



PROPERTY ONE

ORLEANS TOWER

RARE GROUND FLOOR LEASING OPPORTUNITY

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PROPERTY INFORMATION | Executive Summary

PROPERTY ONE



PROPERTY SUMMARY

Available SF:	SUITE 100 - 5,074 RSF
Lease Rate:	See Agent
Building Size:	378,895 SF
Year Built:	1977
Renovated:	2016
Market:	New Orleans-Metairie
Sub Market:	Central Business District
Cross Streets:	Poydras Street & Loyola Avenue

PROPERTY OVERVIEW

1340 Poydras is now Orleans Tower. Its new owners have a great track record of quality and efficient property management. The building provides Class A amenities at Class B pricing.

This location is perfect for groups seeking a downtown location with easy ingress/egress. Great for wine bar / bistro, health/fitness center, law firms seeking ground floor name recognition, or anyone who desires to be near City Hall and/or the state tenants in Benson Tower next door.

Plenty of low cost parking is available 1/2 block away at the Super Dome parking garage, making the building ideal for any tenant who wants to be downtown and requires more than the standard downtown parking ratio. As an added bonus, there are 16 designated free visitor parking spaces for Orleans Tower available on the adjacent side street right outside the door!

This section of Poydras Street is a thriving resurgent downtown location, near the Mercedes-Benz Superdome, Smoothie King Center and Champions Square with abundant pedestrian traffic and nearby lunch destinations.

The attentive onsite Management Team has implemented numerous building improvements with multiple projects currently planned or underway, creating and maintaining a wonderful work environment for all tenants and interested parties.

PROPERTY HIGHLIGHTS

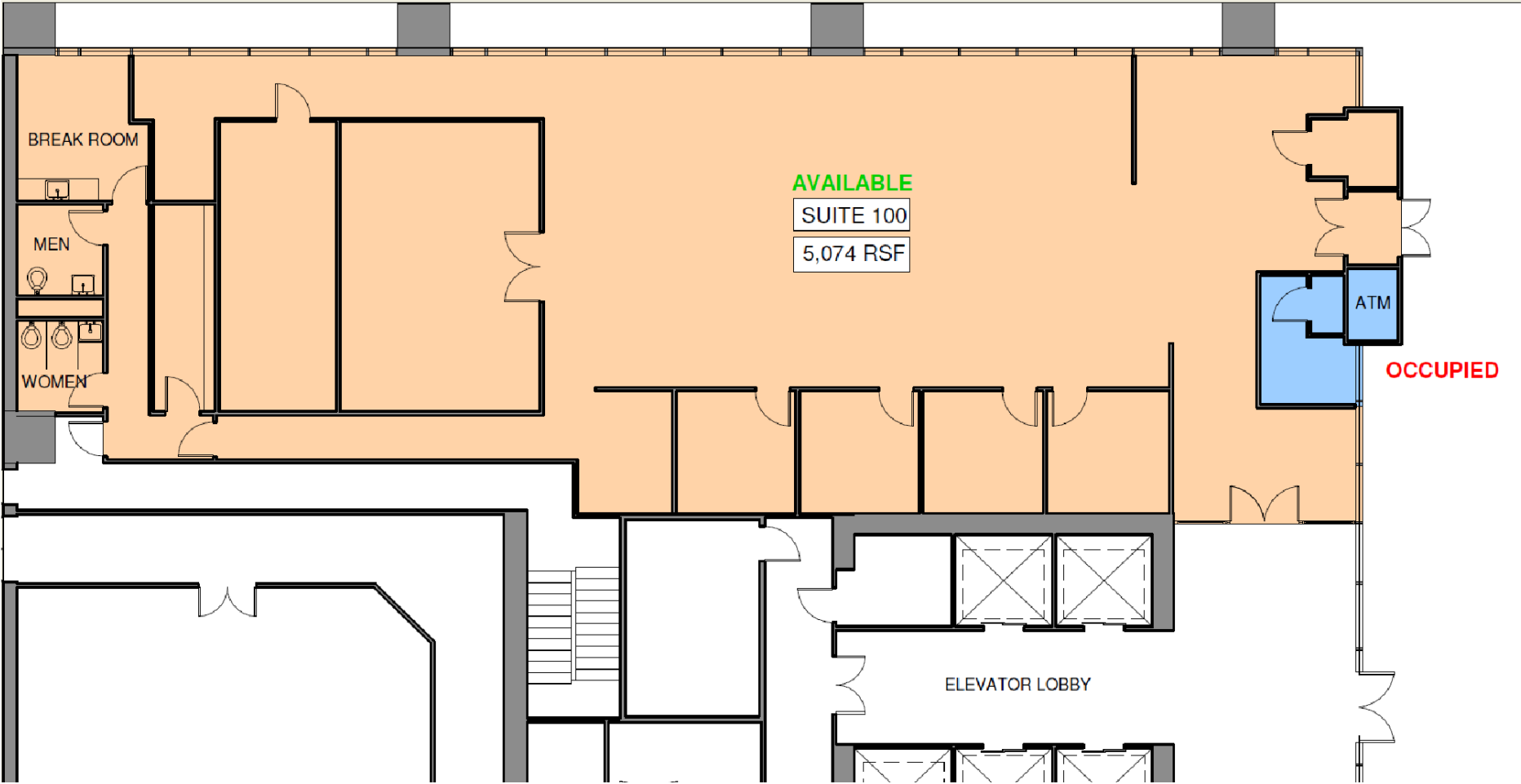
- An excellent value for CBD ground floor retail space
- Wonderful high traffic location with virtually unlimited access to low cost Superdome parking
- Easy quick Interstate access
- The building is prewired and can provide High Speed Fiber Optic connections
- Attentive onsite Landlord Management Team



