

REAL ESTATE TRENDS

2012

A NEW LEASE

Residential projects, startups bode well for CBD; other areas seeing business pick up after slow 2012



EXCEPTIONAL OFFICE & WAREHOUSE SPACES

JAMES BUSINESS PARK | ELMWOOD | BATON ROUGE



DANIEL P. POULIN,
CCIM, SIOR
DanP@Sealynet.com



JENNIFER A. LEE,
CCIM, SIOR
JenniferL@Sealynet.com

AVAILABLE PROPERTIES:

James Business Park

Adjacent to Louis Armstrong
New Orleans International Airport

1,391 s.f up to 12,780 s.f. for lease

Elmwood

520/524 Elmwood Park Boulevard

1,063 s.f up to 8,162 s.f. for lease

Baton Rouge

Industriplex

3,179 s.f up to 8,075 s.f. for lease

SEALY & COMPANY

150 JAMES DRIVE EAST, SUITE 140

ST ROSE, LA 70087

504.463.5600

WWW.SEALYNET.COM



REAL ESTATE TRENDS

2012

INSIDE:

AREA	COVERAGE	MAP
Central Business District	2	4
Center City		12
Eastern New Orleans and Chalmette	13	14
Kenner and St. Charles Parish	16	17
Metairie and East Jefferson	19	20
North Shore	26	27
West Bank	30	31

LISTS

Business parks	33
Commercial leasing companies	35
Commercial property managers	37
Flex space	40
Shopping centers	43
Warehouse space	50

The data published in Real Estate Trends is compiled every six months by the CityBusiness research department.



Published by the NOPG LLC
3445 North Causeway Blvd.,
Suite 901, Metairie, La. 70002
504-834-9292; Fax: 504-832-3534

Associate Publisher: Lisa Blossman
Editor: Greg LaRose
News Editor: Christian Moises
Art Director: Lisa Finnan
Account Executives: Liz Baldini, Jennifer Forbes, Cassie Foreman, Coco Evans Judd, Jaclyn Meith
Production Manager: Julie Bernard
Market Research Director: Duncan Brown
Market Research Assistant: Emily Jones



COMMERCIAL INVESTMENT DIVISION

CID

OF THE NEW ORLEANS METROPOLITAN ASSOCIATION OF REALTORS®



The COMMERCIAL INVESTMENT DIVISION of the New Orleans Metropolitan Association of REALTORS® congratulates its Achievement Award winners - Top Commercial Real Estate Producers of 2011

1st Row, Left to Right: Glenda Liuzza, Jeanne Booth, CCIM, CPA,
Colleen Kuebel Berthelot, CCIM, SIOR
Meg Carrone, CCIM, Martin O. Miller III, CCIM
Sandy Preston, Mi Mi Montagnat, CCIM, Judy Slack, Lucy Chun

2nd Row, Left to Right: Larry Schedler, CCIM,
Skip Weber, CCIM, Schaffer Mickal, Michael Wilkinson,
Gaines Seaman, James Barse, CCIM, SIOR,
David B. Quinn, SIOR, Paul Richard

3rd Row, Left to Right: Richard Juge, CCIM, SIOR,
Lane Hindermann, GRI
Joseph G. Gorman III, Matt Eaton

Other winners not pictured:

Herbert Duvic, CCIM, SIOR
Kirsten E. Early, CCIM
Duff Friend, SIOR
Trimble Green
Gerard E. Henry, SIOR
Keith G. Henry, SIOR
Stephanie Hilferty
Joe Kramer

Jennifer Lee, CCIM, SIOR
James K. Newton IV
Daniel Poulin, CCIM, SIOR
Steven Reisig, CCIM
Rhonda Sharkaw
Barry Spizer, CCIM
Robert E. Talbot, CCIM

www.nomarcid.org • 504.885.3200

CENTRAL BUSINESS DISTRICT

By **Mason Harrison**
Contributing Writer
mail@nopg.com

The Central Business District office market in New Orleans has faced stiff competition over the years from suburban areas, which tend to offer more parking space and better commute times for employees as well as lower lease rates.

But new residential development and a spate of startup firms setting up shop in the city have boosted projections for the downtown real estate market well into 2015.

“The strengthening residential, retail, hospitality, medical,

BY THE NUMBERS

	Class A occupancy	Average rent*
1Q	85.78 percent	\$17.98
2Q	85.79 percent	\$18.06
3Q	86.32 percent	\$17.94
	Class B occupancy	Average rent*
1Q	62.93 percent	\$15.63
2Q	64.42 percent	\$15.63
3Q	65.66 percent	\$15.65

Source: Equity Office Properties *Per square foot

Bryan Burns, senior vice president at the Transwestern, says a recent boom in residential development in the Central Business District has become a selling point for companies looking to move to the area.

PHOTO BY FRANK AYMAMI

Select Properties, Ltd.



Riverside Office Buildings I and II
6660 and 6620 Riverside Dr., Metairie



Causeway Highrise
3421 N. Causeway Blvd., Metairie

Select Properties can fulfill your office space needs at one of our conveniently located, well-maintained five office buildings in Metairie. Please allow our staff of qualified professionals (with CPM and CCIM credentials) to assist you in maximizing your office potential. Specializing in commercial real estate since 1982, Select Properties is an IREM Accredited Management Organization with offices in Metairie, Baton Rouge, and Lafayette. Call us today for leasing, sales, brokerage, asset management, construction and consulting.

New Orleans Metro Area Properties

Office Buildings

- 3421 Office Tower
3421 N. Causeway Blvd., Met.
- Medical Plaza I & II
3901 Houma Blvd., Met.
- Riverside I & II
6660 and 6620 Riverside Dr., Met.

Residential

- River Vieux Terrace Condominiums
520 St. Philip St., New Orleans
- 301 Tchoupitoulas Condominiums
301 Tchoupitoulas St., New Orleans

Retail

- The K-Mart Shopping Center
2840-2940 Veterans Memorial Blvd., Met.
- The Forum
3131 Veterans Blvd., Met.



SELECT PROPERTIES, LTD. • 833-0044

6620 Riverside Drive • Suite 300 • Metairie, LA 70003 - 7109



ACCREDITED
MANAGEMENT
ORGANIZATION®

For Professional Asset Management, Leasing & Sales
Also Offices and Properties in Baton Rouge & Lafayette

Individual Members

specialty use and parking sectors will all bode well for the downtown office market,” said Bryan Burns, senior vice president at the local office of Transwestern.

The increasing number of apartment units in the CBD has helped to turn the area into a residential neighborhood, something Burns said is attractive to technology firms with younger employees seeking to “live, work and play exclusively in the CBD area.”

New business trends have also made the CBD an attractive option for firms that could not otherwise afford to be there.

“Technology has made it possible for employees to work from home or from anywhere on a laptop,” said Ivan Miestchovich, who leads the Institute for Economic Development and Real Estate Research at the University of New Orleans. “Because firms don’t need to have as much permanent office space as before, they can simply rent space on an as-needed basis or have employees come in to the office when needed and even use computers and materials used by other employees who were there before them. We call that ‘hoteling’ space.”

An even simpler version of hoteling, Miestchovich said, is for a company to set up a virtual office. Through this setup, employees work remotely but have a prestigious downtown mailing address where someone answers the phone and routes calls. The virtual office can also provide access to a shared meetings space at well below the cost of leasing an office.

Hoteling and shared workspaces, such as The Dojo at The Exchange Centre and Beta and the Maritime Building, are opening up the downtown market to a new segment of the business market.

“All of these are factors that are improving the real estate outlook in the CBD, along with the conversion of properties to mixed-use entities,” Miestchovich said.

Several development projects near the CBD are also contributing to the rebound of the downtown office market, Burns said. He expects demand on all fronts to steadily increase as the new Mid-City medical complex nears completion in 2014.

“Some of the recent investments in CBD office properties at attractive pricing levels will look very good in 2015 and beyond when occupancy levels and rental rates have each reached new plateaus,” he said.

Burns also says occupancy in the CBD market has been aided by the end of the loss of oil and gas firms to Houston. Superior Energy Services moved its headquarters out of New Orleans in February but kept an office with 500 local employees in the city.

Chevron stayed in the market when it moved its Gulf of Mexico region headquarters to Covington in 2008, but a number of major and independent energy firms have gravitated to Texas since 1990.

“Over the past couple of decades, there was a consolidation largely into the Houston market of major oil and gas companies, along with some of the companies who do a good deal of business with them,” Burns said. “This trend has pretty well played out, and we have experienced growth in the oil and gas and related sectors in New Orleans.” •

Energy Centre

The Crescent City’s Prime Office Address




Energy Centre



At the Center of Everything



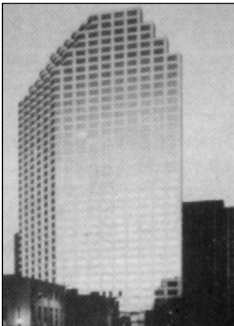
Energy Centre unites design and technology with one of the area’s most sought-after locations. Thirty-nine stories of ENERGY STAR efficiency conform into a unique parallelogram design, occupying an unmistakable place in the New Orleans skyline.

Experience it yourself.

Call Meg Carrone at Corporate Realty
504.569.2052




Central Business District

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	One Shell Square 701 Poydras St.	1,256,991	91 percent	\$18.50	1972/2008	51	64,000	Bill Moody Poydras Real Estate Services New Orleans 323-7000
		<p style="text-align: center;">One Shell Square</p> <p>One Shell Square is the centerpiece of the New Orleans skyline and the benchmark property against which all other downtown buildings are compared. Its premiere location on the corner of Poydras Street and St. Charles Avenue make One Shell Square the ideal location for office space in New Orleans.</p> <p style="text-align: center;">Elizabeth L. Hughes 504-323-7000, ehughes@reitmr.com 701 Poydras Street, Suite 3870, New Orleans, LA 70139 • www.oneshellsquare.com</p>						
2	Place St. Charles 201 St. Charles Ave.	1,004,484	92 percent	\$20	1985	52	24,633	Bennett K. Davis Corporate Realty Inc. New Orleans 582-1416
		<p>Place St. Charles – 52 stories of luxury office space with unbeatable amenities make Place St. Charles the most prestigious address to house your business. In the heart of the Central Business District, Place St. Charles offers all the conveniences of the area while being just a short walk to the French Quarter. Place St. Charles' retail section contains a 10 station food court, two restaurants, UPS Store, G Bass Men's Clothing, Terrazu Coffee Shop, AT&T Wireless Store, art gallery, cigar shop, sundry shop, barber shop, hair and nail salon, a jewelry shop and much, much more. Complimentary concierge service is exclusively offered to our tenants. Connected to the Hampton Inn.</p>						
3	Energy Centre 1100 Poydras St.	761,500	90 percent	\$17.50	1984/2008	39	23,885	Meg Carrone Corporate Realty New Orleans 569-2052
		<p>Energy Centre, owned and managed by Behringer Harvard, is located at 1100 Poydras Street in the heart of the New Orleans' business district. The 39-story, 761,500 square foot high-rise office tower is constructed of a highly efficient, reflective bronze glass which gives a subtle complement to the hues of the polished granite facade. Operating hours are 7:00 am to 8 pm Monday-Friday and 7:00 am to 5 pm Saturday. Amenities include quality tenant finishes, 512 parking spaces within the structure, 466 parking spaces in the new annex garage and commissioned art throughout the plaza. Crescent Bank & Trust, Allegro's Restaurant, sandwich and sundry shop highlight the main lobby.</p>						

Central Business District


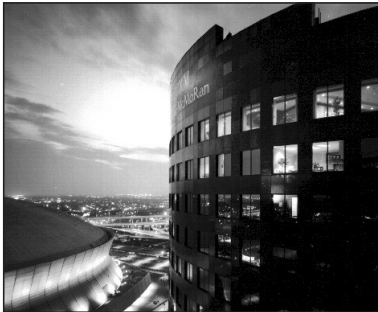

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
4	Pan-American Life Center 601 Poydras St.	671,883	92 percent	\$19	1980/2007	28	23,000	Gaines Seaman Stirling Properties Covington 620-8187
		<p>Pan American Life Center is the home of some of New Orleans' most prestigious companies, including Pan-American Life Insurance Company, Iberia Bank, Tidewater, McGlinchey Stafford PLLC and Superior Energy. The building is located at the corner of St. Charles Avenue and Poydras Street in the center of the New Orleans business district. The Property features many high-quality amenities including a 304-seat, full-service cafeteria, a 24,451 square foot conference center (including a 252-person tiered auditorium) and is connected to a four-star InterContinental Hotel.</p>						
5	One Canal Place 365 Canal St.	630,581	82 percent	\$18.50	1979/2008	32	80,000	Andrea Huseman Corporate Realty Inc. New Orleans 587-1450
6	400 Poydras Tower 400 Poydras St.	619,714	80 percent	\$16.50	1983	32	45,000	Cres Gardner Craig Saporito Beau Box New Orleans 799-3119
		<p>400 Poydras Tower is a striking black granite office tower strategically located in the New Orleans Central Business District at the intersection of Poydras and Magazine. This modern 32-story office tower features more than 620,000 sf of office space with excellent views in all directions, including the Mississippi River, French Quarter, Warehouse District and the CBD skyline. The in-building parking and the adjacent 601 Tchoupitoulas Garage combine to provide perhaps the best parking capacity in the CBD. Prestigious location, convenient access, excellent views and ample parking are just a few reasons your business will be well served at 400 Poydras Tower.</p>						
7	First Bank & Trust Tower 909 Poydras St.	545,157	84 percent	\$18	1987	36	20,000	Cres Gardner Craig Saporito Beau Box New Orleans 799-3119
		<p>Rising 36 stories at the heart of the Poydras Street corridor, the First Bank & Trust Tower strikes a definitive pose in the New Orleans skyline. First Bank & Trust Tower is recognized as New Orleans' premier business address and it is home to numerous prestigious local, national and international firms. The Poydras/O'Keefe location has seen six new restaurants open in the past year, providing a wealth of lunchtime alternatives. The building's highly distinctive architecture, the elegant main lobby and the resplendent finishes make First Bank & Trust Tower a true "trophy building".</p>						

NA=not applicable/not available. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Central Business District




(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
8	1515 Poydras Building 1515 Poydras St.	529,474	67 percent	\$17.50	1983/2008	27	67,736	Greg S. Riera Jones Lang LaSalle Americas Inc. New Orleans N/A
		<p>1515 Poydras is a 27 story Class A office tower featuring a dramatic main lobby and covered courtyard four stories high.</p> <p>Location: Landmark presence across from the Superdome offering unsurpassed access to I-10.</p> <p>Parking: Over 500 spaces in the building and 700 auxiliary spaces allows for a suburban parking ratio in the CBD.</p> <p>Amenities: Shuttle Van, Restaurants, Conference Room</p> <p>TOP FLOOR AND VISIBLE GROUND FLOOR SPACE NOW AVAILABLE FOR LEASE</p> <p>Suites of various sizes are ready for occupancy.</p>						
9	1010 Common Building 1010 Common St.	512,593	50 percent	\$13.75	1971/2000	31	120,000	Sandra Corrigan Regis Realty Prime New Orleans 566-1400
10	Freeport-McMoRan Building 1615 Poydras St.	507,620	78 percent	\$17	1984	23	27,143	Gaines Seaman Stirling Properties 620-8187
		<p>1615 Poydras • Freeport-McMoRan Building</p> <p>A distinctive curved design of green marble and reflective glass forms the 23 story 1615 Poydras Building. Located directly across from the Mercedes-Benz Superdome, 1615 Poydras offers the easiest access to and from the interstate system of any office building in the CBD. Within walking distance of City Hall, civil district courts, hotels and the Superdome and its large parking garage. 1615 Poydras features an on-site restaurant, barbershop and dry cleaning delivery. As one of the only locally owned and operated Class A buildings in the CBD, the building's experienced management team makes tenant satisfaction its highest priority and provides some of the highest quality build-outs and finishes available. Great accessibility, excellent parking, and high quality all come together in the 1615 Poydras Building.</p>						
11	Benson Tower 1450 Poydras St.	486,951	97 percent	\$20	2010	26	8,722	Colleen Kuebel Berthelot Corporate Realty Inc. New Orleans 581-5005
12	1555 Poydras Building 1555 Poydras St.	467,671	88 percent	\$17.50	1982/2008	22	24,129	Greg S. Riera Jones Lang LaSalle Americas Inc. New Orleans 585-2670
		<p>1555 Poydras is a 22 story Class A office tower featuring striking silver sawtooth bay windows that double the views.</p> <p>Location: Landmark presence across from the Superdome offering unsurpassed access to I-10.</p> <p>Parking: Over 500 spaces in the building and 700 auxiliary spaces allows for a suburban parking ratio in the CBD.</p> <p>Amenities: Shuttle Van, Restaurant, Conference Room, Sundry Shop</p> <p>Suites of various sizes are ready for occupancy.</p>						

