



PROPERTY ONE

FOR LEASE

ORLEANS TOWER SUITE OF THE MONTH

1340 Poydras Street , Suite 1460
New Orleans, LA 70112

Presented by:

JACK GORDON

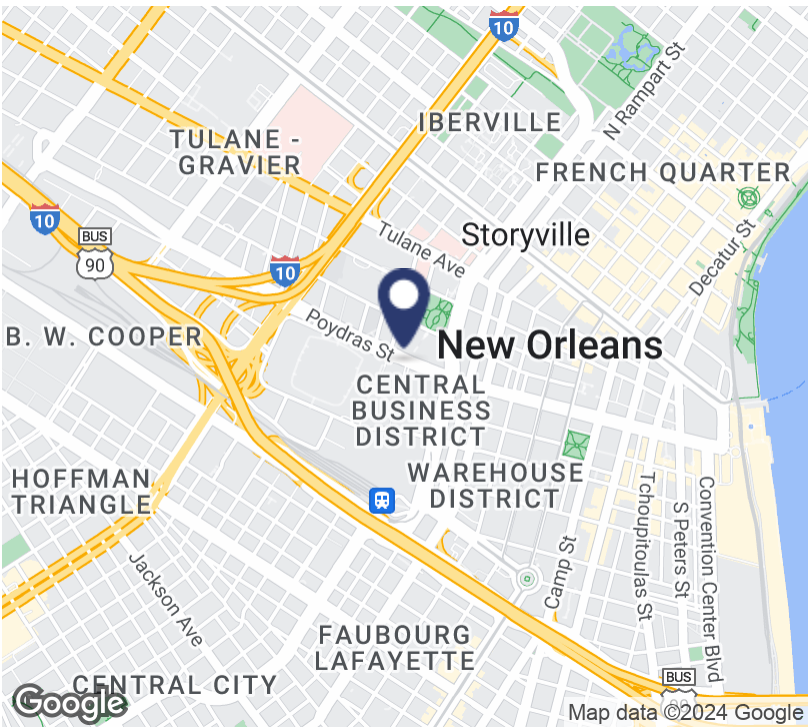
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SUITE OF THE WEEK

ORLEANS TOWER | 1340 Poydras Street, Suite 1460, New Orleans, LA 70112



OFFERING SUMMARY

Lease Rate:	Starting at \$15.00 SF/yr (Full Service)
Building Size:	378,895 SF
Available SF:	1,724 SF
Year Built:	1977
Renovated:	2021 - Ongoing
Market:	New Orleans-Metairie
Submarket:	Central Business District

PROPERTY OVERVIEW

1340 Poydras, also known as Orleans Tower, has a great track record of quality in-house property management. The building provides Class A amenities at Class B pricing. The location is great for companies seeking a downtown location with easy ingress/egress. Perfect for attorneys, sales firms, engineering groups or anyone who leaves the office and returns multiple times a day. Wonderful site for any firm desiring to be near City Hall or the LA State tenants in the neighboring Benson Tower. This North end of Poydras is a resurgent area with plenty of foot traffic and many nearby lunch destinations. The building has undergone multiple improvements with more development continuing in the near future.



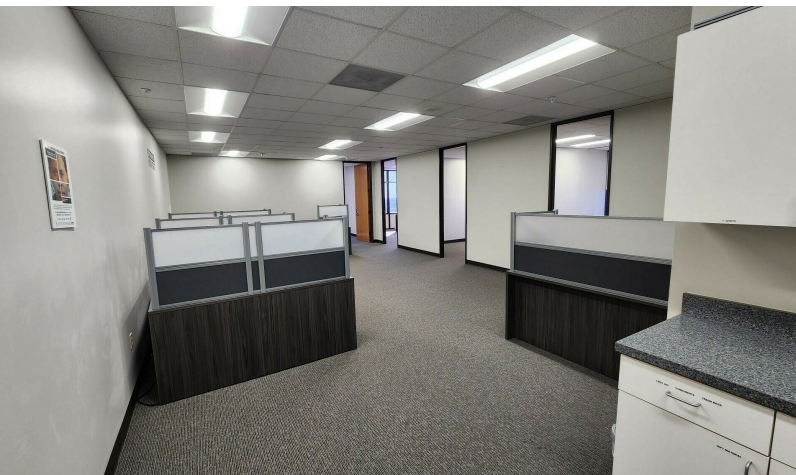
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SPACE HIGHLIGHTS