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GROUND FLOOR - SUITE 100 | Floor Plan 5,074 RSF





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PROPERTY INFORMATION | Additional Photos

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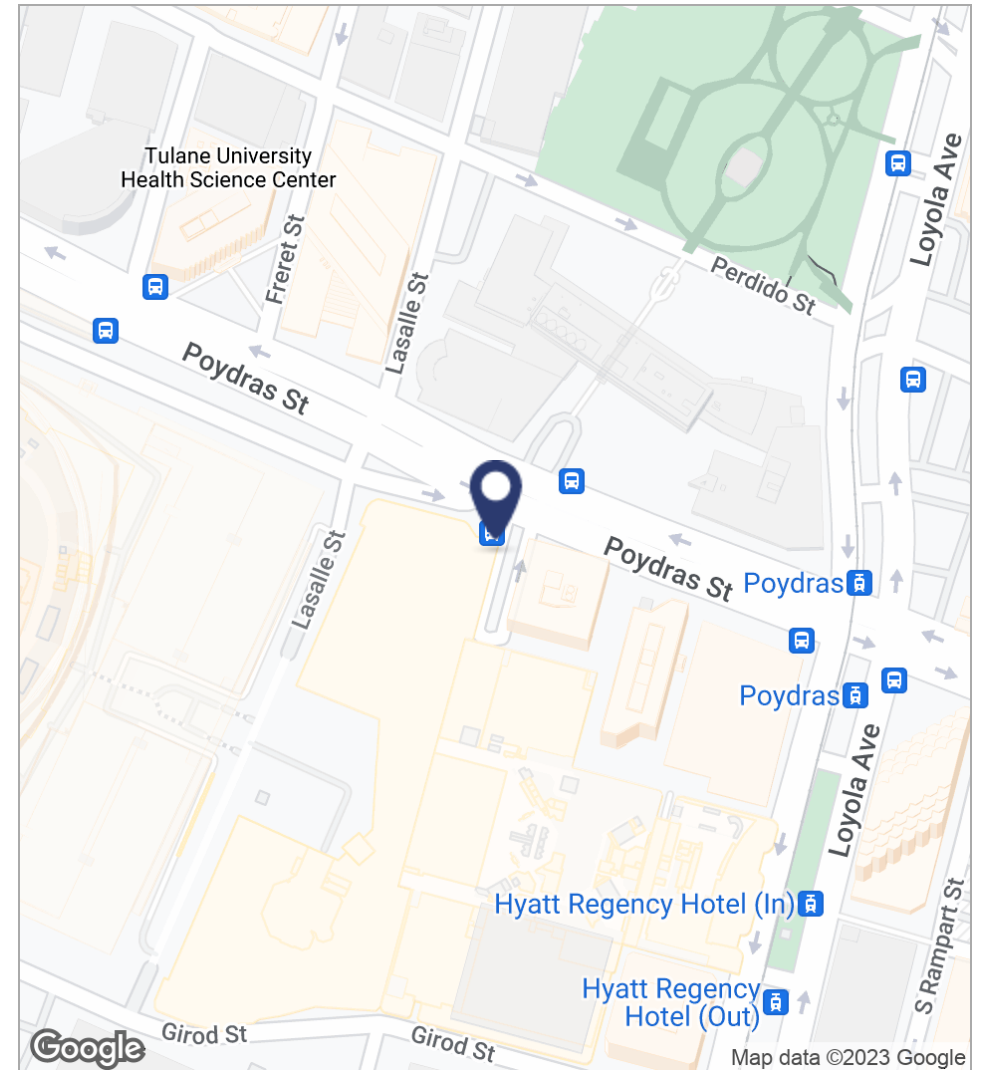
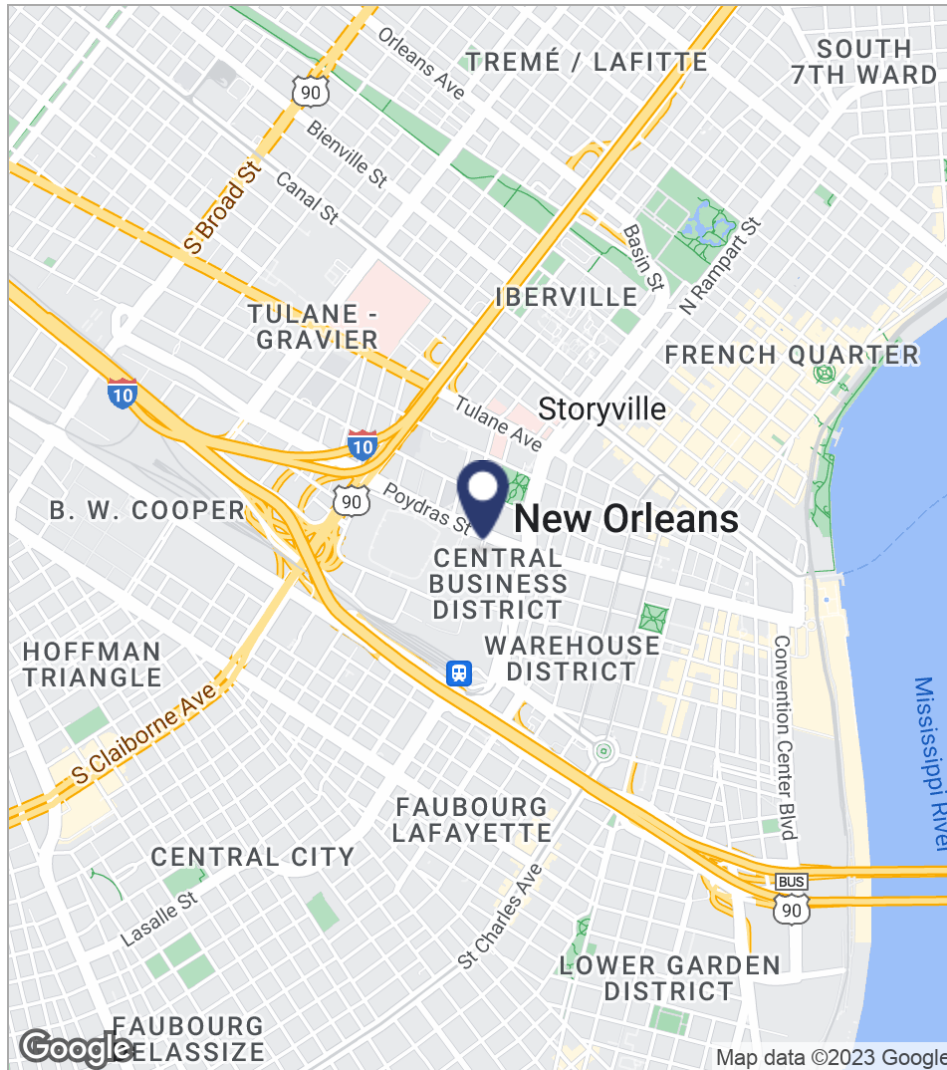
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PROPERTY INFORMATION | Location Maps