NA=not applicable/not available. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Central Business District

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
13	Poydras Center 650 Poydras St.	453,255	90 percent	\$18	1983	28	6,000	Cres Gardner Craig Saporito Beau Box New Orleans 799-3119
	 <p>Poydras Center is located at Poydras Street and St. Charles Avenue, the apex of the New Orleans Central Business District. This central location provides numerous nearby amenities, including hotels, restaurants, health clubs and convenience shopping.</p> <p>Full floor-to-ceiling windows provide exceptional views of the CBD and the adjacent Lafayette Square Park. The long, rectangular shape of the building provides tenants with more windows to enjoy those appealing views. Poydras Center offers it all in the best office location in the CBD.</p>							
14	Exchange Centre 935 Gravier St.	380,000	70 percent	\$14.50	1983	21	60,000	Bryan Burns Transwestern New Orleans 799-3124
	 <h3 style="text-align: center;">Exchange Centre</h3> <p>New Orleans' newest and most exciting office building in the CBD! Refurbished elevator lobbies and common areas provide a handsome, inviting office environment. Unique amenities including fitness centre with men's and women's locker rooms with showers, building conference centre, building training centre, ground floor restaurant/wine bar, data center - and much more! Located in the Theatre District, adjacent to the Bio-Medical District in the fastest growing corridor of Downtown New Orleans.</p> <p style="text-align: center;">Bryan Burns 504-799-3124, bryan.burns@transwestern.net  TRANSWESTERN 935 Gravier Street, Suite 600, New Orleans, LA 70112 • www.exchangecentre.net</p>							
15	Amoco Building 1340 Poydras St.	378,895	73 percent	\$14.75	1977/1997	21	40,000	Sandra Corrigan Regis Realty Prime Regis Realty I New Orleans 566-1400
16	Whitney National Bank Building 228 St. Charles Ave.	351,782	98 percent	\$15	1910/1996	14	2,500	Duff Friend Latter & Blum New Orleans 569-9351
17	701 Loyola Tower 701 Loyola Ave.	286,561	64 percent	\$13.50	1964/1984	14	49,000	Mark Inman Mac McMillan Coldwell Banker Commercial TEC Realtors New Orleans 566-1777
18	URS Building 600 Carondelet St.	117,000	98 percent	\$15	1926/2005	10	1,235	Bobby Talbot Talbot Realty Group New Orleans 525-9763

NA=not applicable/not available. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Central Business District

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
18	URS Building 600 Carondelet St.	117,000	98 percent	\$15	1926/2005	10	1,235	Bobby Talbot Talbot Realty Group New Orleans 525-9763
19	525 St. Charles 525 St. Charles Ave.	100,100	92 percent	\$18	1966/2011	5	8,000	Andrea Arons Huseman Corporate Realty Inc. New Orleans 587-1450
20	First National Bank of Commerce 210 Baronne St.	100,000	100 percent	\$18	1927/1955	5	0	Praveen Kailas Tower Realty Metairie 828-9700
21	IP Office Building 643 Magazine St.	84,585	91 percent	\$17.50	1900/1982	4	7,662	Bobby Talbot Talbot Realty Group New Orleans 525-9763
22	K&B Plaza 1055 St. Charles Ave.	70,000	85 percent	\$18.50	1962/1998	7	10,501	Bennett K. Davis Corporate Realty New Orleans 582-1416
23	546 Carondelet Building 546 Carondelet St.	51,081	100 percent	\$0	1910/2007	6	0	Frederick J. Tufts Crutcher-Tufts Corp. Metairie 887-9327
24	Emeril's Homebase 839 St. Charles Ave.	43,403	100 percent	\$16	1910/1996	3	0	Bobby Talbot Talbot Realty Group New Orleans 525-9763
25	313 Carondelet St. 313 Carondelet St.	41,510	85 percent	\$22	1921/2012	3	3,500	Jon W. Smith HRI Realty Services New Orleans 493-6551
26	Hibernia Tower 812 Gravier St.	41,500	84 percent	\$26	1920 / 2012	3	4,000	Jon W. Smith HRI Realty Services New Orleans 493-6551
27	Gravier Place 837 Gravier St.	34,563	15 percent	\$15	1925/1995	3	30,000	Denise Gaines Praveen Kailas Tower Realty New Orleans 828-9700
28	Lee Circle Plaza 818 Howard Ave.	27,259	95 percent	\$14	1895/1952	4	1,304	Rick Skelding Stirling Properties Inc. New Orleans 523-4481

NA=not applicable/not available. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Central Business District

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
29	615 Baronne St. Building 615 Baronne St.	25,690	93 percent	\$12.50	1910/1999	3	2	Rick Skelding Stirling Properties Inc. New Orleans 523-4481
30	300 Lafayette Building 300 Lafayette St.	20,000	100 percent	\$17	1910/1984	2	0	Andrea Arons Huseman Corporate Realty New Orleans 587-1450
31	The Security Center 147 Carondelet St.	11,300	40 percent	\$9.50	1923/2008	6	5,500	Bob Sykes Rebecca O'Meara Security Center New Orleans 522-1254

NA=not applicable/not available. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Center City

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	1215 Prytania Building 1215 Prytania St.	119,269	95 percent	\$18	1952	5	2,000	P.W. Larsen Nelson Building Complex 593-5343
2	Information Technology Building 2219 Lakeshore Drive	89,286	33 percent	\$19	2002	5	11,956	Sandi Stone University of New Orleans Research and Technology Foundation Inc. 280-2427
3	Buckman Medical Office Building 3434 Prytania St.	79,405	100 percent	\$23	1991/ongoing	4	0	Scott C. Landry N/A 897-8283
4	Advanced Technology Center 2021 Lakeshore Drive	78,500	97 percent	\$19	2001	5	1,950	Sandi Stone University of New Orleans Research and Technology Foundation Inc. 280-2427

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Center City

(ranked by total leasable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
5	Prytania Medical Plaza 3600 Prytania St.	57,109	50 percent	\$21	1987/1998	1	10,000	Scott C. Landry N/A 897-8283
6	Mid-City Center 320 N. Carrollton Ave.	48,000	100 percent	\$18	1925/2006	2	0	Ernest E. Verges Biencar Investments 488-7739
7	Smith Lupo Center 145 Robert E. Lee Blvd.	40,000	100 percent	\$25	1971/2006	5	0	R. Tom Lupo Lupo Enterprises 283-3421
8	1231 Prytania Building 1231 Prytania St.	39,000	80 percent	\$18	1967	6	7,500	P.W. Larsen Nelson Building Complex 593-5343
9	1820 St. Charles 1820 St. Charles Ave.	36,000	100 percent	\$16.50	1924/2004	2	0	Bobby Talbot Talbot Realty Group Bobby Talbot
10	Liberty Bank Building 2714 Canal St.	35,500	90 percent	\$14	1968	5	3,500	Reggie Winfield Windfeel Properties 821-2001
11	The Marketplace at Jackson Brewery 400 N. Peters St.	35,000	100 percent	\$18	1887/1990	1	0	Arnold Cooper DBIC Property Management 592-9374
12	Norman Mayer Memorial Building 2515 Canal St.	34,594	100 percent	\$13.50	1957/2006	4	0	Valerie Howell United Way of Southeast Louisiana 822-5540
13	101 W. Robert E. Lee 101 W. Robert E. Lee Blvd.	33,830	100 percent	\$17	1982/2008	4	0	Mac McMillan Graham P. Little Coldwell Banker Commercial TEC Realtors 828-9700
14	Lakefront Professional Office Building 6305 Elysian Fields Ave.	30,606	79 percent	\$16	1973/2006	4	2,000	Warren A. Abadie Abadie Properties Inc. 456-2011
15	Union Passenger Terminal 1001 Loyola Ave.	23,000	0 percent	\$12	1954/2010	2	5,000	Michael J. Siegel Corporate Realty 581-5005
16	Bienville Place 3909 Bienville St.	21,000	100 percent	\$16	1940/2006	1	0	Ernest E. Verges Bienville Place 488-7739
17	The Offices 1050 1050 S. Jefferson Davis Parkway	19,882	85 percent	\$224	1948/2000	3	1,037	Edward Halpern The Office Suites at 1050 304-3300

NA=not available/not applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.



Wade Vergas, with W.T. Vergas Developers, says commercial development is beginning to gain steam in eastern New Orleans after Walmart announced plans to open a superstore in the area.

EASTERN NEW ORLEANS — CHALMETTE

By Mason Harrison
Contributing Writer
mail@nopg.com

The slow return of companies to eastern New Orleans seven years after Hurricane Katrina is being aided by the decision of one of the world's largest firms to set up shop in the area.

While its planned superstore is far from open, just the talk of Wal-Mart's decision to consider eastern New Orleans after leaving the area in 2005 has spurred interest among other firms.

"We have a lot of what we call complementary Realtors or shadow centers that follow Wal-Mart who have expressed interest in coming to the area," said Wade Vergas of W.T. Vergas Developers. "These companies believe they'll get some of the business that Wal-Mart brings to an area and want to be nearby."

Vergas is one of the owners of the former Lakeland Medical Pavilion, where the new Walmart Supercenter will be built. Plans call for it to open before the 2013 holiday shopping season.

But while the Wal-Mart announcement has given area Realtors a reason for excitement, the road to stability has been a hard one.

"We have property that is all but empty," said Keith Adler, a sales and leasing associate at Corporate Realty. "Our shopping center on Bullard Avenue has 148,000 square feet and we have about 1,800 of that leased. We are hoping that will change."

A silver lining in the story of commercial real estate in eastern New Orleans has been the effect of Hurricane Katrina. While the storm cost Realtors millions of dollars in damaged property and lost revenue, refurbished properties have replaced dated buildings that existed before the storm, making the area more attractive.

"We have seen a 20 percent increase across the board in occupancy rates over last year," Vergas said. "In operating buildings, we are experiencing a 65 to 100 percent occupancy rate right now. This is all attributable to the city's campaign against blighted properties, new state-of-the-art products and rebuilt buildings."

The combination of interest from national retailers combined with ongoing remediation efforts are helping bolster real estate in eastern New Orleans. The development of the former Methodist Hospital site near Lake Forest Plaza is also a promising project on the horizon, Vergas said.

"I don't think this would've been possible ... without the levee improvements," he said. "I think people were paying attention to Hurricane Isaac and noticed that the area didn't flood."

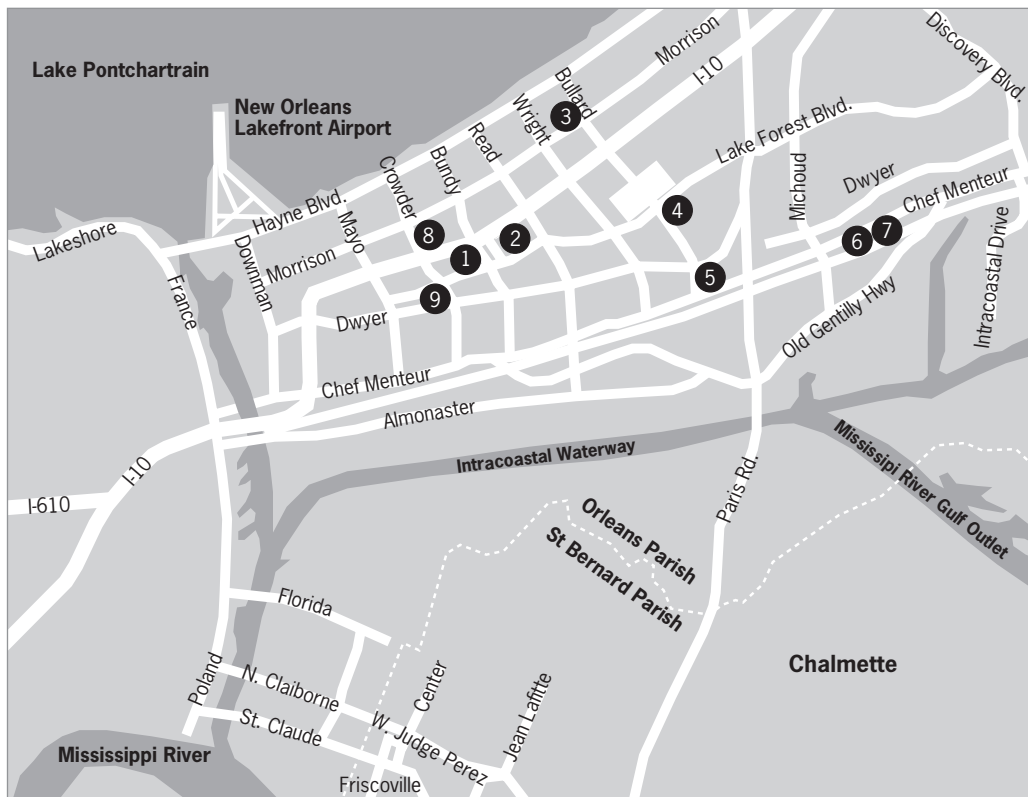
Adler describes the post-Katrina real estate experience as "an uphill struggle" but notes that light is beginning to emerge at the end of the tunnel.

"We are currently in negotiations with two large firms to lease in the area, and there's no telling what will continue to happen with the Michoud facility," which is expected to bring dozens of new contractors to the area as the federal government develops new rocket technology for manned space travel at the NASA site.

And then there are plans to turn the former Six Flags site into an outlet mall. In August, Aimee Quirk, the mayor's economic development adviser, declared the project "full-speed ahead" although the Provident/DAG Development team has not made known any firm commitments from tenants for the former amusement park site.

"Overall, we have experienced a combination of inside and outside factors that are helping to bring this market back," Vergas said. "We are not where we'd like to be, of course, but coming from where we were we are doing much better."•

Eastern New Orleans and Chalmette



If you are doing business in New Orleans,
You should be reading

New Orleans **CITYBUSINESS**

We bring you the stories that detail the issues that matter most to New Orleans Business.



To Subscribe

go to <https://subscribe.neworleanscitybusiness.com>

Call 800-451-9998

Eastern New Orleans/Chalmette

(ranked by total leasable space)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	Executive Plaza 10001 Lake Forest Blvd.	114,670	20 percent	\$12	1975/2011	11	50,000	Kathleen Hellmers Executive Plaza East New Orleans 240-0120
2	6600 Plaza Drive Building 6600 Plaza Drive	110,000	50 percent	\$15	1985/1999	6	18,000	Clarence J. Moret Hamilton Realty Co. New Orleans 914-5742
3	7500 Bullard 7500 Bullard Ave.	90,000	30 percent	\$15	2004	1	9,000	Wade T. Verges Verges Properties New Orleans 246-1562
4	Bullard Corporate Center 5555 Bullard Ave.	40,000	100 percent	\$18	1987/2006	1	0	Wade T. Verges Verges Properties New Orleans 246-1562
5	4949 Bullard 4949 Bullard St.	38,000	0 percent	\$7	N/A	1	38,000	Elizabeth Morrison Stirling Properties Covington 523-4481
6	4277 Poche Court W. 4277 Poche Court W.	29,242	0 percent	\$3	1978/2006	2	29,242	Cathy McGehee Richard Stone NAI Latter & Blum New Orleans 569-9312
7	4301 Poche Court W. 4301 Poche Court W.	28,000	0 percent	\$5	1978/2006	1	28,000	Cathy McGehee Richard Stone NAI Latter & Blum New Orleans 569-9336
8	Lake Willow Professional Building 7240 Crowder Blvd.	24,000	65 percent	\$14	1980/2011	4	2,300	Wade T. Verges Verges Properties New Orleans 246-1562
9	5630 Crowder Blvd. Building 5630 Crowder Blvd.	11,500	85 percent	\$14	1980/2000	2	800	Wade T. Verges Verges Properties New Orleans 246-1562

NA=not applicable/not available The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

KENNER AND ST. CHARLES PARISH

By Garry Boulard
Contributing Writer
mail@nopg.com

Daniel Poulin stops short of predicting an end to the Great Recession in St. Charles Parish, but he likes what he's seeing now much more than what was taking place earlier this year.

"Just two months ago, things were still very slow," said Poulin, senior regional director for St. Rose-based commercial leasing firm Sealy and Co. Inc. "But I think since early October, at least from the industrial office warehouse leasing perspective, there has been a noticeable increase in traffic.

