



PROPERTY ONE

ORLEANS TOWER

FULL FLOOR LEASING OPPORTUNITIES

JACK GORDON

504.681.3437

jack.gordon@propertyone.com

Licensed in LA

3500 N Causeway Blvd., Suite 600 • Metairie, LA 70002 • 504.681.3400

propertyone.com

Property One Inc. is licensed in LA, MS, TX and GA



ORLEANS TOWER

PROPERTY INFORMATION | Executive Summary

PROPERTY ONE



PROPERTY SUMMARY

Available SF:

SUITE 800 - 19,379 RSF
SUITE 1200 - 19,392 RSF

Lease Rate: \$14.50 per RSF - FULL SERVICE

Building Size: 378,895 SF

Building Class: B

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.

The location is perfect for companies seeking a downtown location with easy ingress/egress. Great for sales firms, engineering groups or anyone who leaves the office and returns multiple times a day, including businesses desiring 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 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

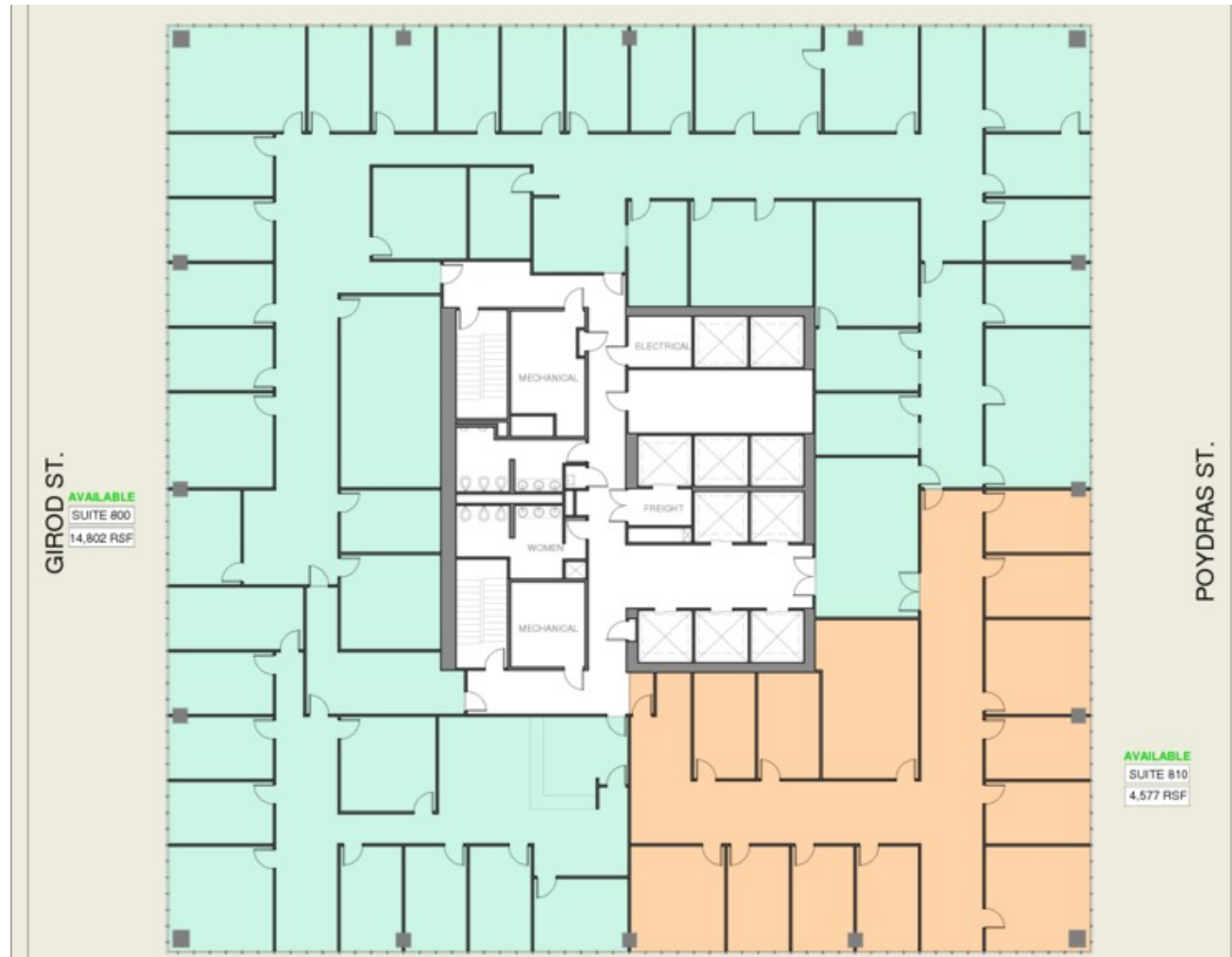
- An excellent value for CBD office space
- Wonderful location with virtually unlimited access to low cost Superdome parking
- Easy quick Interstate access
- Attentive onsite Landlord Management Team



