF
Market:	New Orleans-Metairie
Submarket:	St Charles Parish

PROPERTY OVERVIEW

Located in a beautifully landscaped business park campus, 120 Mallard is a well-maintained three-story suburban office building comprised of 53,520 square feet. The building features solid concrete and glass construction, modern floor plans, and extensive parking.

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 | Full Service

TOTAL SPACE | 2,014 - 4,149 SF

LEASE TERM | Negotiable

LEASE RATE | \$17.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 140	Available	2,014 SF	Full Service	\$17.50 SF/yr	2,014 SF of first floor office space.
Suite 150	Available	4,149 SF	Full Service	\$17.50 SF/yr	-
Suite: 180	Available	2,710 SF	Full Service	\$17.50 SF/yr	-

TWO JAMES BUSINESS PARK

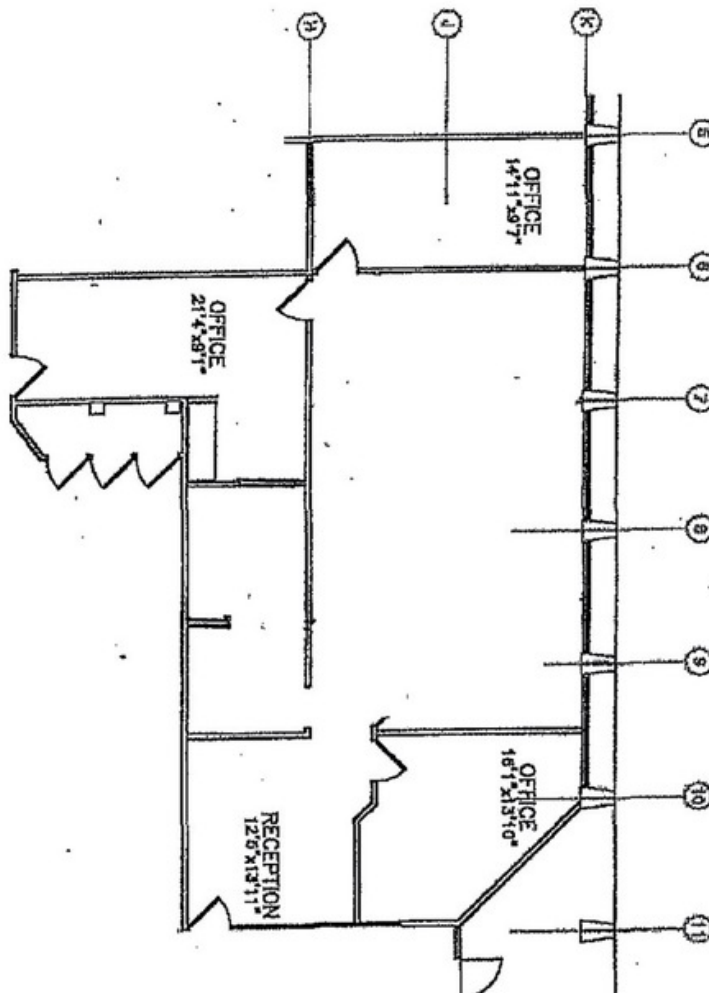
120 Mallard St., Saint Rose, LA 70087

120 Mallard Street
(Suite 140)

(Approximately 2,014 Sq. Ft.)

(Office 2,014 Sq. Ft.)

(Warehouse 0 Sq. Ft.)