Whether that will turn into signed deals remains to be seen, he said, adding that his leasing representative has been out of the office with potential tenants about three times a day for the past several weeks.

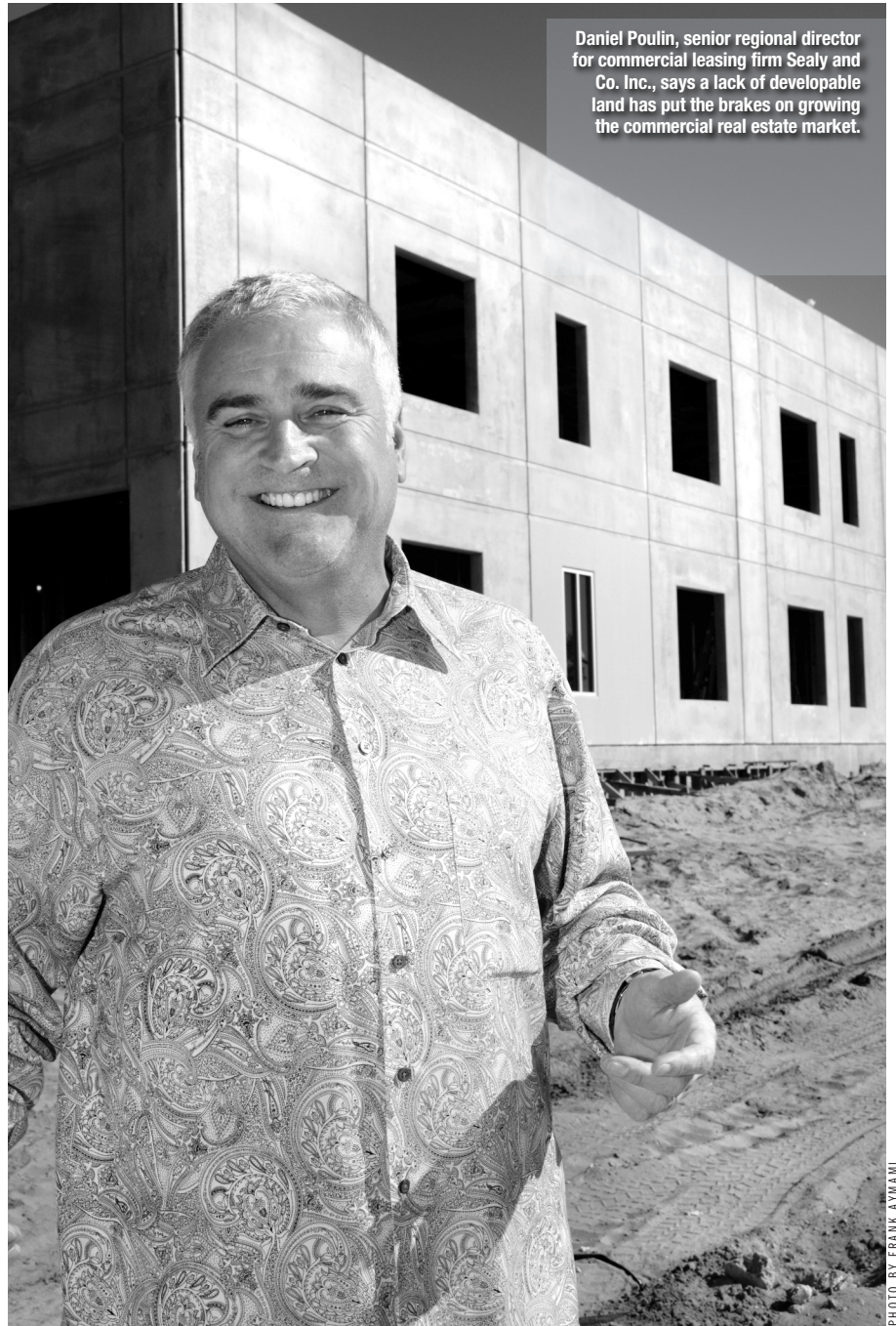
"And that's the most interest we've seen in months," he said.

After Hurricane Katrina, St. Charles Parish gave meaning to the megalopolis concept when dozens of businesses from flooded New Orleans headed west.

"St. Charles has a good education system and is a place that people like to both live in and do business," said Jack Stumpf, president of Jack Stumpf and Associates. "Many of the businesses that moved out there after Katrina were more than happy to stay."

But St. Charles Parish's burden is a lack of developable land. What's available is still swamp or has not been zoned or permitted for construction, Poulin said.

Despite those limitations, the big tenants at the James Business Park — Bollinger Shipyards,



Daniel Poulin, senior regional director for commercial leasing firm Sealy and Co. Inc., says a lack of developable land has put the brakes on growing the commercial real estate market.

PHOTO BY FRANK YAMAMI

BY THE NUMBERS

	Occupancy*	Average rent**
1Q	82.25 percent	\$17.67
2Q	73.11 percent	\$17.67
3Q	75.66 percent	\$17.94

Source: Equity Office Properties *Occupancy includes all building types and represents the Kenner and West Metairie areas **Per square foot

GulfMark Offshore and Wilbros Engineering — are in for the long haul while smaller tenants come and go.

"There is always some shuffling around," Poulin said. "We see some tenants leaving that are either national or regional tenants that came here, tried something or have short-term contracts, and their business is over."

A lack of available space is also a characteristic of the Kenner market.

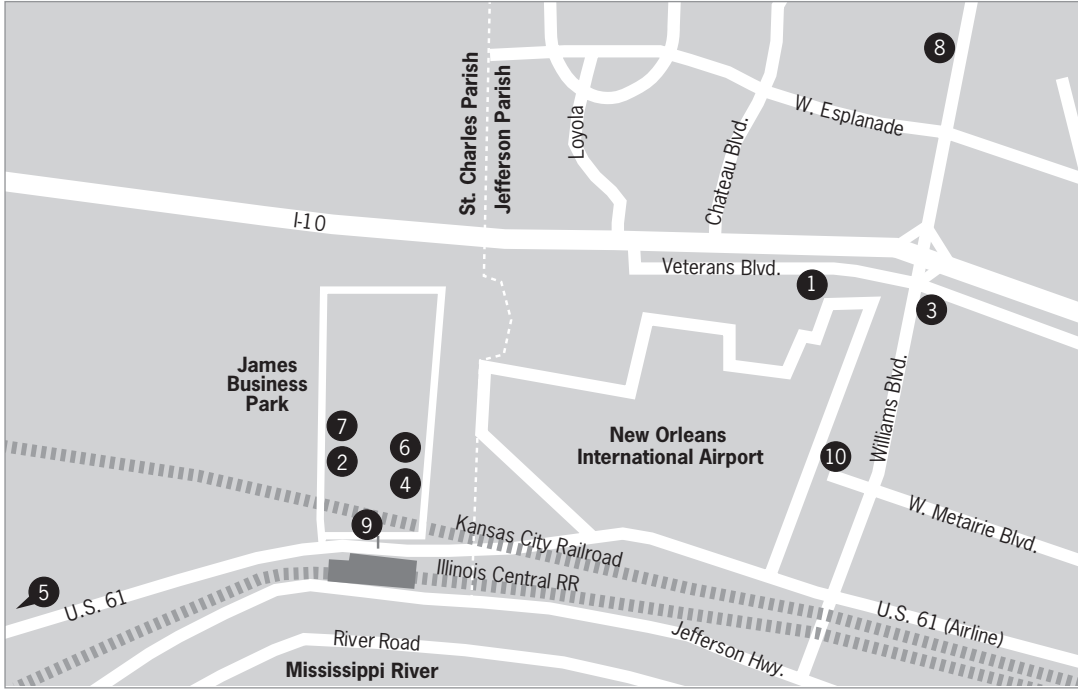
"It is a somewhat limited office market, with primarily smaller, district-type offices and a couple of regional players," said Brian Rourke, a broker with NAI/Latter & Blum. "But that also

means that Kenner is not a market with big booms and busts, which makes it rather stable."

Stumpf notices another Kenner asset he thinks will have a positive impact on future commercial leasing. An increase in the city's Hispanic population, which now makes up 22 percent of the total, up from 14 percent a decade ago. One direct result of that boom has been an increase in grocery stores, specialty shops and restaurants catering specifically to that community.

"These are not particularly large businesses," Stumpf said, "but still they are businesses that are opening up stores and leasing space." •

Kenner and St. Charles Parish



L₂ I₁ K₃ E₁ T₂ H₂ E₁ B₃ O₂ O₂ K₃

You'll love the electronic version!

Use it to:

- hunt for new business
- enhance existing data
- supplement job search
 - raise funds

...and much more!!!

O₂ R₁ D₁ E₁ R₁ N₁ O₂ W₂

To order your Electronic Version of the
 2012-2013 Book of Lists
 contact Lisa Blossman
 (504) 293-9226 • lisa.blossman@nopg.com



Kenner/St. Charles

(ranked by total leasable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	The Rault Building 2400 Veterans Blvd.	133,312	66 percent	\$18	1982	5	33,000	Jennifer Amedee 581-1314
2	Two James Park 120 Mallard St.	53,520	100 percent	\$16.50	1981	3	0	Jennifer A. Lee Sealy and Co. St. Rose 463-5600
3	2200 Veterans Blvd. Building 2200 Veterans Blvd.	44,874	84 percent	\$14	1985/2006	2	2,399	Susan Wallace Cassie Goldsboro Preferred Realty Inc. Metairie 455-8644
4	One James Park 100 James Drive	43,055	85 percent	\$16.50	1980	3	3,229	Jennifer A. Lee Sealy and Co. St. Rose 463-5600
5	Plantation Campus Center 104 Campus Drive E.	26,066	95 percent	\$14.50	1982/1985	2	2,407	Greg S. Riera Jones Lang LaSalle New Orleans 585-2678
6	160 James Drive E. 160 James Drive E.	25,772	100 percent	\$16.50	1981	1	0	Jennifer A. Lee Sealy and Co. St. Rose 463-5600
7	Five James Park 110 James Drive W.	24,018	83 percent	\$16.50	1983	2	2,780	Jennifer A. Lee Sealy and Co. St. Rose 463-5600
8	3715 Williams Blvd. Building 3715 Williams Blvd.	19,000	85 percent	\$1,820	1981/2008	2	1,500	Patrick T. Bossetta Standard Properties Metairie 247-2128
9	First America Bank & Office Building 11 James Blvd.	12,600	100 percent	\$16	1981/2000	2	0	Charles M. Mullin Re/Max Commercial Brokers Inc. Metairie 838-0001
10	1600 20th St. 1600 20th St.	8,100	50 percent	\$12	2010	2	4,050	Charles M. Mullin Re/Max Commercial Brokers Inc. Metairie 838-0001

NA=not available/not applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

METAIRIE AND EAST JEFFERSON

By **Mason Harrison**
Contributing Writer
mail@nopg.com

Commercial real estate agents in Metairie are enjoying one of the strongest markets in the country, according to insiders familiar with Jefferson Parish.

Occupancy rates among all classes of office space remain in the 80 percent to 90 percent range, and projections for the spring of 2013 are even higher.

“The market right now in Metairie is excellent,” said Bruce Sossaman, leasing director at Equity Office. “One of the contributing factors is that there has not been any new office space construction in the area for a number of years. So the space that is available has filled pretty quickly and remained full as businesses and employees relocate from New Orleans.”

Another bonus for leasing agents has been the increase in the number of companies upgrading from Class B or C space to Class A.

Sossaman said about 10 of the tenants he works with have upgraded in the past year and a half. Most of those firms, he said, are companies that work in industries that have not been buffeted during the economic recession.

“We’re seeing a lot of engineering companies, health care companies and energy companies come in and take the place of construction firms,” he said.

Despite recent success, current leasing figures are down from about a year ago. At the end of the third and fourth quarters of 2011, occupancy rates for area office space hovered in the 90 percent range.

The drop in occupancy levels, said Ivan



Bruce Sossaman, leasing director at Equity Office, says a lack of new development in East Jefferson has contributed to a flat, but high, office occupancy rate.

BY THE NUMBERS

METAIRIE

Class A occupancy Average rent*

1Q	93.05 percent	\$22.33
2Q	93.35 percent	\$22.33
3Q	93.85 percent	\$22.69

Class B occupancy Average rent*

1Q	88.29 percent	\$18.83
2Q	88.23 percent	\$18.18
3Q	88.8 percent	\$18.28

ELMWOOD

Occupancy Average rent*

1Q	85.76 percent	\$18.25
2Q	79.31 percent	\$18.25
3Q	48.25 percent	\$18.25

Source: Equity Office Properties *Per square foot

Miestchovich of Institute of Economic Development and Real Estate Research at the University of New Orleans, can be attributed to a poor economy and continued “flat job growth” in Jefferson Parish. “Other than the relocations to Metairie from other areas, there really hasn’t been much in the way of new job development in the region for quite some time,” Miestchovich said.

Still, the Metairie market has weathered the economic downturn well and remains an attractive venue for businesses looking for increased parking, a shorter commute time for suburban workers and lower leasing costs, Sossaman said. Those factors are poised to take occupancy rates north of 90 percent in 2013.

“One of the positive things you’ll find in Metairie,” Miestchovich said, “is that firms are paying on average \$15.60 per square foot of office space compared to \$22.50 per square foot in downtown New Orleans. That, coupled with

all of the other amenities associated with being in Metairie ... makes it an easy decision for most firms to locate there unless you absolutely have to be downtown.”

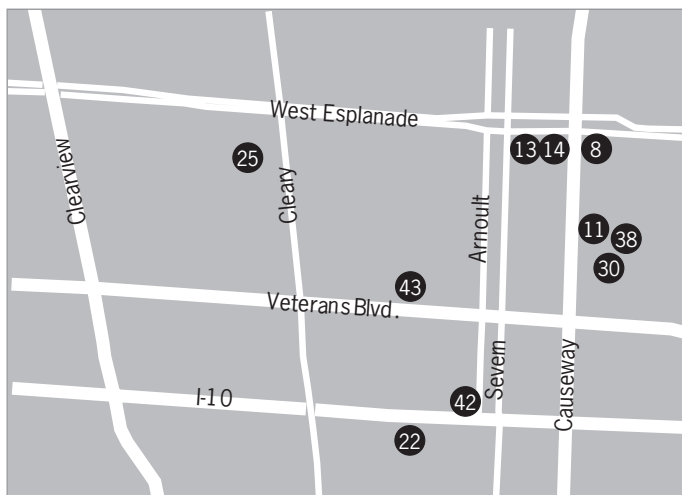
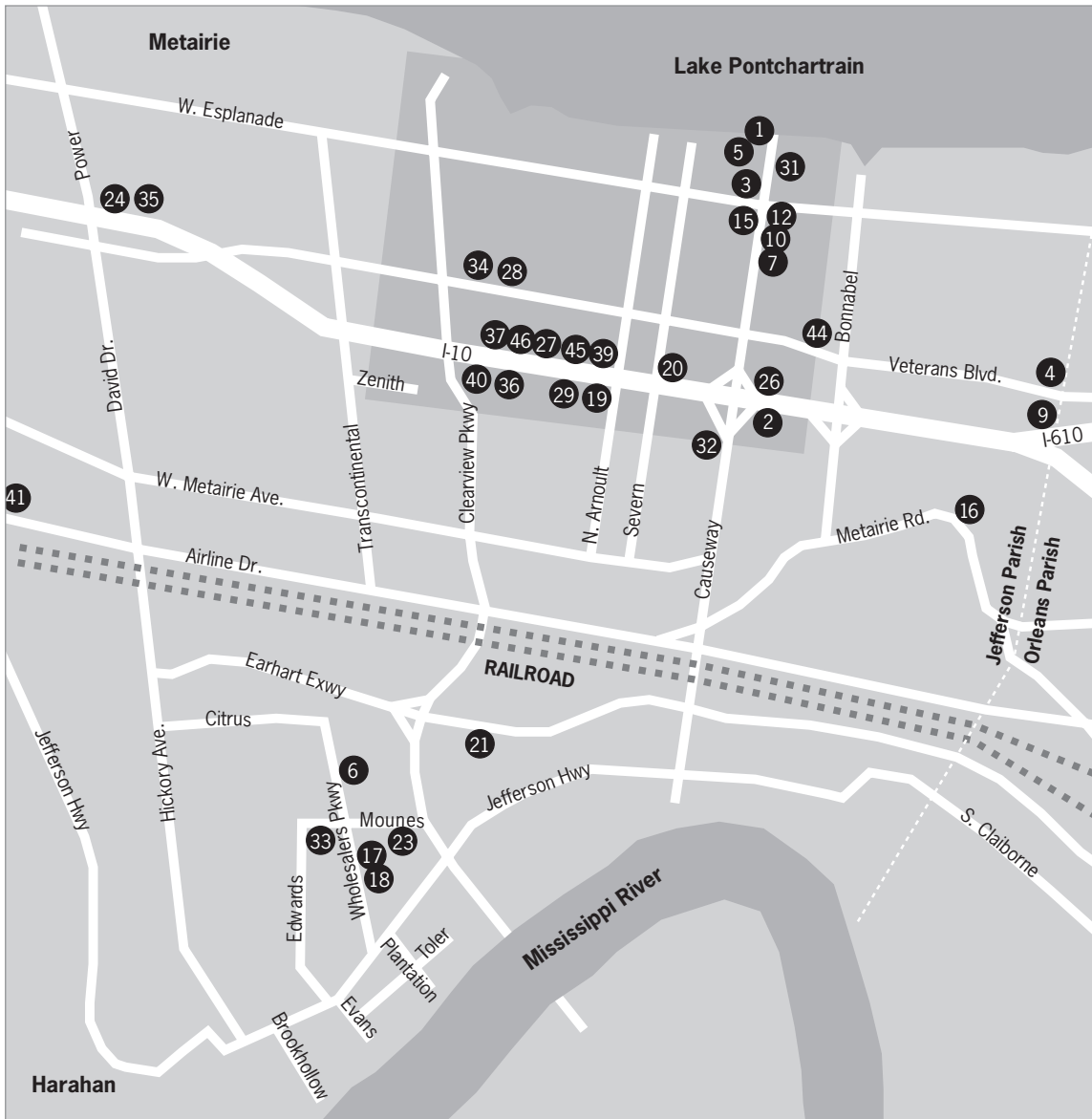
Price and location have also contributed to Metairie’s continued positive absorption rate, Sossaman said, referring to the ratio at which new occupants take over space previous tenants have vacated.