PROPERTY ONE

ORLEANS TOWER

SUITES 800 & 810 | Total Floor Plan: 19,379 RSF (Available)



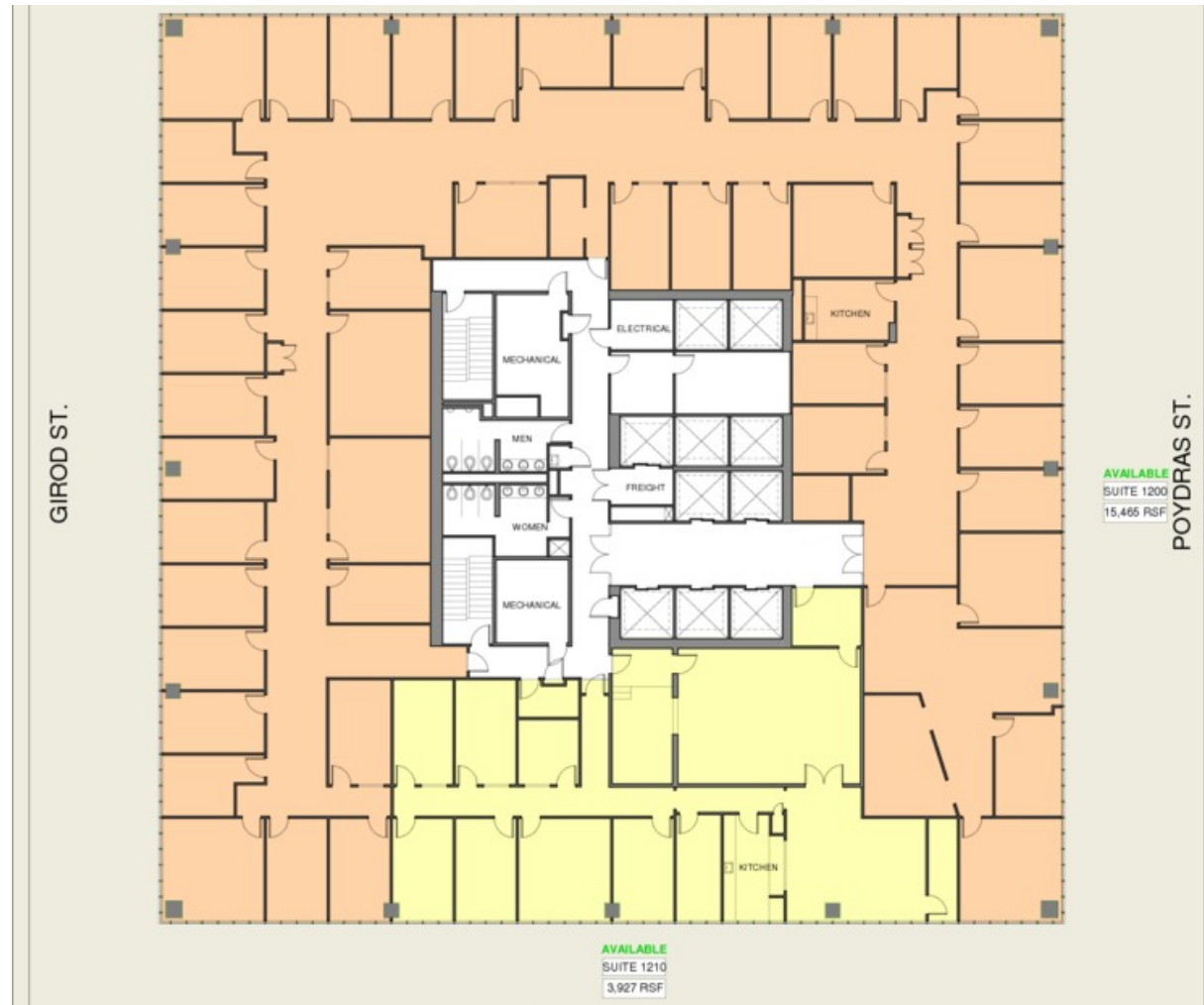
ORLEANS TOWER



PROPERTY ONE

ORLEANS TOWER

SUITES 1200 & 1210 | Total Floor Plan: 19,392 RSF (Available)