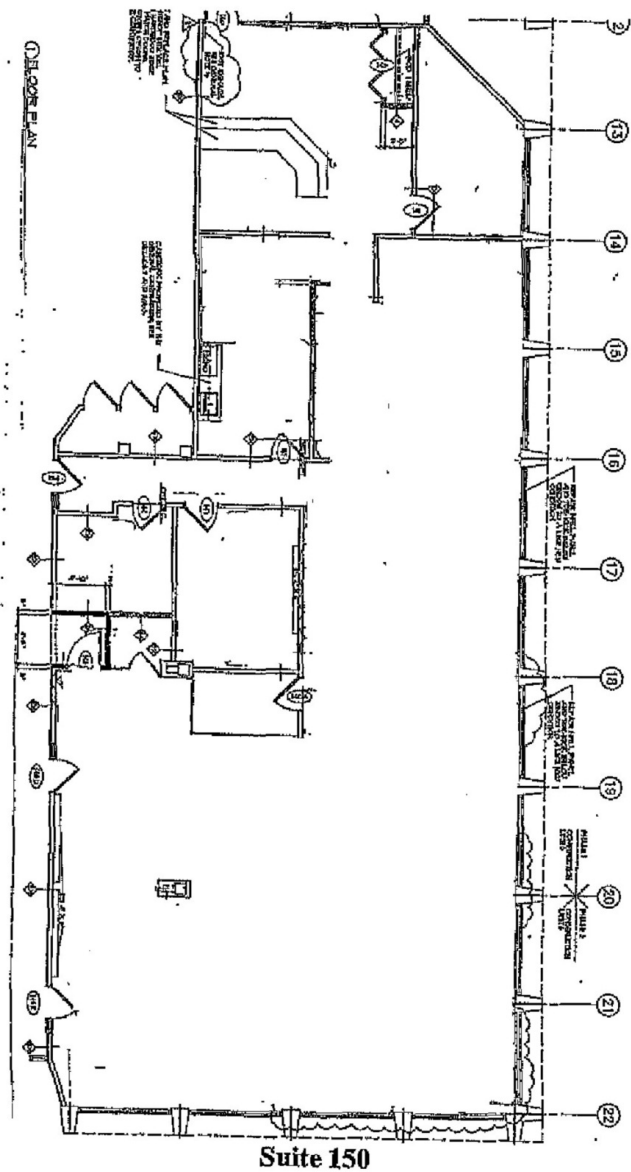
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12/12/2023