“We continue to see firms move in at a rate that allows us to maintain high occupancy levels even as others move out,” he said.

Metairie boasts nearly 3 million square feet of Class A properties. While that figure is dwarfed by the more than 9 million square feet of Class A space in downtown New Orleans, Metairie continues to be attractive as a hub for regional corporate headquarters.


“The market in Metairie right now is very vibrant,” Miestchovich said. “We fully expect it to continue to hold its own.”

Metairie and East Jefferson



Metairie/East Jefferson





(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	Three Lakeway Center 3838 N. Causeway Blvd.	471,745	95 percent	\$24	1987/2010	34	9,333	Bruce Sossaman Equity Office 219-5842
2	Galleria 1 Galleria Blvd.	465,985	95 percent	\$22.50	1986/2008	22	12,010	Jeff Cohn Corporate Realty Inc. 581-5005
3	Two Lakeway Center 3850 N. Causeway Blvd.	449,339	90 percent	\$23	1984/2010	19	13,307	Bruce Sossaman Equity Office 219-5842
4	Heritage Plaza 111 Veterans Blvd.	353,003	94 percent	\$21	1983/2007	18	10,751	Gaines Seaman Stirling Properties 620-8187
5	One Lakeway 3900 N. Causeway Blvd.	300,816	95 percent	\$23	1981/2010	14	4,300	Bruce Sossaman Equity Office 219-5842
6	Elmwood Tower 1201 Elmwood Park Blvd.	197,084	100 percent	\$24	1982/2010	10	0	Steve Reisig SRSA 831-2363
7	Executive Tower 3500 N. Causeway Blvd.	184,147	100 percent	\$15	1972/ongoing	14	0	Juli W. Maillet Security National Properties N/A
8	Regions Bank Building 3525 N. Causeway Blvd.	123,000	84 percent	\$17	1970/currently	10	6,318	Graham P. Little Oscar McMillan Coldwell Banker Commercial TEC Realtors 566-1777
		<p>REGIONS BANK TOWER</p> <p>Metairie CBD building at Causeway Blvd and Esplanade Ave offers sweeping views, flexible floor plans, renovated common areas, elevators and lobbies, on-site management, ample parking, competitive rates and amenities such as The Caboose Restaurant and Regions Bank.</p> <p>Call Graham Little / Mac McMillan, CBC TEC at 504-566-1777</p> <p>www.3525Causeway.com</p>						
9	110 Veterans Building 110 Veterans Memorial Blvd.	128,563	93 percent	\$18	1972/2005	5	4,000	Jennifer Amedee Rault Resources Inc. 581-1314

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Metairie/East Jefferson

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
10	3445 N. Causeway Blvd. 3445 N. Causeway Blvd.	127,663	81 percent	\$17.50	1969/2008	10	13,000	Jeff Cohn Corporate Realty Inc. 581-5005
		<p><i>“Located in the heart of the thriving Metairie Business District”</i></p> <p>Prime office space available from 200rsf — 13,500rsf. We offer very competitive rental rates, newly renovated common areas, above standard office finishes and ample free parking. Whether you seek a private suite or a full floor, 3445 Causeway can accommodate your needs in a client-friendly environment. Become part of our thriving business community, in the heart of Metairie.</p> <p>Please visit our website feilorg.com </p>						
11	3421 N. Causeway Highrise 3421 N. Causeway Blvd.	125,243	86 percent	\$17.50	1973/2006	10	8,000	Ronnie R. Rauber Select Properties Ltd. Realty 833-4494
12	3501 N. Causeway Building 3501 N. Causeway Blvd.	112,741	95 percent	\$17.50	1973	10	11,500	Stephanie Hilferty Steve Reisig SRSA 831-2363
13	Causeway Plaza III 3330 W. Esplanade Ave.	108,718	87 percent	\$19.50	1983/2006	6	6,000	Jeff Cohn Corporate Realty Inc. 581-5005
		<p><i>“Located in the center of the thriving Causeway corridor”</i></p> <p>Causeway Plaza I, II & III, located on the corner of Causeway & West Esplanade, consists of three (3), six (6) story office buildings, containing over 335,000rsf of prime office space, adjacent to ample free and reserved parking, consisting of an eight (8) story parking garage. The Property boasts beautiful atrium lobbies and glass elevators, nestled in a lush park-like setting. Become part of our business community, all in the heart of the Causeway corridor.</p> <p>Please visit our website feilorg.com </p>						
14	Causeway Plaza II 3300 W. Esplanade Ave.	108,520	92 percent	\$19.50	1982/2006	6	5,000	Jeff Cohn Corporate Realty Inc. 581-5005
15	Causeway Plaza I 3510 N. Causeway Blvd.	108,480	89 percent	\$19.50	1982/2006	6	5,500	Jeff Cohn Corporate Realty Inc. 581-5005

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Metairie/East Jefferson

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
16	Metairie Office Towers 433 Metairie Road	93,848	89 percent	\$20	1970/2010	6	3,444	Connie Y. Chiasson-Douglass The Feil Organization 833-6334
		<p style="text-align: center;"><i>“An Unsurpassed Location – Old Metairie Road”</i></p> <p>A very established business community makes Metairie Office Towers an ideal business environment. Prime office space located in the most prestigious office address in “Old Metairie”. Metairie Office Towers has a spectacular lobby, all newly renovated restrooms and common area hallways, ample complimentary parking and 24 hour access. Become part of the most prestigious office address on “Metairie Road”.</p> <p style="text-align: center;">Please visit our website feilorg.com</p> <div style="text-align: right;">  <i>Metairie Office Towers</i> </div>						
17	880 N. Corporate Bldg. 880 N. Coporate Blvd.	93,629	100 percent	\$18.50	1979/ongoing	5	0	Steve Reisig SRSA 831-2363
18	800 W. Commerce Bldg. 800 W. Commerce	92,629	77 percent	\$18.50	1979/2012	5	19,690	Steve Reisig SRSA 831-2363
19	Metairie Centre 2424 Edenborn Ave.	90,562	83 percent	\$17.95	1986/2002	6	6,706	Brandon Bulliard Karen Mitchell Edenborn Partners 835-5209
20	Severn Place 2450 Severn Ave.	86,219	72 percent	\$17.95	1982/2006	5	15,021	Brandon Bulliard Karen Mitchell Severn Place Associates 835-5209
21	819 Central Ave. 819 Central Ave.	70,612	63 percent	\$13	1989	2	26,161	Robert D. Bridgewater Bridgewater Properties 733-9638
22	Interstate II 3636 S. I-10 Service Road	60,000	99 percent	\$17.25	1980/2012	3	1,000	Colleen Kuebel Berthelot Corporate Realty Inc. 581-5005
23	990 N. Corporate Park 990 N. Corporate Park	58,646	82 percent	\$18.50	1979/2011	3	5,000	Kirsten Early Steve Reisig SRSA Commercial Real Estate 831-2363
24	Riverside II 6620 Riverside Drive	58,057	82 percent	\$17.50	1983/2006	3	7,282	Ronnie R. Rauber Select Properties Ltd. Realty 833-4494

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Metairie/East Jefferson

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
25	Medical Plaza I & II 3901 Houma Blvd.	52,232	84 percent	\$18.50	1974/1992	3	2,782	Ronnie R. Rauber Francis E. Klipping Select Properties Ltd. Realty 833-4494
26	3131 I-10 Service Road Building 3131 I-10 Service Road	48,646	84 percent	\$18	1979/2012	4	4,800	Larry Garvey 831-2363
27	Favrot & Shane Building 3925 N. I-10 Service Road	44,992	94 percent	\$16.75	1980/2005	2	1,872	Susan Wallace Cassie Goldsboro Preferred Realty Inc. 455-8644
28	Coldwell Banker Building 4051 Veterans Memorial Blvd.	40,000	85 percent	\$16	1970/2000	4	2,500	Graham P. Little Oscar McMillan Michael Espersen Coldwell Banker Commercial TEC Realtors 566-1777



COLDWELL BANKER BUILDING

4051 Veterans at PRIME corner of Veterans Boulevard & Lake Villa Avenue is easily accessed from Esplanade, Clearview and Causeway. The property has great natural light from many large windows, ample free parking and pylon signage available.

Call Graham Little / Mac McMillan, CBC TEC at 504-566-1777

www.4051veterans.com

29	Interstate I 3616 S. I-10 Service Road	40,000	100 percent	\$17.25	1979/2012	2	0	Colleen Kuebel Berthelot Corporate Realty Inc. 581-5005
30	3200 Ridgelake Building 3200 Ridgelake Drive	40,000	93 percent	\$17.50	1984/2010	4	3,000	Colleen Kuebel Berthelot Corporate Realty Inc. 581-5005
31	3939 N. Causeway Blvd. 3939 N. Causeway Blvd.	40,000	89 percent	\$18	1971/2006	4	3,400	Colleen Kuebel Berthelot Corporate Realty Inc. 581-5005
32	Causeway West 3229 36th St.	40,000	54 percent	\$18	1974/2006	2	18,778	Brenda Manard 831-4383
33	Louisiana Credit Union Center 824 Elmwood Park Blvd.	38,629	85 percent	\$18	1984/1998	2	3,500	Judy Slack NAI Latter & Blum Inc./ Realtors 881-7337

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Metairie/East Jefferson

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
34	4141 Veterans 4141 Veterans Blvd.	32,755	100 percent	\$17.50	1969/2006	3	0	Matt Taylor Property One Inc. 681-3428
35	Riverside I 6660 Riverside Drive	32,181	95 percent	\$17.50	1980/2006	3	965	Ronnie R. Rauber Francis E. Klipping Select Properties Ltd. Realty 833-4494
36	Boy Scouts of America 4200 S. I-10 Service Road	31,947	95 percent	\$13.50	1984/2006	2	1,681	Matt Taylor Property One Inc. 681-3428
37	NY-II Office Building 2750 Lake Villa Drive	30,114	88 percent	\$17.50	1985/2005	3	2,601	Frederick J. Tufts Crutcher-Tufts Corp. 887-9327
38	2900 Ridgelake Building 2900 Ridgelake Drive	30,000	100 percent	N/A	1982	4	0	Blaine M. Gahagan HGI Realty 207-7575
39	Crutcher-Tufts Building 3545 N. I-10 Service Road	29,002	100 percent	\$17.50	1970/2006	3	0	Frederick J. Tufts Crutcher-Tufts Corp. 887-9327
40	FGS Building 4300 S. I-10 Service Road	25,596	87 percent	\$15.50	1981/2006	2	1,413	Adrienne Mabe Cassie Goldsboro Preferred Realty Inc. 455-8644
41	Metairie Bank Building 7809 Airline Drive	23,250	70 percent	\$9.50	1967	3	1,049	Kori Matherne Joel Picker Crossroads Properties 737-2777
42	Enterprise Rent-a-Car 3529 N. I-10 Service Road	18,096	100 percent	\$17.50	1975/2005	1	0	Frederick J. Tufts Crutcher-Tufts Corp. 887-9327
43	5500 Veterans Blvd. 5500 Veterans Blvd.	17,000	85 percent	\$18	1980/2009	3	24,000	Steve Reisig SRSA Comercial Real Estate Inc. 831-2363
44	1937 Veterans 1937 Veterans	12,400	30 percent	\$14.50	1973/2006	2	8,200	Steven Roth Real Estate Solutions Inc. 756-0736
45	Favrot & Shane Annex 3945 N. I-10 Service Road	6,000	68 percent	\$16	1982/2006	2	1,415	Cassie Goldsboro Adrienne Mabe Preferred Realty Inc. 455-8644
46	3330 Lake Villa 3330 Lake Villa	5,856	91 percent	\$15	1969/2006	2	534	Matt Taylor Property One Inc. 681-3428

NA=not available/not applicable. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.



Karl Landreneau, director of commercial sales and leasing with Latter & Blum, says the North Shore market has remained stable because of a limited supply of space.

NORTH SHORE

By Garry Boulard
Contributing Writer
mail@nopg.com

For commercial real estate professionals on the North Shore, 2012 has been better than last year and much better than 2010.

“For more than two years running, everything was flat over here,” said Robert Tufts, CEO of The Latitude Group in Mandeville. “There was nothing new going on, especially in retail and office.”

But the 2012 numbers have inched upward.

“I would not by any means call it a boom, but certainly things are looking better,” Tufts said, noting that Class A office space, when it’s available, goes fast, but Class B and C space is just as strong.

Would-be industrial tenants want more acreage, while potential office tenants are not expanding, often looking for smaller space and more than happy with Class B or C property.

“A lot of times it has less to do with the particular type of space than the fact that it’s on the

North Shore,” Tufts said.

That the North Shore remains so popular may have a lot to do with its overall economic health. According to a St. Tammany Economic Development Foundation report released in early October, employment in the parish for the second quarter of 2012 grew 1.4 percent over the same period last year. Housing has jumped 17 percent, while new businesses have increased from 666 in the second quarter of 2011 to 678 during the spring of this year.

“The North Shore primarily is seeing activity because of what it is and where it is,” said Karl Landreneau, director of commercial sales and leasing with Latter & Blum. “It is a very popular market where rental rates are higher, in part because there is a limited supply.”

That includes the Interstate 12 corridor, Tufts said, which he expects to grow and change.

“Industrial space right now is very limited on the North Shore,” Tufts said. “There is inventory available today, but in any type of a sustained uptick it’s going to go quickly because there are

just a handful of places available.”