ORLEANS TOWER



PROPERTY ONE

ORLEANS TOWER

ADDITIONAL PHOTOS | Orleans Tower Lobby & recently added 21st Floor office space



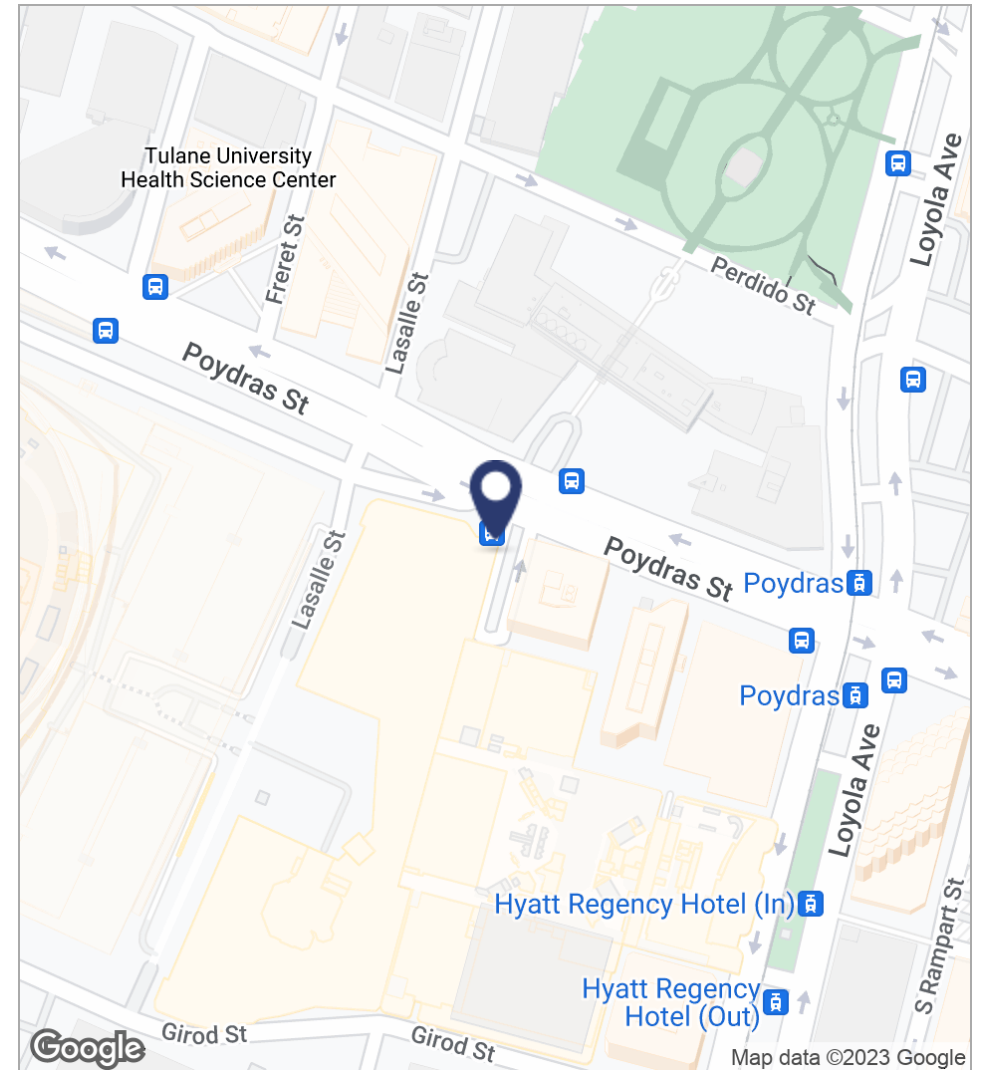
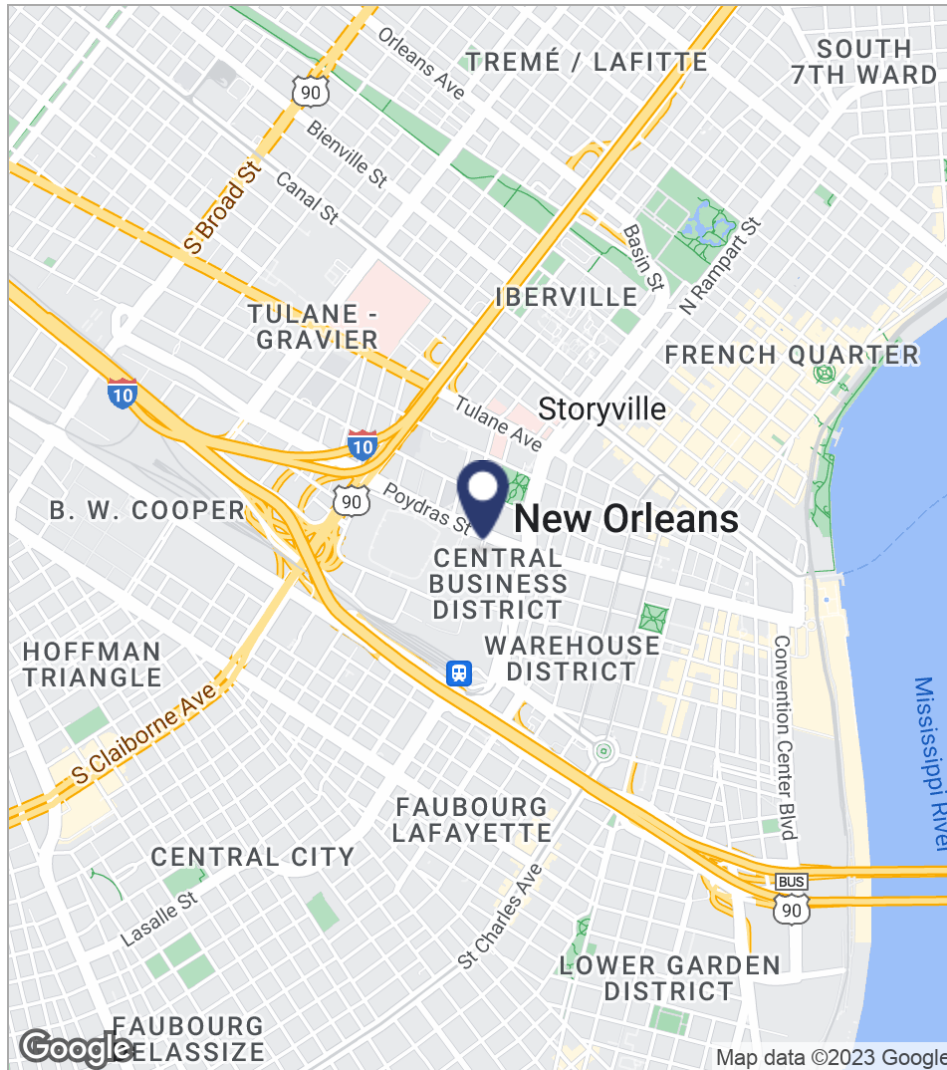
ORLEANS TOWER