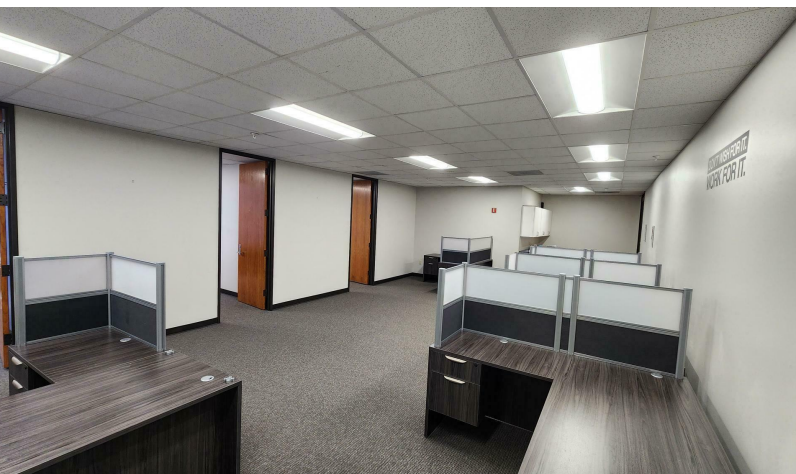
- Great opportunity for any business searching for 3 - 4 private offices, a conference room, and "bull pen" area.
- Efficient office design.
- This space can be leased fully furnished at no additional cost, or the furniture can be removed if tenant desires to use their own furniture.



- Great location with views overlooking "Champions Square".

• **BUILDING HIGHLIGHTS**

- Available conference room (see next page) at no additional charge for tenants of the building.
- Free temporary parking spaces, adjacent to the building, are available for use by tenants or their guests for quick visits or meetings.



VIEWS OF LOBBY, AND COMPLEMENTARY CONFERENCE ROOM

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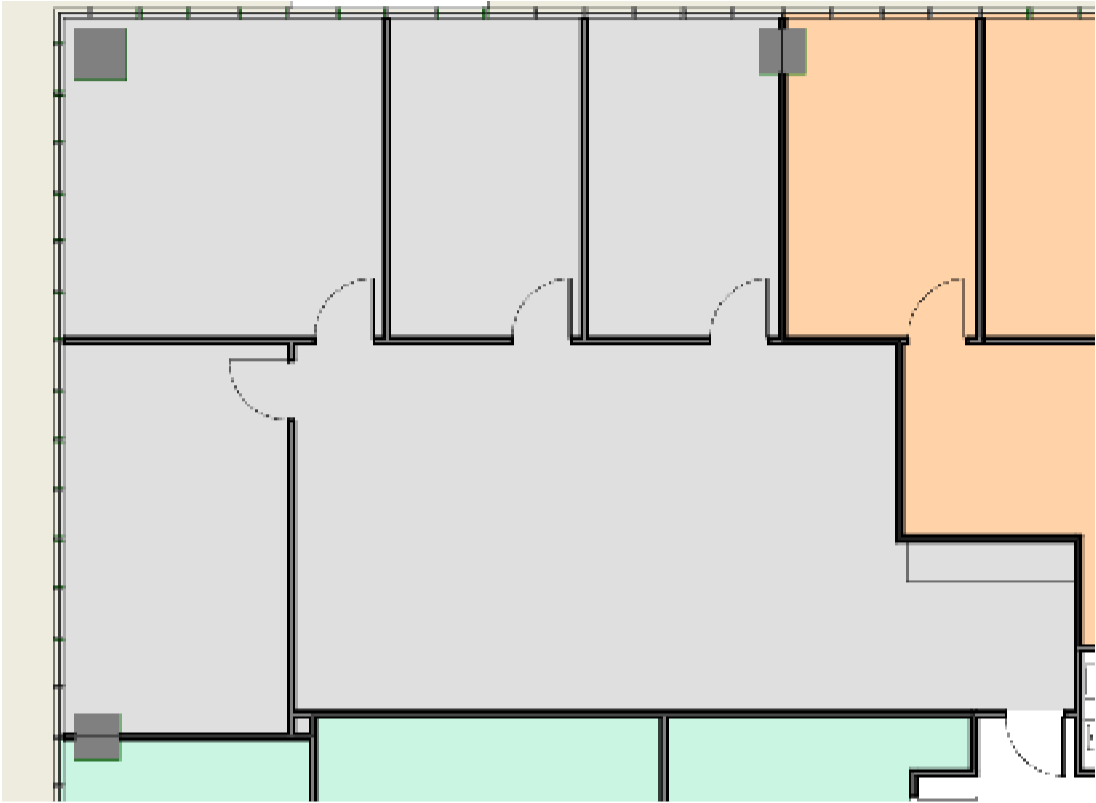
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03/28/2024

ORLEANS TOWER - FLOOR PLAN - SUITE 1460

1340 Poydras Street, Suite 1460, New Orleans, LA 70112





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FOR MORE INFORMATION, PLEASE CONTACT:

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