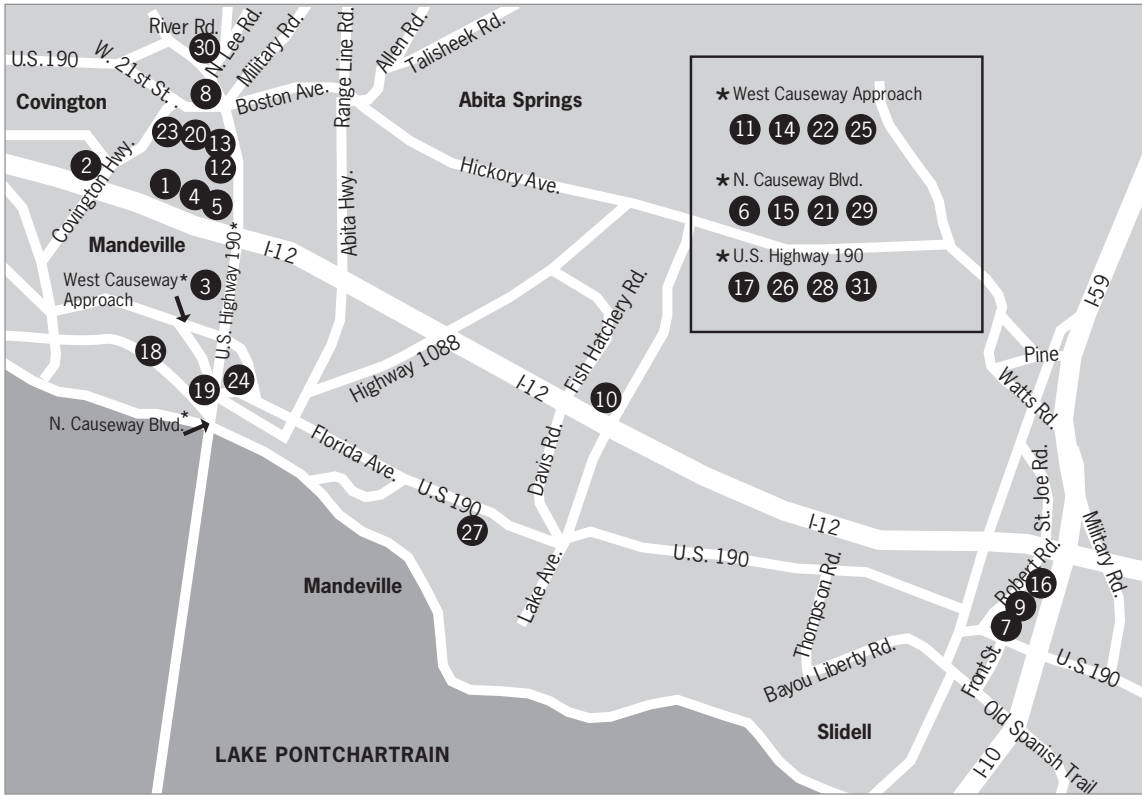
Mark Inman goes as far as to say the North Shore is probably the healthiest sector in the metro area, with the caveat that New Orleans and Metairie still fuels a lot of its growth.

“It is not an independent market, and anyone who thinks that is lying to themselves,” said Inman, vice president of Caldwell Banker Commercial TEC Realtors. “There are so many key executives who have moved over there over the years, and they eventually want to have a satellite or ... a primary office close to their home, all of which has created a different kind of demand that didn’t exist even 10 years ago.”

Inman said the demand has been so high that even property that isn’t all that great can still fetch a higher rental rate because of the limited supply.

“I live there,” Inman said. “And the market is strong enough that we are getting ready to do our own office park development at the back gate of Beau Chene. ... I wouldn’t be doing this if I didn’t feel confident about the North Shore’s future.”•

North Shore



North Shore office buildings

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	Northpark Corporate Center 109 Northpark Blvd.	103,222	100 percent	\$24.50	1986	5	0	Lee M. de la Houssaye Stirling Properties (985)898-0222
2	Cypress Bend Office Building 1001 Ochsner Blvd.	102,198	97 percent	\$28	2009	4	2,600	Marcia D'Amico Mike D'Amico Property One Inc. (985) 674-1197
3	Lakeview Regional Medical Office Building 101 E. Fairway Drive	74,883	74 percent	\$22	1995	5	5,916	Kim Bayer PMB Real Estate (858) 794-1900
4	Northpark Corporate II 103 Northpark Blvd.	69,905	100 percent	\$25	1998	3	0	Lee M. de la Houssaye Stirling Properties (985) 898-2022
5	Northpark Center 114 Northpark Blvd.	60,202	100 percent	\$24	0	1	0	Kellie Osbon K2 Realty (985) 234-9930

NA=not available/applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

North Shore office buildings

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
6	Hollycrest Plaza 600 N. U.S. Highway 190	48,181	90 percent	\$17.52	1985	2	1,500	Susie R. Bishop Susie Bishop, Leasing Agent (985) 893-7583
7	Slidell Memorial Hospital Medical Office Building I 1051 Gause Blvd.	43,671	93 percent	\$0	1993	4	0	Carole Haynes none (985) 649-8853
8	IP North (formerly Covington Village Walk) 5100 Village Walk	43,444	89 percent	\$21	2001	3	2,722	Rita Moreci Phoenix Covington Associates 836-8181
9	Slidell Memorial Hospital Medical Building III 1150 Robert Blvd.	41,342	100 percent	\$0	1999	3	0	Carole Haynes none (985) 649-8853
10	Lacombe Medical Office Building 64040 Highway 434	34,157	100 percent	\$17.80	2004	2	0	Marcia D'Amico Mike D'Amico Property One Inc. (985) 674-1197
11	Fountainbleau Place 1401-1441 W. Causeway Approach	25,600	80 percent	\$18	2002	1	3,950	Barry Escher Mauti Meredith Scoggin Properites (985) 893-3500
12	Mandeville Surgery Center Medical Office Building 804 Heavens Drive	22,297	44 percent	\$16	1998	2	2,774	Will Strong PMB Real Estate (858) 794-1900
13	The Allstate Building 111 Park Place	20,153	100 percent	\$21	1998	1	13,499	Barry Spizer SRSA Commercial Real Estate Inc. (985) 620-0348
14	Stirling Place 1321 W. Causeway Approach	20,000	75 percent	\$18	2005	1	8,000	Barry Escher Mauti Meredith Scoggin Properties (985) 893-3500
15	Northlake Corporate Center 1001 Service Road E. Highway 190	18,861	100 percent	\$24	1975	2	0	Kellie Osbon Kimberly Everett K2 Realty (985) 789-9113
16	Slidell Memorial Hospital Medical Office Building II 901 Gause Blvd.	18,522	100 percent	\$0	1997	2	0	Carole Haynes none (985) 649-8853
17	Tammany Home Center 2101 U.S. Highway 190	17,000	70 percent	\$9	1970	2	1,070	Joseph W. Carroll II Latter & Blum Inc. 782-5200
18	No. 1 Sanctuary No. 1 Sanctuary Blvd.	16,000	100 percent	\$19	1997	3	0	Lee M. de la Houssaye Stirling Properties (985) 898-2022

NA=not available/applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

North Shore office buildings

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
19	Iberia Bank Building 4565 LaSalle St.	16,000	85 percent	\$19	1980	3	2,410	Marcia D'Amico Mike D'Amico Property One Inc. (985) 674-1197
20	Park Place Office Building 106 Park Place	15,850	67 percent	\$16.50	1986	3	3,898	Lee M. de la Houssaye Stirling Properties (985) 898-0222
21	111 N. Causeway Building 111 N. Causeway Blvd.	15,400	100 percent	\$16	1980	2	0	Joseph W. Carroll II Latter & Blum Inc. 782-5200
22	Madison Place Shopping Center 300 Dalwill Road	14,000	50 percent	\$14.50	2003	1	4,790	Joe Carroll Latter and Blum 782-5200
23	39 Starbrush Circle 39 Starbrush Circle	13,758	0 percent	\$18.75	2003	1	13,758	Marsha Maddox/ Rase Smalley Stirling Properties (985) 898-2022
24	OPS Office Building 1206 Park Drive	12,034	100 percent	\$10	1998/2003	2	0	Sherrie Fleming Real Estate Resource Group (985) 898-5888
25	610 Lotus Drive N. 610 Lotus Drive N.	10,000	100 percent	\$9	1997	2	N/A	Joseph W. Carroll II Latter & Blum Inc. 782-5200
26	Offices at River Highlands 7 and 8 661 and 671 River Highlands	8,356	0 percent	\$16	2008	1	8,356	Lee M. de la Houssaye Stirling Properties (985) 898-2022
27	Fountainhead 61445 Lemieux	7,783	0 percent	\$10,000	1940	2	7,783	Joseph W. Carroll II Latter & Blum Inc. 782-5200
28	19404 N. 10th St. 19404 N. 10th St.	6,156	100 percent	\$11	1998	1	6,156	Joe Kramer Stirling Properties (985) 898-2022
29	1150 N. Causeway Blvd. 1150 N. Causeway Blvd.	5,000	3,500 percent	\$15	1988	1	1,500	Jeffrey H. St. Romain Mauti Meredith Scoggin Properites (985) 893-3500
30	907 W. Thomas 907 W. Thomas St.	2,670	100 percent	\$11.90	1960	1	0	Joe Kramer Stirling Properties (985) 898-2022
31	Abita View Office Condo 1978 N. Highway 190	1,260	0 percent	\$12	2006	1	1,260	Marsha Maddox Rase Smalley Stirling Properties (985) 898-2022

NA=not available/applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.



Robert Israel, director of development at the Lauricella Land Co., says new retail continues to be a large driver for commercial real estate on the West Bank.

WEST BANK

By Gary Boulard
Contributing Writer
mail@nopg.com

Despite recent spikes in activity, the West Bank continues to be an office space market defined by a lack of inventory and space, greatly reducing the chances for the kind of dramatic ups and downs that have characterized commercial real estate in other parts of the metro area.

“To the extent that the economy supports it, I think you could easily make the argument that because there is no new product, coupled with a certain amount of demand, that the West Bank is stable,” Corporate Realty president Michael Siegel said.

The West Bank challenge, Siegel said, comes when space becomes vacant not because a tenant is moving from one building to another, but when there’s attrition. Tenants go out of business, merge with other companies or close a regional office.

“So you get vacant space through no fault of your own, and then it’s difficult to back fill it because there is such a narrow pipeline of demand,” Siegel said.

Property size also remains a factor throughout

the West Bank. Most tenants are looking for 1,000 square feet or less, said Jack Stumpf, president of Jack Stumpf and Associates.

“There are not that many big users,” he said.

But that’s not to say the West Bank is an area that can’t support a healthy office space market, Siegel said.

“There are always examples when such a market will compete time to time with a better occupied, more diverse and in some cases well-capitalized market,” he said. “It’s just a lot tougher.”

Enduring a mostly flat commercial real estate market for most of this year, Stumpf said he was more than happy to see a sudden increase in leases beginning in mid-September.

“I don’t know exactly what caused it,” he said. “Maybe it was just pent-up demand or maybe we are beginning to see more confidence out there.”

Either way, Stumpf said he started to see more people coming in from all directions. Demand for West Bank commercial and industrial space was the strongest he has seen since the fall of 2008.

Robert Israel, director of development at the Lauricella Land Co., witnessed the same trend. His leasing company added a Charming Charlie

BY THE NUMBERS

	Class A occupancy	Average rent*
1Q	81.03 percent	\$17.88
2Q	81.87 percent	\$17.58
3Q	80.6 percent	\$17.30

Source: Equity Office Properties *Per square foot

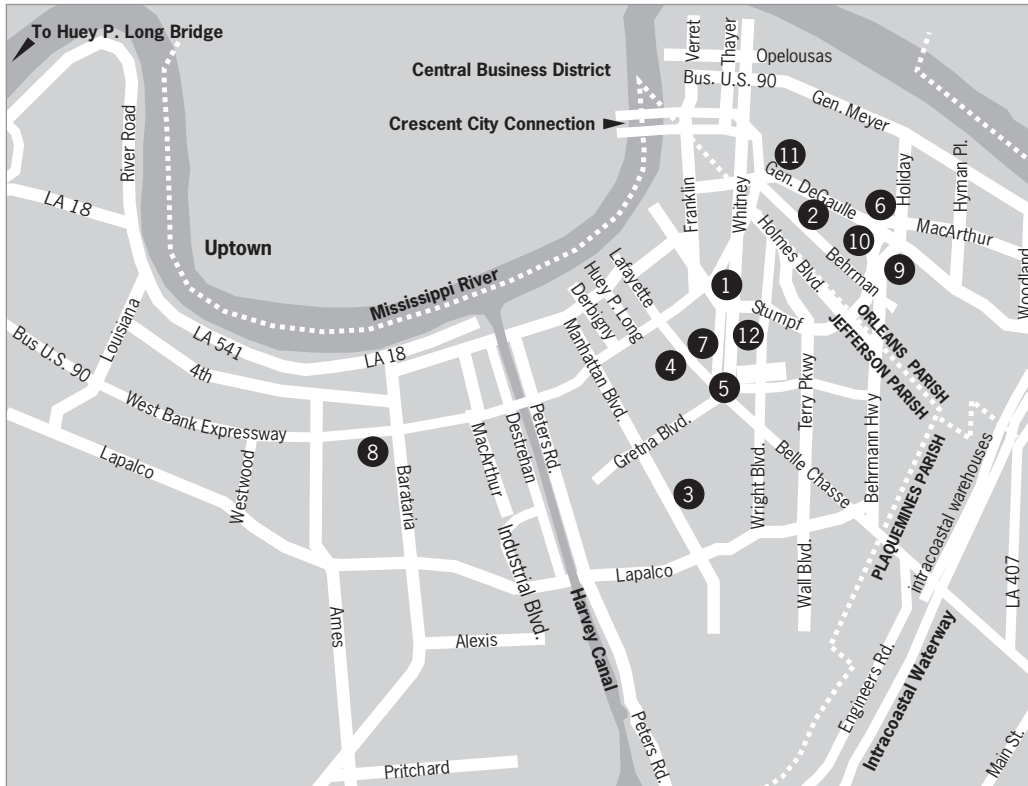
fashion accessory location at 1500 West Bank Expressway near Manhattan Boulevard. Big Lots and Party City are taking over the former Circuit City space across the street.

The West Bank has been on a hot streak lately with large investments coming into the area, said Jerry Bologna, deputy director of economic development services with the Jefferson Parish Economic Development Commission. He cites publicity surrounding Dyno Nobel International planning a nearly billion-dollar investment in conjunction with Cornerstone Chemical.

Bologna also points to the construction of the Patrick F. Taylor Science and Technology Academy at the Churchill Business and Technology Park.

“And you also have Oakwood Mall, which is actively courting new anchor tenants,” Bologna said. •

West Bank



West Bank

(ranked by total leasable square feet)

RANK	Building Address	Total leasable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
1	Oakwood Corporate Center 401 Whitney Ave.	133,360	95 percent	\$19.50	1985/2008	6	8,400	Connie Chiasson-Douglass The Feil Organization Metairie 833-6334



“The Westbank’s Finest Office Location”

Ideally located on the thriving Westbank, only minutes to the heart of the New Orleans Central Business District. The Oakwood Corporate Center is the largest office building on the Westbank and offers prime office space, competitive rates, 24/7 security at the concierge desk, ample free parking, onsite conference room and snack shop. Join us in becoming part of the most prestigious office address on the “Best” side of the Mississippi River.

Please visit our website feilorg.com



West Bank

(ranked by total leaseable square feet)

RANK	Building Address	Total leaseable square feet	Percent occupied	Quoted rent rate high	Year built/renovated	Floors	Largest block of space available (sq. feet)	Leasing agent Leasing company Phone
2	Westpark Office Building 1 Seine Court	108,889	100 percent	\$19	1983/2007	6	0	Bryan Burns Cres Gardner Transwestern New Orleans 593-1940
3	Manhattan Office Building 2439 Manhattan Blvd.	60,000	40 percent	\$18	1978	5	12,000	Blaine M. Gahagan HGI Realty Metairie 207-7575
4	2550 Building 2550 Belle Chasse Highway	45,000	90 percent	\$15.50	1983	3	2,600	John Joseph Farrell Joe Relle Inc. Gretna 504-374-9541
5	MG Plaza 1601 Belle Chasse Highway	30,000	100 percent	\$16.50	1984/2010	3	0	Jack Stumpf Jack Stumpf & Associates Inc. Harvey 366-6800
6	Mac Arthur Professional Building 3712 Mac Arthur Blvd.	27,439	100 percent	\$14.50	1971/1991	2	0	Stephanie Hilferty SRSA Commercial Real Estate Metairie 620-0354
7	Cypress Park 405 Gretna Blvd.	24,248	70 percent	\$15	1976/2006	2	3,500	A. K. Gordon Crown Properties Inc. Gretna 460-9109
8	Marrero Land Office Plaza 5201 Westbank Expressway	23,310	92 percent	\$16.50	1971/1994	4	1,884	Vincent Vastola Marrero Land & Improvement Association Ltd. Marrero 341-1635
9	Holiday Office Park 3520 Holiday Office Drive	20,400	50 percent	\$1,900	2006-2008	1	7,000	David Waltemath Classic Properties New Orleans 364-2350
10	3221 Behrman Place 3221 Behrman Place	16,500	95 percent	N/A	1970/2006	2	850	Jack Stumpf Jack Stumpf & Associates Inc. Harvey 366-6800
11	Plaza West 3201 Gen. DeGaulle Drive	16,000	100 percent	\$15	1983/2006	2	0	Jack Stumpf Jack Stumpf & Associates Inc. Harvey 366-6800
12	1141 Building 1141 Whitney Ave.	15,000	50 percent	\$10	1981/2010	2	8,000	Jack Stumpf Jack Stumpf & Associates Inc. Harvey 366-6800

NA=not available/not applicable The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 111 Veterans Blvd., Suite 1440, Metairie, LA 70005.

