

# New Development

OFFICE BUILDING FOR LEASE

WEST CAUSEWAY APPROACH

W. Causeway Approach Mandeville, LA 70471

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# New Development

## W. Causeway Approach Mandeville, LA 70471

### EXECUTIVE SUMMARY



### Offering Summary

Lease Rate:	Negotiable
Lease Type:	NNN
Building Size:	30,000 SF
Contiguous SF:	3,000 - 15,000 SF
Lot Size:	3.01 Acres
Zoning:	B-2
Year Built:	2023
Number Of Floors:	2
Number Of Buildings:	2

### Property Highlights

- New state of the art development with up to 15,000 SF of office/retail space available.
- Variety of configurations available in this early stage.
- Prominently located on W. Causeway Approach which is a professional corridor in the suburban market. Many regional organizations have established locations along this corridor including: Healthcare (CommCare), Engineering (Keystone, M S Benbow), Wealth Management (Wells Fargo, Northwestern Mutual, Raymond James, Morgan Stanley), Insurance (Hartwig Moss, Stone, Gray), Banking (Fidelity, Resource), Legal (Baker Donelson).
- Convenient access to the Causeway Bridge when traveling to Metairie/New Orleans.
- Seasoned developer with a track record of successful projects on the Northshore.
- Tenant Improvement allowance package available.

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## SURROUNDING AERIAL



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## CONCEPTUAL PLANS