ORLEANS TOWER

PROPERTY INFORMATION | Location Maps

PROPERTY ONE



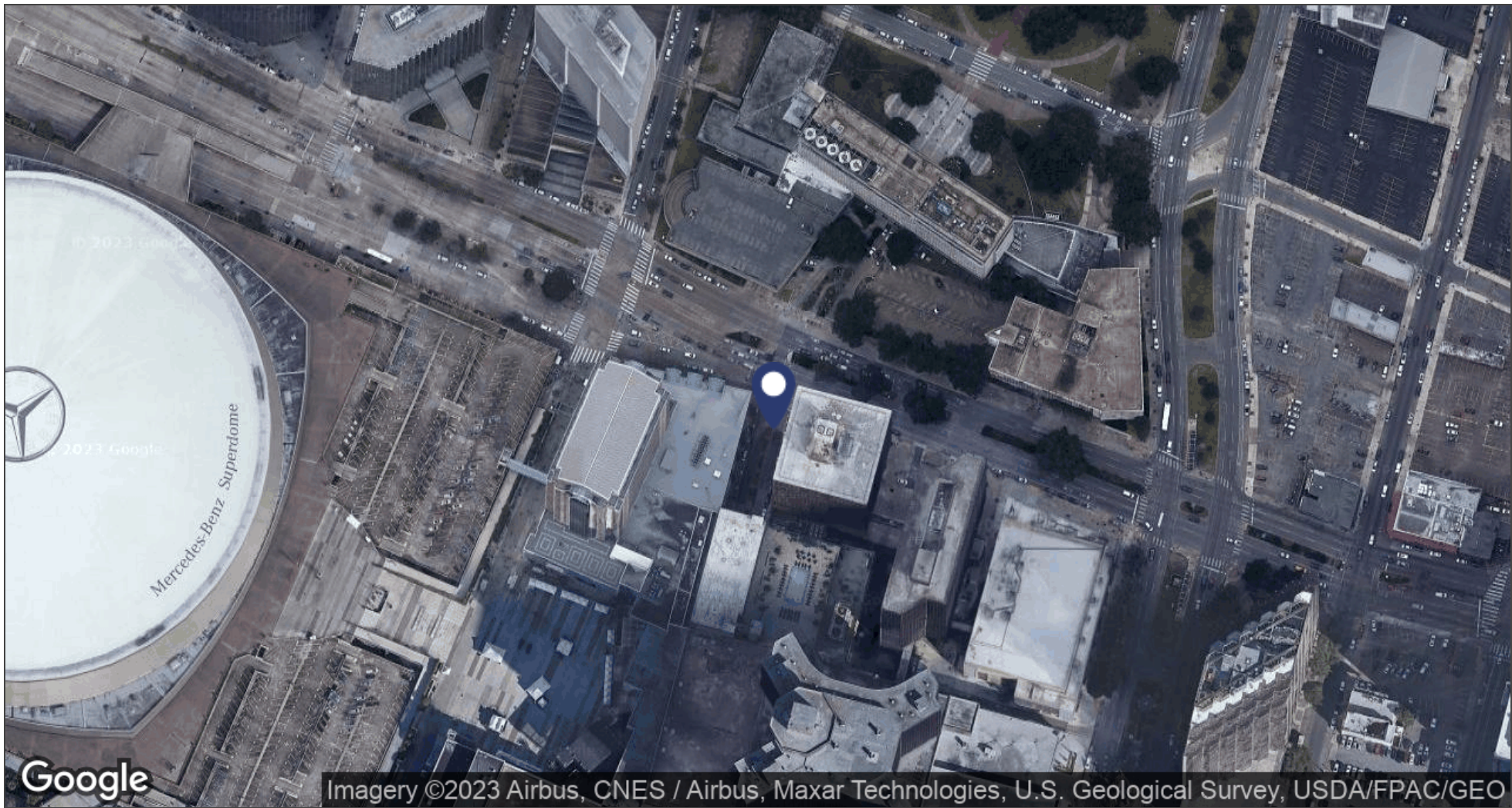
ORLEANS TOWER



ORLEANS TOWER

PROPERTY INFORMATION | Aerial Map

PROPERTY ONE



ORLEANS TOWER



PROPERTY ONE

ORLEANS TOWER

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

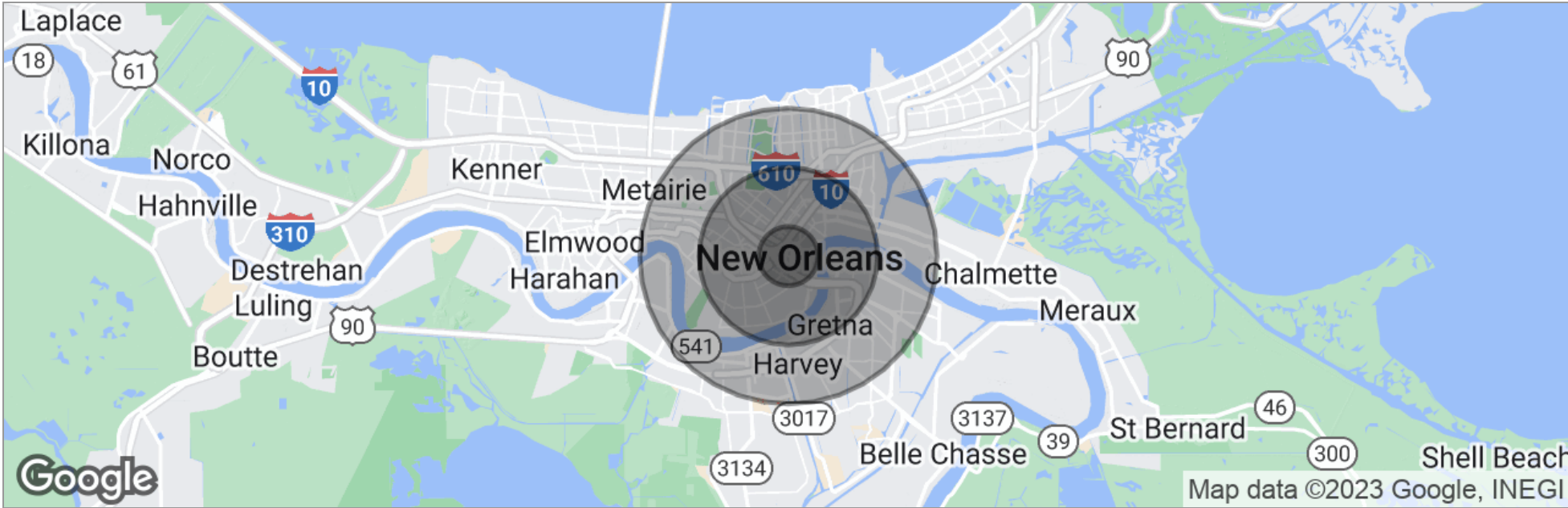
* Demographic data derived from 2020 ACS - US Census



ORLEANS TOWER

PROPERTY INFORMATION | Demographics Map

PROPERTY ONE



	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
Total Households	5,889	66,440	131,633
# of 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

* Demographic data derived from 2020 ACS - US Census