Business/industrial campuses or complexes

(ranked by total square footage for which the leasing company has responsibility)

Property Address	Total square footage for which the leasing company has responsibility	Office available	Service center	Warehouse	Rent range per square foot	Rental contact Company Phone
Alamosa Business Park 68425 Highway 59 Mandeville/Covington	1 million	Y	Y	Y	\$6-\$12	Robert G. Tufts KW Commercial Mandeville (985) 727-2177
James Business Park 150 James Drive E., Suite 140 St. Rose	921,887	Y	Y	Y	\$4.50-\$13 net and \$17.50 full service	Daniel P. Poulin Jennifer A. Lee Sealy & Co. Inc. St. Rose 463-5600
Former Delchamps Warehouse 407 Pride Drive Hammond	706,000	N	N	Y	\$4	Ben Derbes Max J. Derbes Inc. New Orleans 733-4555
Northpark Business Park 109 Northpark Blvd. Covington	600,000	Y	Y	N	N/A	Barry Spizer Lee M. de le Houssaye SRSA Commercial Real Estate Stirling Properties Covington (985) 246-3774
Riverbend Business Park Riverbend Blvd. St. Rose	592,000	Y	Y	Y	\$3.85-\$10	Trimble Green NAI/Latter & Blum Inc. New Orleans 569-9412
Labarre Business Park 901 Labarre Road Metairie	352,000	N	N	Y	\$5.50-\$6.50	Gerard E. Henry Max J. Derbes Inc. New Orleans 733-5985
Rathborne Industrial Park P.O. Box 157 Harvey	240,000	Y	N	Y	N/A	Annette McDow Rathborne Properties Harvey 368-6355 ext. 1
New Orleans Regional Business Park 13801 Old Gentilly Road New Orleans	130,000	Y	N	Y	\$4 -\$12	Joseph Shorter New Orleans Regional Business Park New Orleans 254-4603
Marrero Industrial Subdivision 3400 Block of Westbank Expressway Harvey	125,000	Y	N	Y	\$5-\$7.50	Vincent Vastola Marrero Land and Improvement Association Marrero 341-1635
Covington Industrial Park Highway 25 Covington	117,600	Y	N	Y	\$1.88-\$4.75	Joseph A. Kramer Matt Organ Stirling Properties Max J. Derbes Inc. Covington New Orleans 733-4555

The above information was provided by the leasing agents or leasing companies. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Business/industrial campuses or complexes

(ranked by total square footage for which the leasing company has responsibility)

Property Address	Total square footage for which the leasing company has responsibility	Office available	Service center	Warehouse	Rent range per square foot	Rental contact Company Phone
Westpark Office Park 1 Seine Court Algiers	110,000	N	N	N	\$19	Bryan Burns Transwestern New Orleans 799-3124
Sanctuary Office Park No. 1 Sanctuary Blvd. Mandeville	100,000	Y	N	N	\$19-\$20	Lee M. de la Houssaye Stirling Properties Covington (985) 898-2022 or cell (985) 630-6035
The Preserve Waterfront Office Park Helenberg Road Covington	80,000	Y	N	N	\$17.50 - \$19.50	Rich Mauti Mauti Meredith Scoggin Properties Mandeville (985) 893-3500
Plantation Business Campus 104 Campus Drive E. Destrehan	77,311	Y	Y	Y	\$7 -\$15	Greg Riera Jones Lang LaSalle New Orleans 585-2678
Holiday Office Park 3520 Holiday Drive Algiers	7,200	Y	N	N	\$19-\$21	David Waltemath Classic Properties Management New Orleans 364-2350
Happywoods Commercial Park 42548 Happywoods Road Hammond	0	Y	N	Y	\$7-\$16	Joe Kramer Stirling Properties Covington (985) 898-2022

The above information was provided by the leasing agents or leasing companies. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Since 1922



Daily Journal of Commerce

NEW AND IMPROVED

Your subscription will include:

- **Unlimited access to our website, DJCGulfcoast.com** – continually updated, five days a week.
- Search through over 300 Gulf Coast construction projects in our database using these time-saving tools:
- **Track This Project/My Projects** — no need to hunt through the paper. Follow up to 50 projects and receive emails when they are changed or updated.
 - **New Projects** — new construction bids and subcontracting opportunities sorted by location (New Orleans, Louisiana, Mississippi and Alabama).
 - **My Preferences** — let us search for you! Set-up preferences and get instant e-mail updates when new projects are added that match your scope of work.
 - **Bid Calendar** — access all 300+ projects in our database.
 - Filter searches by bid date, architect, city, parish/county, state, and job type
 - Identify prospective bidders
 - Find out who will soon need your products and services
 - Access historical bid results
 - **Building Permits** — get ahead of the crowd. See who will be starting a new project soon by looking through building permits from Jefferson, St. Bernard, St. Tammany, and Orleans parishes.
 - **DJC Sneak Preview e-alert** — get a head start. Access all our bids before they are officially published.
 - **Weekly Monday editions of the Daily Journal of Commerce** — one expanded issue of the DJC newspaper delivered every week with money-making bids and notices plus valuable merchant offers.



CALL (504) 293-9216
TO GET A FREE
ONLINE TOUR &
A SAMPLE COPY
(JUST MENTION THIS AD)*
AVAILABLE ON-LINE AT
DJCGulfCoast.com
*New Subscribers Only



To Subscribe Call Anne Lovas at 504-293-9216

Commercial leasing companies

(ranked by commercial square feet leased)

Company Address	Commercial square feet leased	Leasing breakdown in square feet (office/retail/other)	Top local executive Title Phone Fax	
Latter & Blum Inc. 430 Notre Dame St. New Orleans 70130	3,632,708	office: 416,721; retail: 256,187; industrial: 2,959,800	Robert W. Merrick chairman and CEO 525-1311 569-9336	
Max J. Derbes Inc. 5440 Mounes St., Suite 100 Elmwood Business Park New Orleans 70123	3,212,000	industrial: 2,841,000; retail/office: 371,000	David B. Quinn president 733-4555 733-5518	
Lauricella Land Co. 1200 S. Clearview Parkway, Suite 1166 New Orleans 70123	2,785,565	office: 116,842; retail: 2,407,519; other: 261,204	Louis V. Lauricella president 733-1800 733-4598	
SRSA Commercial Real Estate 2555 Severn Ave., Suite 200 Metairie 70002	2,119,827	office: 558,404; retail: 936,343; industrial: 625,080	Barry Spizer, Steve Reisig, Don Schwarcz, Kirsten Early partners 831-2363 456-8995	
Corporate Realty 201 St. Charles Ave., Suite 4411 New Orleans 70170	1,951,626	office: 1,366,138; retail: 585,488	Michael J. Siegel president 581-5005 585-2605	
Kailas Cos./Tower Realty 3525 N. Causeway Blvd., Suite 1040 Metairie 70002	1,545,500	office: 1,008,000; retail: 502,500; other: 35,000	C. Mohan Kailas chairman and CEO 828-9700 828-9717	
Stirling Properties 109 Northpark Blvd., Suite 300 Covington 70433	1,484,407	office: 408,111; retail: 957,540; other: 118,756	Martin A. Mayer president and CEO (985) 898-2022 (985) 898-2077	
Poydras Real Estate Services 701 Poydras St., Suite 3870 New Orleans 70139	1,256,991	office: 1,221,991; retail: 35,000	Bill Moody leasing director 323-7000 323-7052	
Marrero Land and Improvement Association 5201 Westbank Expressway, Suite 400 Marrero 70072	1,241,386	office: 125,000; retail: 509,810; other: 606,576	N. Buckner Barkley Jr. president 341-1635 340-4277	
Rathborne Cos. P.O. Box 157 Harvey 70059	1,122,000	office: 16,000; warehouse: 1,106,000	Gregory C. Lier executive vice president 368-6355, ext. 2 368-6388	
Jones Lang LaSalle Americas Inc. 1515 Poydras St., Suite 105 New Orleans 70112	997,145	office: 978,701; retail: 18,444	Greg Riera senior vice president, leasing director 585-2670 585-2674	
DBIC Property Management Inc. 100 Conti St. New Orleans 70130	931,000	N/A	Arnold Cooper president 581-4082 581-7823	

The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Commercial leasing companies

(ranked by commercial square feet leased)

Company Address	Commercial square feet leased	Leasing breakdown in square feet (office/retail/other)	Top local executive Title Phone Fax	
Bridgewater Properties 2305 Veterans Memorial Blvd. Metairie 70002	750,000	office: 56,000; industrial: 694,000	Robert Bridgewater owner 733-9638 734-1897	
Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087	743,542	office: 66,244; retail: 0; other: 667,298	Daniel P. Poulin senior regional director 463-5600 463-5650	
Coldwell Banker Commercial TEC Realtors 701 Loyola Ave., Suite 401 New Orleans 70150	652,679	office: 391,607; retail: 65,268; other: 195,804	Mark E. Inman vice president 566-1777 355-0566	
Property One Inc. 4141 Veterans Blvd., Suite 300 Metairie 70002	554,016	office: 460,709; retail: 45,009; other: 49,758	Quentin Dastugue CEO 681-3400 681-3438	
Real Estate Solutions Inc. 601 Papworth Ave., Suite 202 Metairie 70005	457,000	retail: 350,000; office: 102,000	Steve Roth owner and broker 831-5263 831-7176	
Re/Max Commercial Brokers Inc. 3331 Severn Ave., Suite 200 Metairie 70002	314,204	office: 151,521; warehouse: 121,900; retail: 40,783	Richard E. Juge president 838-0001 835-0900	
Crutcher-Tufts Corp. 2750 Lake Villa Drive, Suite 200 Metairie 70002	173,826	office: 134,226; other: 39,600	Frederick J. Tufts vice president and general counsel 887-9327 887-9373	
Preferred Realty 3925 N. I-10 Service Road, Suite 130 Metairie 70002	146,358	office: 391,607; retail: 20 65,268; other: 195,804	Susan Wallace general manager 455-8644 885-4941	
Meltzer Properties 4621 W. Napoleon Ave., Suite 106 Metairie 70001	117,121	retail: 117,121	John A Meltzer president 885-8400 885-9610	
Select Properties Realty 6620 Riverside Drive, Suite 300 Metairie 70003	96,748	office: 89,104; retail: 7,644	Leon L. Giorgio Jr. president 833-0044 833-0848	
HGI 4305 Clearview Parkway, Suite A Metairie 70006	87,000	office: 45,200; retail: 25,000; other: 16,800	Blaine Gahagan managing partner 207-7575 207-7576	
Lupo Enterprises 145 Robert E. Lee Blvd. New Orleans 70124	35,525	35,525	Robert Lupo CEO 283-3421 283-3423	

The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Commercial property managers

(ranked by total rentable commercial square feet managed locally)

Name Address	Telephone Alternative phone Fax	Total rentable commercial square feet managed: locally nationally	Percentage of property owned by: company or affiliates third-party management	Percentage of square feet company is responsible for leasing	Property managers Full-time employees	Percent of property managed: Industrial Office Retail	Largest properties managed locally
Latter and Blum Property Management Inc. 5557 Canal Blvd. New Orleans 70124	733-3553 (225) 297-7888 483-7792	7 million 13 million	0 percent 100 percent	90 percent	36 225	30 percent 35 percent 35 percent	Riverbend Business Park, 6200 Humphreys
SRSA Gulf South Management 2555 Severn Ave., Suite 200 Metairie 70002	831-2363 456-8995	4 million 4 million	1 percent 99 percent	100 percent	6 35	2 percent 56 percent 42 percent	East Jefferson General Hospital Medical Office Building, Northside Plaza, 1201 Elmwood Parkway Office Building, 3501 N. Causeway Office Building
Property One Inc. 4141 Veterans Blvd., Suite 300 Metairie 70002	681-3400 681-3438	4 million 2 million	7 percent N/A	40 percent	15 69	0 percent 18 percent 32 percent	Cypress Bend Office Park, Federal Fibre Mills, Cotton Mill Condominiums
Stirling Properties 109 Northpark Blvd., Suite 300 Covington 70433	(985) 898-2022 (985) 898-2077	4 million 13 million	30 percent 100 percent	97 percent	19 107	1 percent 33 percent 66 percent	Pan-American Life Center Office Building, Clearview Mall, River Chase
Lauricella Land Co. 1200 S. Clearview Parkway, Suite 1166 New Orleans 70123	733-1800 733-1212 733-4598	2 million 0	100 percent 0 percent	100 percent	2 26	13 percent 6 percent 81 percent	Elmwood Center, Elmwood Office Park, Midtown Square, Airline Park, Manhattan West
Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087	463-5600 463-5650	2 million 16 million	36 percent 64 percent	100 percent	1 7	92 percent 8 percent 0 percent	James Business Park, Jefferson Business Center, Sealy Ashland Distribution Center
Hertz Investment Group 400 Poydras St., Suite 1760 New Orleans 70130	299-3000 299-3001	2 million 12 million	N/A N/A	N/A	N/A N/A	0 percent 100 percent 0 percent	400 Poydras Tower, Poydras Center, First Bank and Trust Tower, Westpark
Corporate Realty 201 St. Charles Ave., Suite 4411 New Orleans 70170	581-5005 585-2605	2 million 2 million	0 percent 100 percent	100 percent	3 45	0 percent 65 percent 35 percent	Benson Tower, One Canal Place, Bellmeade Shopping Center

The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Commercial property managers

(ranked by total rentable commercial square feet managed locally)

Name Address	Telephone Alternative phone Fax	Total rentable commercial square feet managed: locally nationally	Percentage of property owned by: company or affiliates third-party management	Percentage of square feet company is responsible for leasing	Property managers Full-time employees	Percent of property managed: Industrial Office Retail	Largest properties managed locally
Kailas Cos. 3525 N. Causeway Blvd., Suite 1040 Metairie 70002	828-9700 832-1234 828-9717	2 million 2 million	100 percent 0 percent	100 percent	2 N/A	22 percent 65 percent 32 percent	Kenner Plaza Shopping Center, Regions Bank Building
Marrero Land and Improvement Association 5201 Westbank Expressway, Suite 400 Marrero 70072	341-1635 341-1636 340-4277	1 million 0	100 percent 0 percent	100 percent	1 15	49 percent 10 percent 41 percent	Oak Ridge Plaza Shopping Center, Westwood Shopping Center
Jones Lang LaSalle Americas Inc. 1515 Poydras St., Suite 105 New Orleans 70112	585-2670 585-2660 585-2674	997,145 109 million	0 percent 0 percent	N/A	436 1,418	35 percent 47 percent 18 percent	1515 Poydras, 1555 Poydras
DBIC Property Management Inc. 100 Conti St. New Orleans 70130	581-4082 581-7823	931,000 0	47 percent 53 percent	47 percent	3 8	0 percent 5 percent 95 percent	Pavilion Shopping Center, The Shops at Canal Place, Riverside Market Shopping Center
Max Derbes Inc. 5440 Mounes St., Suite 100 New Orleans 70123	733-4555 (888) 385-4949 733-5518	840,871 3,500	N/A N/A	100 percent	1 13	100 percent 0 percent 0 percent	Jefferson Complex
Bridgewater Properties 2305 Veterans Memorial Blvd. Metairie 70002	733-9638 734-1897	750,000 750,000	50 percent 50 percent	100 percent	1 3	92 percent 8 percent 0 percent	Elmwood Distribution Center, Mid-City Business Park
Select Properties Realty 6620 Riverside Drive, Suite 300 Metairie 70003	833-0044 833-0848	622,711 818,196	43 percent 57 percent	100 percent	3 12	2 percent 64 percent 34 percent	3421 Causeway Building, K-Mart on Veterans
Coldwell Banker Commercial TEC Realtors 701 Loyola Ave., Suite 401 New Orleans 70150	566-1777 (985) 845-4511 355-0566	518,924 10 million	11 percent 89 percent	100 percent	4 15	11 percent 60 percent 0 percent	701 Loyola Ave.