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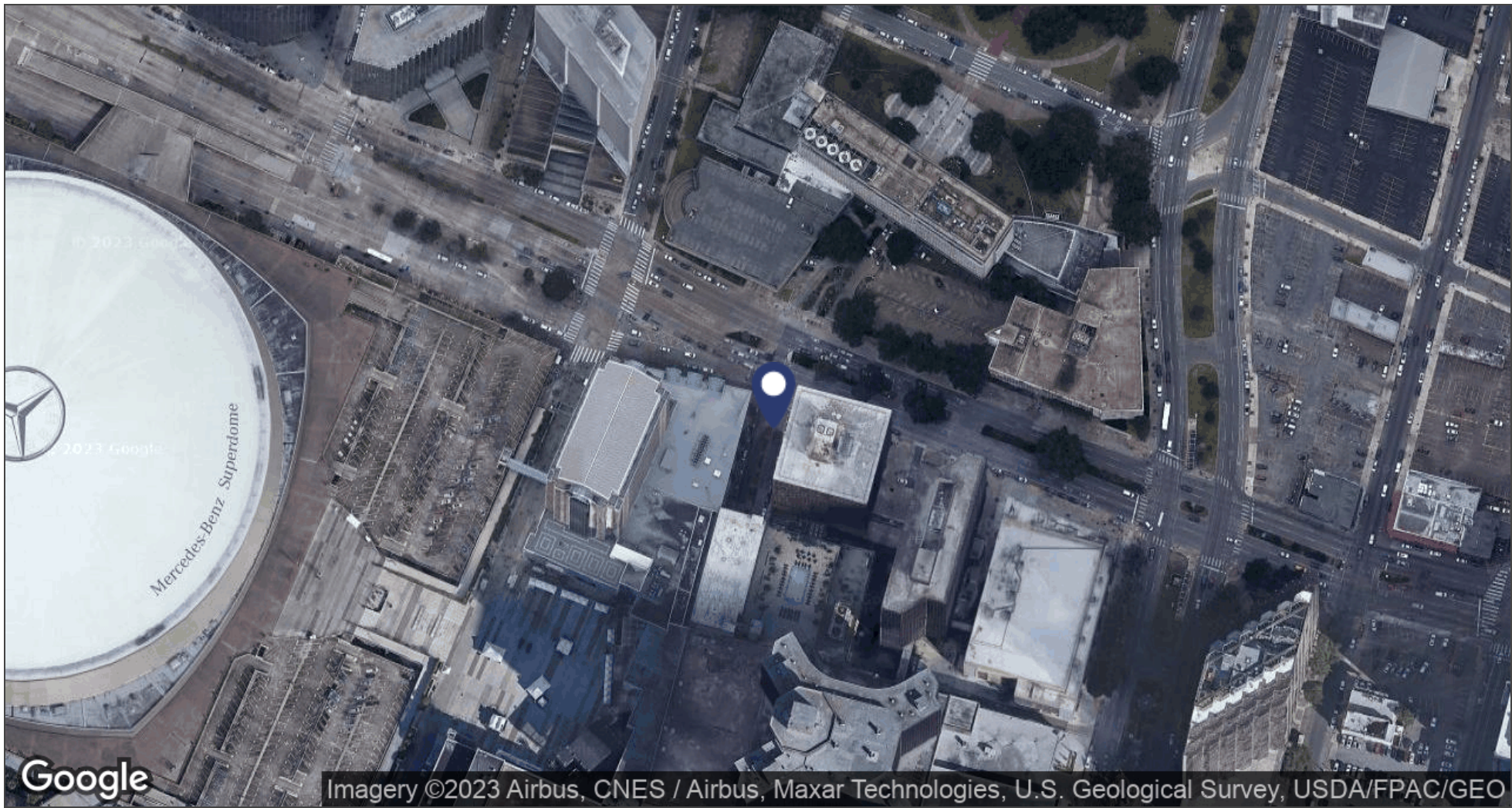
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PROPERTY INFORMATION | Aerial Map

