



# 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.

### **Matthew Pittman, CCIM**

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#### SURROUNDING AERIAL



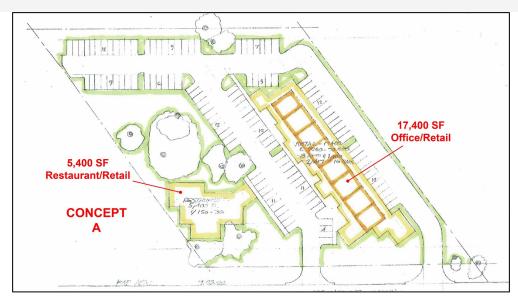
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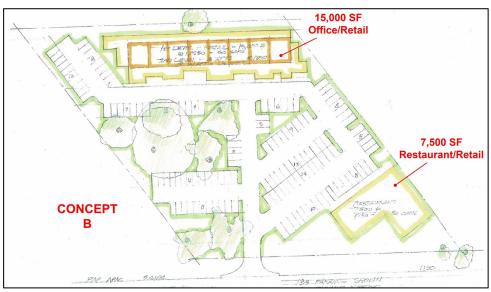
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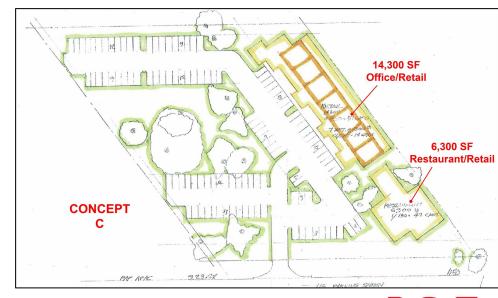
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#### CONCEPTUAL PLANS







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