The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Commercial property managers

(ranked by total rentable commercial square feet managed locally)

Name Address	Telephone Alternative phone Fax	Total rentable commercial square feet managed: locally nationally	Percentage of property owned by: company or affiliates third-party management	Percentage of square feet company is responsible for leasing	Property managers Full-time employees	Percent of property managed: Industrial Office Retail	Largest properties managed locally
HGI 4305 S. Clearview Parkway Metairie 70006	207-7575 259-7603 207-7576	450,000 625,000	0 percent 100 percent	60 percent	6 22	10 percent 35 percent 20 percent	285 West Esplanade Building, 2439 Manhattan Blvd. Building
Gulf States Real Estate Services 109 New Camellia Blvd. Covington 70433	(985) 792-4385 (985) 792-4392	281,455 0	N/A N/A	N/A	N/A N/A	70 percent 13 percent 17 percent	HCA/Medline 196,165
Meltzer Properties 4621 W. Napoleon Ave., Suite 106 Metairie 70001	885-8400 885-9610	267,000 270,000	100 percent N/A	100 percent	1 N/A	0 percent 0 percent 100 percent	Northlake Shopping Center, Woodmere Square Shopping Center
Crossroads Properties 7809 Airline Drive, Suite 309 Metairie 70003	737-2777 737-2802	237,000 0	100 percent 0 percent	100 percent	2 3	0 percent 8 percent 92 percent	N/A
Preferred Realty 3925 N. I-10 Service Road, Suite 130 Metairie 70002	455-8644 885-4941	193,886 193,886	100 percent N/A	100 percent	1 3	8 percent 71 percent 21 percent	Favrot & Shane building
Crutcher-Tufts Corp. 2750 Lake Villa Drive, Suite 200 Metairie 70002	887-9327 887-9373	173,526 0	100 percent N/A	100 percent	2 6	5 percent 95 percent 0 percent	546 Carondelet St.; 3545 N. I-10 Service Road; 2750 Lake Villa Drive
The Latitude Group 1600 W. Causeway Approach, Suite 7 Mandeville 70471	(985) 727-2177 (985) 727-2207	150,000 300,000	N/A N/A	N/A	N/A N/A	50 percent 25 percent 25 percent	1200 Place Centre, Alamosa Business Park

The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Flex-Space

(ranked by total square feet)

Property name Address Region	Total square feet Percent occupied	Quoted rent rate high	Leasing agent Company Phone
Edwards Avenue Commerce Center 500 Edwards Ave. Elmwood	200,000 80 percent	\$12	Kevin Kelly PCS Developments 5200 Coffee Drive New Orleans 70115 891-9494 www.houmashouse.com
Jefferson Business Center 520-524 Elmwood Park Blvd. Elmwood	102,209 78 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Powell Street Commerce Center 5725 Powell St. Harahan	89,000 100 percent	\$10	Kevin Kelly PCS Developments 5200 Coffee Drive New Orleans 70115 891-9494 www.houmashouse.com
Westside II 125 James Drive W. St. Rose	68,692 70 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Service Center 24 150 Teal St. St. Rose	53,544 95 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Sealy Business Center III 150 Widgeon Drive St. Rose	49,800 100 percent	N/A	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Sealy Business Center II 110 Widgeon Drive St. Rose	49,800 74 percent	\$6	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
St. Charles II 150 James Drive E. St. Rose	49,275 100 percent	N/A	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com

The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Flex-Space

(ranked by total square feet)

Property name Address Region	Total square feet Percent occupied	Quoted rent rate high	Leasing agent Company Phone
St. Charles I 161 James Drive W. St. Rose	47,747 93 percent	\$6	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Elmwood Plaza 5612 Jefferson Highway Elmwood	41,600 87 percent	\$12	Katina V. Spera Feil Organization 3301 Veterans Memorial Blvd. Suite 209 Metairie 70002 835-8000 www.feilorg.com
Eastside I 190 James Drive E. St. Rose	36,357 74 percent	\$8	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
5612 Jensen St. 5612 Jensen St., Harahan Elmwood Business Park	36,000 50 percent	\$7	Vincent Vastola/Gerard Henry - Max Derbes Realtors Marrero Land and Improvement Association Ltd. 5201 Westbank Expressway, Suite 400 Marrero 70072 504-341-1635 www.marreroland.com
Edenborn Plaza 2615-16 Edenborn Ave. Metairie	26,880 56 percent	\$11	Vincent Vastola/Gerard Henry - Max Derbes Realtors Marrero Land and Improvement Association Ltd. 5201 Westbank Expressway, Suite 400 Marrero 70072 341-1635 www.marreroland.com
Service Center 21 107 Mallard St. St. Rose	23,436 66 percent	\$9	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Service Center 22 125 Mallard St. St. Rose	23,436 86 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
Service Center 23 143 Mallard St. St. Rose	23,436 38 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Ste 140 St. Rose 70087 463-5600 www.sealynet.com
1305 Distributors Row 1305 Distributors Row, Harahan Elmwood Business Park	22,300 100 percent	\$10	Vincent Vastola/Gerard Henry-Max Derbes Realtors Marrero Land and Improvement Association 5201 Westbank Expressway, Suite 400 Marrero 70072 341-1635 www.marreroland.com

The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Flex-Space

(ranked by total square feet)

Property name Address Region	Total square feet Percent occupied	Quoted rent rate high	Leasing agent Company Phone
Westside I 115 James Drive W. St. Rose	21,408 68 percent	\$10	Jennifer Lee Sealy and Co. Inc. 150 James Drive E., Suite 140 St. Rose 70087 463-5600 www.sealynet.com
7605 Westbank Expressway, Unit D 7605 WestBank Expressway West Bank	15,000 72 percent	\$12	Skip Weber Latter & Blum 430 Notre Dame St. New Orleans 70130 525-1311 www.later-blum.com
2844 Sharon St. 2844 Sharon St. Kenner	3,100 100 percent	\$8	Skip Weber Latter & Blum 430 Notre Dame St. New Orleans 70130 525-1311 www.later-blum.com
880 Lafayette 880 Lafayette North Shore	3,000 0 percent	\$14	Joe Carroll Latter & Blum Inc. 1151 N. Causeway Blvd. Mandeville 70471 (985) 626-5695 N/A

The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

UP to the MINUTE NEWS

Arriving daily on your computer!

New Orleans

CITYBUSINESS

Daily Update

FREE Register today

www.neworleanscitybusiness.com/dailyupdate.cfm

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Lakeside Shopping Center 3301 Veterans Blvd. Metairie	1.163 million 99 percent 1960	JCPenney, Dillards, Macy's	Glen Wilson Tricia Thriffiley Phillipott Greater Lakeside Corp. Metairie
Elmwood Village Center 1200 S. Clearview Parkway Elmwood	1 million 98 percent 1987	Home Depot, Best Buy, Office Max, Marshalls, T.J. Maxx	Robert M. Israel William M. Place Lauricella & Associates Harahan
Oakwood Center 197 Westbank Expressway West Bank	960,000 99 percent 1966/2007	Dillards, Sears, JCPenney	Holly Breland General Growth Properties Chicago
Hammond Square Mall Interstate 12 and U.S. Highway 51 Hammond	843,115 94 percent 2009	Target, Sears, JCPenney, Dillards, Academy Sports + Outdoors, Best Buy, T.J. Maxx, The Children's Place, Hibbett Sports, Rue21, AMC Theatres, Olive Garden	Rhonda Sharkawy Beezie Landry Stirling Properties Covington
River Chase Shopping Center Interstate 12 and Highway 21 Covington	790,000 99 percent 2004	Target, Sam's, Belk, JCPenney, Best Buy, Hollywood Theater, Ross Dress for Less, Marshalls, World Market, Shoe Carnival, Dress Barn, Lane Bryant, Michaels, Maurice's, Carter's, Charming Charlie, Chuck E Cheese	Rhonda Sharkawy Stirling Properties Covington
Clearview Mall 4436 Veterans Blvd. Metairie	671,226 98 percent 2002	Target, Sears, AMC Palce Theatre 12, Bed Bath & Beyond, Blue Cliff College, Serranos Salsa Co., Zea's Rotisserie & Grill	Elizabeth Morrison Stirling Properties Covington
North Shore Square 150 North Shore Blvd. Slidell	621,192 91 percent 1985	Dillards, JCPenney, Sears, Burlington	Marc Dusang Morguard Management Co. Inc. Kenner
Southland Mall 5953 W. Park Ave. Houma	598,597 93 percent 1981	Dillards, Sears, JCPenney	Marc Dusang Morguard Management Co. Inc. Kenner
Stirling Slidell Centre 61121 Airport Road Slidell	345,000 93 percent 2003	Target, Academy Sports + Outdoors, Ross Dress for Less, PetSmart, Party City, Shoe Carnival, Dress Barn, David's Bridal	Rhonda Sharkawy Stirling Properties Covington
Pavillion Shopping Center 1000 W. Esplanade Ave. Kenner	287,042 65 percent 1988	Academy Sports, Rouses, Anna's Linens, Mattress Firm	Barrett Cooper Stirling Properties New Orleans
Premier Centre 3474 U.S. Highway 190 Mandeville	273,000 100 percent 2000	Barnes & Noble, Bed Bath & Beyond, Stein-Mart, Albertsons, Old Navy, Gap/Gap Kids, Victoria's Secret, Rack Room Shoes, Hallmark, Banana Republic, American Eagle, Buckle, Coldwater Creek, Pinkberry, Macaroni Grill, La Madeleine	Rhonda Sharkawy Stirling Properties Covington

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Westside North Center Westbank Expressway and Stumpf Boulevard Gretna	268,000 96 percent 1998	Academy Sports, Floor & Decor, Dollar General, Harbor Freight Tools, Citi Trends, Hancock Fabrics, Capital One	Jeff Moore Adam Moore Realm Realty Houston
The Shops at Canal Place 333 Canal St. New Orleans	260,000 95 percent 1983	Saks Fifth Avenue, Brooks Brothers, The Theatres at Canal Place	Lisa Manzella The Shops at Canal Place New Orleans
Magnolia Shopping Center 7000 Veterans Blvd. Metairie	226,844 100 percent 1980	K-Mart, Chuck E Cheese, Jo- Ann's Frabrics	James V. Kellett Robert M. Steeg Magnolia Shopping Center Metairie
Carrollton Shopping Center 3300 S. Carrollton Ave. Carrollton	225,000 0 percent under construction	N/A	Katina Spera Carrollton Central Plaza Associates Metairie
Holiday Park 3500-3580 Holiday Drive Algiers	224,500 85 percent 2006	Carr Drugs, O'Reily Auto Parts, H&R Block, Papa John's	David Waltemath Classic Properties New Orleans
K-Mart Shopping Center 2940 Veterans Blvd. Metairie	199,960 100 percent 1992	K-Mart, Rouses, Stein-Mart	Ronald Robert Rauber Select Properties Ltd. Realty Metairie
Riverwalk Marketplace 500 Port of New Orleans Place New Orleans	197,000 N/A 1986	Gap, Brookstone, Chico's, Clarks, Nine West	Keith Laird Michelle Waak Yvette Gremillion Watkins Howard Hughes Corp. Dallas
Seville Plaza Shopping Center 1905 W. Thomas St. Hammond	187,515 97 percent 2000	Albertsons, Big Lots, Aarons Rents	Beezie Landry Stirling Properties Covington
Oak Ridge Plaza 1951-1999 Baratara Blvd. Marrero	179,803 95 percent 1978	Stage, Aaron's Tuesday Morning, Dollar Tree, Budget Saver	Vincent Vastola Marrero Land and Improvement Association Ltd. Marrero
6851 Veterans Blvd. 6851 Veterans Blvd. Metairie	172,000 100 percent N/A	Petsmart, Babies R Us, Office Depot	Rita Moreci The Feil Organization Metairie
Northlake Shopping Center 1816-1896 N. Causeway Approach Mandeville	165,320 87 percent 1981	The Fresh Market, Office Depot, Stage, Gordons	John Meltzer Meltzer Properties Metairie
Gentilly Shopping Center 3043-3163 Gentilly Blvd. New Orleans	160,000 88 percent 1964	Family Dollar, Auto Zone, Cash America Pawn, Capital One, Sherwin Williams, Simply Fashions, Radio Shack, United States Post Office, Sally's Beauty, H&R Block, Subway, Anytime Fitness, Kool Smiles, Payless Shoe, Rainbow, T-Mobile, Cash Cow, Go Auto	Judy Slack NAI Latter & Blum Inc. Realtors New Orleans

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Midtown Square Shopping Center 1555 Gause Blvd. Slidell	152,547 98 percent 1997	Office Depot, Hobby Lobby, Stage, Harbor Freight Tools	Robert M. Israel William M. Place Lauricella & Associates New Orleans
Riverside Marketplace 5300 Tchoupitoulas St. New Orleans	146,000 99 percent 1988	Winn Dixie, Stein Mart, Walgreens, PetCo, Pier 1, Mattress Firm	Barrett Cooper Stirling Properties New Orleans
West Lakeshore Shopping Center 137-149 Robert E. Lee Blvd. Lakefront	145,000 100 percent renovated 2006	Fidelity Homestead, Chateau Cafe, Beahm & Green, Dr. Mary Lupo	R. Tom Lupo Lupo Enterprises New Orleans
Northside Plaza 101 Gause Blvd. Slidell	142,067 78 percent 1975/2006	Save-A-Lot, Aaron Rents, Dollar General, Delta College	Barry Spizer SRSA Commercial Real Estate Metairie
Plaza 190 Shopping Center 114-196 Gause Blvd. W. Slidell	115,135 96 percent 2000	Rite Aid, Big Lots, Goodwill Store, Family Dollar, Rent-A-Center, CiCi's Pizza, Tuesday Morning	Beezie Landry Stirling Properties Covington
Lapalco Village Shopping Center 5901-5999 Lapalco Blvd. Marrero	111,221 70 percent 1986	N/A	Judy Slack NAI Latter & Blum Inc. Realtors New Orleans
Mid-City Market 401 N. Carrollton Ave. Mid-City	107,713 79 percent opens in 2013	Winn-Dixie, Office Depot, Neighborhood Pet Market by Jefferson Feed, Pei Wei, Five Guys, Pinkberry, Felipe's	Henry Spain Chris Abadie Stirling Properties New Orleans
Westland Shopping Center 2500 Williams Blvd. Kenner	106,097 86 percent 1966	Herzing University, Houston Marine, It's Fashion Metro	Marc Dusang Morguard Management Co. Inc. Kenner
Westwood Shopping Center 1020-1082 Westbank Expressway Westwego	100,575 90 percent 1974	Winn-Dixie, Dollar General, It's Fashion Metro, Rent-A-Center	Vincent Vastola Marrero Land and Improvement Association Ltd. Marrero
M.A. Green Shopping Center 7801-7951 Airline Drive Metairie	100,423 85 percent 1967	N/A	Judy Slack NAI Latter & Blum Inc. Realtors New Orleans
Westbank Village 901 Manhattan Blvd. Harvey	94,127 86 percent 2007	Bed Bath & Beyond, Kirklands, Mattress Firm, August Moon	Collin Holmes SRSA Commercial Real Estate Harvey
Bullard Square Shopping Center 7500 Bullard Ave. Eastern New Orleans	90,000 25 percent 2004/renovated 2008	N/A	Wade T. Verges 7500 Bullard New Orleans

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Old Metairie Village Shopping Center 701 Metairie Road Metairie	83,429 92 percent 1987	US Post Office, Massage Envy, CC's, Planet Beach, GNC, Subway, TCBY, Burger King	Bradley McCoy Stirling Properties Covington
Oak Park Shopping Center 4700 Paris Ave. New Orleans	81,428 75 percent 1957/renovated after Katrina	Dollar General, Save-A-Lot, Subway	Oak Park Shopping Center New Orleans
Woodmere Square Shopping Center 3407 Lapalco Blvd. Harvey	79,740 96 percent 1985	Citi Trends, Family Dollar, Ebony Beauty, H&R Block	John Meltzer Meltzer Properties Metairie
Airline Park Shopping Center 6500 Airline Drive Metairie	79,208 95 percent 1958	Auto Zone, Save-A-Lot, Citi Trends, Family Dollar	Robert M. Israel Lauricella & Associates, Inc. Harahan
Manhattan West Shopping Center 1500 Westbank Expressway Harvey	77,210 88 percent 2008	Marshalls, Office Depot, Charming Charlies	Robert M. Israel William M. Place Lauricella & Associates Harahan
Donna Villa Shopping Center 9601 Chef Menteur Highway Eastern New Orleans	74,505 85 percent 1960	O'Reilly's	Jane Steiner Property Management Group New Orleans
Barlon Plaza Shopping Center 7101 Veterans Blvd. Metairie	67,415 985 percent 1961	Walgreens, Dollar General, Big Lots, Tinte Concepts, Spa Nails	Eben T. Watkins Eben Watkins & Associates New Orleans
Avondale Square 2800 Highway 90 Avondale	64,000 60 percent 1988	CVS, Family Dollar	Arnold Cooper DBIC Property Management New Orleans
Oakridge Place Shopping Center 800 Metairie Road Metairie	60,722 100 percent 1978/renovated 1994	Langenstein's, Pier 1 Imports, Rite Aid, Capital One Bank, Hallmark, PJ's Coffee & Tea	Bradley McCoy Stirling Properties Covington
Read Row Shopping Center 7040-7094 Read Blvd. Eastern New Orleans	56,612 85 percent 1980	Orleans Rugs & More	Jane Steiner Property Management Group New Orleans
Jackson Brewery Millhouse 600 Decatur St. French Quarter	54,000 88 percent 1996	Chico's, Cajun Clothing	Arnold Cooper DBIC Property Management
Independence Mall 4241 Veterans Blvd. Metairie	52,336 89 percent 1983	Sake Cafe, Chili's Grill & Bar, Marble Slab, Diagnostic Imaging Services	Stephanie Hilferty SRSA Commercial Real Estate Inc. Metairie