TWO JAMES BUSINESS PARK

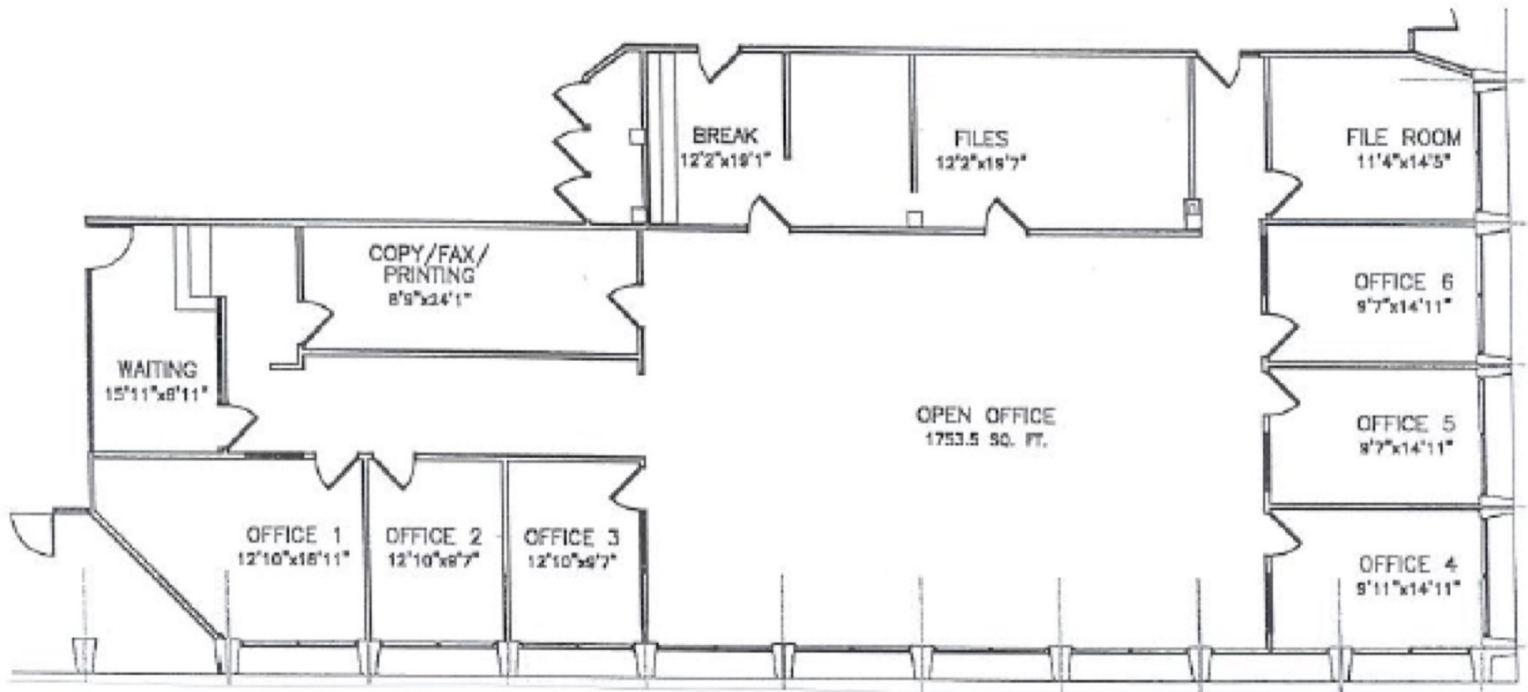
120 Mallard St., Saint Rose, LA 70087

120 Mallard Street
Suite 150
(4,149 SF)



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Suite 180

4,160 SQ. FT. OFFICE



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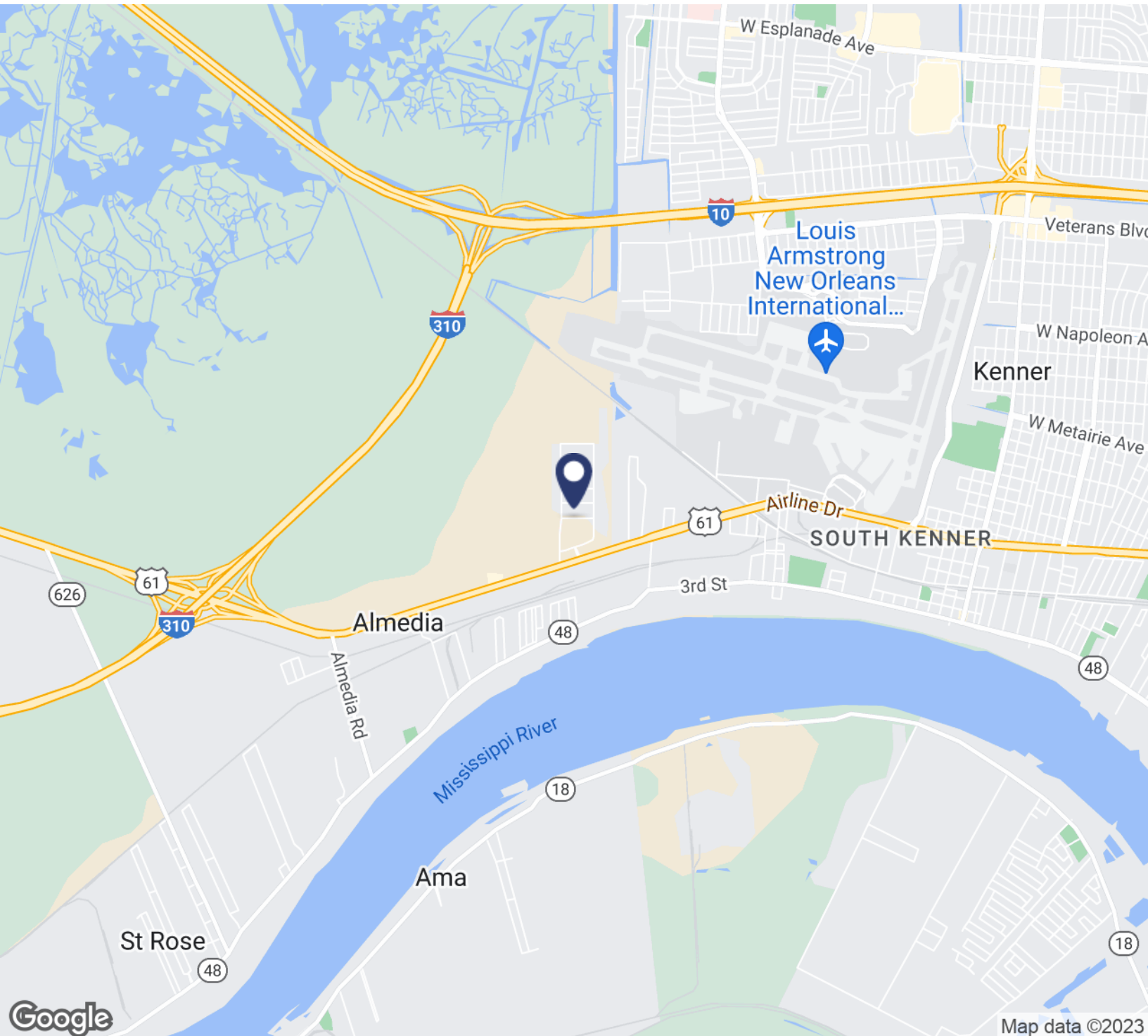
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FOR MORE INFORMATION, PLEASE CONTACT:

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