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PROPERTY INFORMATION | Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	5,889	66,440	131,633
Total persons per hh	1.9	2.3	2.5
Average hh income	\$48,840	\$57,797	\$59,959
Average house value	\$351,428	\$272,979	\$274,402

	1 MILE	3 MILES	5 MILES
Total population	11,286	155,445	322,925
Median age	37.6	36.9	37.0
Median age (male)	34.9	36.2	35.9
Median age (female)	40.4	38.1	38.2

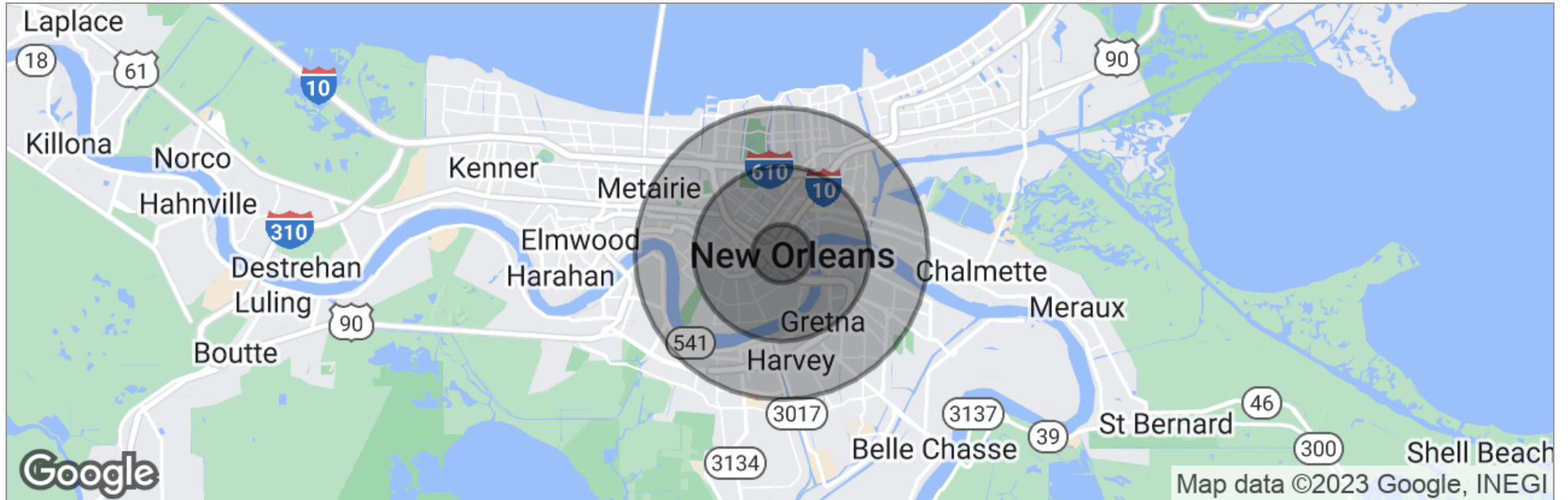
* Demographic data derived from 2020 ACS - US Census



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PROPERTY INFORMATION | Demographics Map

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	1 Mile	3 Miles	5 Miles
Total Population	11,286	155,445	322,925
Population Density	3,592	5,498	4,112
Median Age	37.6	36.9	37.0
Median Age (Male)	34.9	36.2	35.9
Median Age (Female)	40.4	38.1	38.2
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