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Chalmette Plaza 8400 W. Judge Perez Drive Chalmette	51,000 55 percent 1980	Dollar Tree, Pizza Hut, Sally Beauty, Jackson Hewitt	Duff Friend Latter & Blum New Orleans
Festival Plaza 8700 Lake Forest Blvd. Eastern New Orleans	50,000 0 percent 1990/renovation incomplete	N/A	Wade T. Verges Verges Properties New Orleans
Azalea Gardens Shopping Center 3615-3705 Jefferson Highway Jefferson	45,032 100 percent 1952	Winn-Dixie, Aarons Rents, Family Dollar	Marc Dusang Morguard Management Co. Inc. Kenner
Colonial Shopping Center 7373 Jefferson Highway Harahan	43,947 64 percent 1975	Dollar General, Tuesday Morning	Marc Dusang Morguard Management Co. Inc. Kenner
Southwood Shopping Center 555 Lapalco Blvd. Gretna	40,000 86 percent 1985	T.J. Maxx	Marc Dusang Morguard Management Company Inc. Kenner
Bullard Corporate Center 5555 Bullard Ave. Eastern New Orleans	40,000 80 percent 2004/renovated 2006	Davita Dialysis Center	Wade T. Verges 5555 Bullard New Orleans
Smith Lupo Center 145 Robert E. Lee Blvd. Lakeview	40,000 100 percent 1971/2006	Fidelity Homestead, Chateau Cafe, Beahm & Green, Dr. Mary Lupo	R. Tom Lupo Lupo Enterprises New Orleans
Slidell Square 2131-2165 Gause Blvd. St. Tammany	36,700 95 percent 1980	Dollar Tree	Jane Steiner Property Management Group New Orleans
The Marketplace at Jackson Brewery 400 N. Peters St. French Quarter	35,000 100 percent 1878	Hard Rock Cafe, Urban Outfitters, Landry's Seafood Restaurant, French Connection	Arnold Cooper DBIC Property Management Inc. New Orleans
Robert E. Smith Shopping Center 801-833 Harrison Ave. Lakeview	30,000 100 percent renovated 2006	Lakeview Grocery, West Marine	R. Tom Lupo Lupo Enterprises New Orleans
Borders Center 3131 Veterans Blvd. Metairie	29,736 15 percent 1997	Scottrade, Humana	Ronald Robert Rauber Select Properties Ltd. Realty Metairie

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
Palace Center East 1823 SW Railroad Ave. Hammond	29,720 100 percent 2002	Walgreens, AT&T, Quizno's, Blockbuster	Beezie Landry Stirling Properties Covington
Belle Terre Shopping Center 1152-1180 Terry Parkway Terrytown	26,000 70 percent 1985	N/A	Joe Maerke Jack Stumpf & Associates Harvey
Chalmette Shopping Center 1918 E. Judge Perez Drive St. Bernard	25,480 85 percent 1977	Dollar Tree	Jane Steiner Property Management Group New Orleans
Market Square Shopping Center 9301 Lake Forest Blvd. Eastern New Orleans	24,000 60 percent 2006	N/A	Wade T. Verges Verges Properties New Orleans
NorthPark Village 206 Lake Drive Covington	24,000 100 percent 2004/2009	Starbucks, Lee's Hamburgers, TMobile, Scottrade, Johnny's Pizza, Zea's Rotisserie & Grill	Barry Spizer SRSA Commercial Real Estate Metairie
Cal West Center 2020 Gause Blvd. W. Slidell	20,000 70 percent 2007	Vera's Seafood, UPS store, Pizza Hut	Joe Fraught Property One Inc. Mandeville
Terry Parkway Shopping Center 632-654 Terry Parkway Terrytown	18,000 100 percent 1980	Papa John's, Art by Christy, Golden Cleaners	John Meltzer Meltzer Properties Metairie
Manhattan Shopping Center 1818 Manhattan Blvd. Harvey	17,000 100 percent 2004	Verizon	Bobby Hebert Jack Stumpf & Associates Inc. Harvey
Woodland Center 4600 Highway 22 Mandeville	16,500 81 percent 1985	Catherine Hebert, DDS Endodontics	Marcia D'Amico Michael D. D'Amico Property One Inc. Mandeville
Belle Barataria Centre 1855 Barataria Blvd. Marrero	14,000 60 percent 2005	Shane's Rib Shack, Quizno's	Vincent Vastola Marrero Land and Improvement Association Ltd. Marrero
Frenchman's Creek Shopping Center 2221 Transcontinental Drive Metairie	13,397 91 percent 1978/2009 renovated	N/A	Adrienne Mabe Preferred Realty Inc. Metairie

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Shopping centers

(ranked by total rentable square feet)

Shopping center Address Area	Total rentable square feet Percent occupied Year completed	Major tenants	Leasing agent Leasing company
1600 West Centre 1600 W. Causeway Approach Mandeville	12,000 80 percent 2007	Rookies Restaurant	Robert G. Tufts KW Commercial Mandeville
Willow Tree Shopping Center 7701 Dwyer Road Eastern New Orleans	12,000 60 percent 1985/renovated 2008	N/A	Wade T. Verges Verges Properties New Orleans
Millstream Shopping Center 3440 Division St. Metairie	10,006 78 percent 1988/2000	N/A	Susan Wallace Adrienne Mabe Preferred Realty Inc. Metairie
Williams Lupo Shopping Center 900-910 Harrison Ave. Lakeview	9,200 100 percent renovated 2006	Mondo, Avenue Art, Coral Reef, Sneaker Shop	R. Tom Lupo Lupo Enterprises New Orleans
Oakwood Plaza 93 Terry Parkway Terrytown	8,750 100 percent 2004	Aribicas Coffee, Blanhik Eye Center	Barry Burkart Jack Stumpf & Associates Harvey
Whitewater Creek 6824 Veterans Blvd. Metairie	8,331 78 percent 1979/renovated 2011	N/A	Susan Wallace Adrienne Mabe Preferred Realty Inc. Metairie
Alvena Smith Lupo Shopping Center 901-911 Harrison Ave. Lakeview	8,150 100 percent renovated 2006	Lakeview Harbor, Tastee Restaurant, Young's Cleaners	R. Tom Lupo Lupo Enterprises New Orleans
Grove I 4917 W. Napoleon Ave. Metairie	7,645 1,000 percent renovated 2009	N/A	Susan Wallace Adrienne Mabe Preferred Realty Metairie
Grove II 3399 W. Esplanade Ave. Metairie	2,002 100 percent N/A	N/A	Adrienne Mabe Preferred Realty Metairie
Chateau Commons Shopping Center 819 W. Esplanade Ave. Kenner	50 97 percent 2003	Walgreens, Starbucks, Gamestop	Jeff Moore Adam Moore Realm Realty Houston

*Only shopping centers with 25,000 or more total rentable square feet are listed. The above information was provided by the companies themselves. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness Newspaper, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Warehouse space

(ranked by total square feet)

Property name Address Area	Total square feet Percent occupied	Rail service Loading dock	Rent range per square foot	Leasing agent Leasing company
Delchamps Facility 407 Pride Blvd. Hammond	665,867 85 percent	Y Y	\$4	Ben Derbes Max J. Derbes Inc. New Orleans
7500 Fourth St. 7500 Fourth St. Marrero	431,200 0 percent	N Y	\$3.25	Duff Friend Jim Barse Latter & Blum Inc. New Orleans
Riverbend Distribution Center I 100 Riverbend Blvd. St. Rose	367,320 74 percent	N Y	\$3.85 - \$5	Trimble Green NAI/Latter & Blum Inc. New Orleans
Airline Highway Commerce Center 10057 Airline Drive St. Rose	275,000 70 percent	Y Y	\$5.50	Kevin Kelly PCS Developments New Orleans
6200 Humphreys St. 6200 Humphreys St. Harahan	267,500 92 percent	N Y	\$3.25-\$3.50	Al Davis Duff Friend Latter & Blum Inc. New Orleans
Offices 1050 1050 S. Jefferson Davis Parkway Mid-City	259,251 75 percent	N N	\$1.50-\$6	Edward Halpern SJD-CC New Orleans
River Road Commerce Center 640 River Road Westwego	243,600 50 percent	Y Y	\$5.50	Kevin Kelly PCS Developments New Orleans
701 Thayer St. 701 Thayer St. Algiers	242,400 60 percent	N Y	\$6	Kevin Kelly PCS Developments New Orleans
800 Atlantic St. 800 Atlantic St. Algiers	242,400 50 percent	Y Y	\$5.50	Kevin Kelly PCS Developments New Orleans
5200 Coffee Drive 5200 Coffee Drive Uptown	225,000 70 percent	Y Y	\$6	Kevin Kelly PCS Developments New Orleans
6040 Beven St. 6040 Beven St. Elmwood	213,600 80 percent	N Y	\$6	Kevin Kelly PCS Developments New Orleans
Labarre Business Center 901 Labarre Road Labarre Business Park	210,000 100 percent	N Y	N/A	Gerard E. Henry Max J. Derbes Inc. New Orleans
600 St. George Ave. 600 St. George Ave. Elmwood Business Park	180,025 100 percent	N Y	N/A	David B. Quinn Max J. Derbes Inc. New Orleans
Riverbend Distribution Center II 101 Delta Drive St. Rose	180,000 100 percent	N Y	\$3.85 - \$8.50	Trimble Green NAI/Latter & Blum Inc. New Orleans

Key: N=No Y=Yes nfs=not for sale nfr=not for rent NA=not available/not applicable The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Warehouse space

(ranked by total square feet)

Property name Address Area	Total square feet Percent occupied	Rail service Loading dock	Rent range per square foot	Leasing agent Leasing company
Michoud Boulevard Commerce Center 4200 Michoud Blvd. New Orleans	176,000 80 percent	N Y	\$5.5	Kevin Kelly PCS Developments New Orleans
1401 S. Clearview Parkway 1401 S. Clearview Parkway New Orleans	162,000 70 percent	N Y	\$5.50	Kevin Kelly PCS Developments New Orleans
Edwards Distribution Center 1300 Edwards Ave. Elmwood	159,831 100 percent	N Y	N/A	Gerard E. Henry Max J. Derbes Inc. New Orleans
K&B Elmwood Distribution Center 1300 Edwards Ave. Elmwood Business Park	159,831 100 percent	N Y	N/A	Gerard E. Henry Max J. Derbes Inc. New Orleans
Parkway Center II 700 Elmwood Park Blvd. Elmwood Business Park	136,000 100 percent	N Y	\$4-\$7.50	Trimble Green NAI/Latter & Blum Inc. New Orleans
Industry Road Distribution Center 940 Industry Road Kenner	116,320 88 percent	N Y	\$3.25	David B. Quinn Max J. Derbes Inc. New Orleans
7400 Townsend Place 7400 Townsend Place Eastern New Orleans	112,500 100 percent	N Y	\$3	Duff Friend Latter & Blum Inc. New Orleans
2601-2603 L&A Road 2601 L&A Road Metairie	103,208 100 percent	N Y	N/A	Gerard E. Henry Max J. Derbes Inc. New Orleans
5042 Bloomfield St. 5042 Bloomfield St. Elmwood Business Park	100,000 100 percent	N Y	not for rent	David B. Quinn Max J. Derbes Inc. New Orleans
803 Jefferson Highway 803 Jefferson Highway Jefferson	98,072 0 percent	N Y	\$4.50	Gerard E. Henry Max J. Derbes Inc. New Orleans
1000 Burmaster St. 1000 Burmaster St. Gretna	96,038 30 percent	N Y	\$3	James A. Barse NAI/Latter & Blum Inc. New Orleans
4301 Poche Court 4301 Poche Court W. Eastern New Orleans	92,667 41 percent	N N	\$2-\$4.50	Richard Stone NAI/Latter & Blum Inc. New Orleans
132 Harbor Circle 132 Harbor Circle Eastern New Orleans	92,645 100 percent	N Y	\$3	Duff Friend Latter & Blum Inc. New Orleans
61450 Lemieux Blvd. 61450 Lemieux Blvd. Big Branch	90,000 10 percent	N Y	\$2-\$3	Joseph W. Carroll II Latter & Blum Inc. Mandeville

Key: N=No Y=Yes nfs=not for sale nfr=not for rent NA=not available/not applicable The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Warehouse space

(ranked by total square feet)

Property name Address Area	Total square feet Percent occupied	Rail service Loading dock	Rent range per square foot	Leasing agent Leasing company
Brookhollow/River Road 5801 River Road Elmwood Business Park	85,083 82 percent	N Y	\$3.75	David B. Quinn Max J. Derbes Inc. New Orleans
Halpern Warehouse 1148 S. Peters St. Warehouse District	82,500 0 percent	N Y	N/A	Edward Halpern SJD-CC New Orleans
1725 Destrehan Ave. 1725 Destrehan Ave. Westbank	79,000 0 percent	N N	N/A	James Barse NAI/Latter & Blum, Inc. New Orleans
Independence Warehouse Facility 129 Calhoun St. Independence	76,700 0 percent	N Y	N/A	Joe Kramer Stirling Properties Covington
2800 Peters Road 2800 Peters Road Westbank	74,842 0 percent	N Y	\$3.50	James Barse NAI/Latter & Blum, Inc. New Orleans
SJD-CC 900 Jefferson Davis Parkway Mid-City	69,986 100 percent	N Y	N/A	Edward Halpern SJD-CC New Orleans
Parkway Center I 550 Elmwood Park Blvd./5400 Pepsi St. Elmwood Business Park	65,504 96 percent	N Y	\$4.50 - \$9.50	Trimble Green NAI/Latter & Blum Inc. New Orleans
Sealy Business Center I 115 Canvasback Drive James Business Park	64,750 100 percent	N Y	\$6-\$7	Jennifer A Lee Sealy & Company, Inc. St. Rose, LA
Cypress Point Business Center 660-668 Distributors Row Elmwood Business Park	61,444 92 percent	N Y	\$4-\$8.50	Trimble Green NAI/Latter & Blum Inc. New Orleans
Sealy Business Center III 150 Widgeon Drive St. Rose	49,800 100 percent	N Y	6.80-7	Jennifer A Lee Sealy & Company, Inc. St. Rose, LA
E. Coleman Ave. Warehouse 100-110 E. Coleman Ave. Hammond	46,125 0 percent	N Y	N/A	Joe Kramer Stirling Properties Covington
Riverbend Service Center 1000 Riverbend Blvd. St. Rose	44,273 100 percent	N Y	\$8.00 - \$12	Trimble Green NAI/Latter & Blum Inc. New Orleans
246 Harbor Circle 246 Harbor Circle Lakratt Business Park	44,000 100 percent	N Y	N/A	David B. Quinn Max J. Derbes Inc. New Orleans
Canvasback 150 Canvasback Drive James Business Park	40,500 100 percent	N Y	\$6-\$6.50	Jennifer A. Lee Sealy & Company, Inc. St. Rose, LA

Key: N=No Y=Yes nfs=not for sale nfr=not for rent NA=not available/not applicable The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.

Warehouse space

(ranked by total square feet)

Property name Address Area	Total square feet Percent occupied	Rail service Loading dock	Rent range per square foot	Leasing agent Leasing company
Labarre Business Center 2501 L&A Road Labarre Business Park	38,720 0 percent	N Y	\$5.95	Gerard E. Henry Max J. Derbes, Inc New Orleans
1021 Al Davis Road 1021 Al Davis Road Elmwood Business Park	21,000 100 percent	N N	N/A	Gerard E. Henry SIOR Max J. Derbes Inc. New Orleans
Airport Road Warehouse 43254 S. Airport Road North Shore/Hammond	20,000 75 percent	N Y	\$3.95	Joe Kramer Stirling Properties Covington
Boyce 166 Boyce Road Harahan	20,000 100 percent	N Y	\$7-\$9	Praveen Kailas Denise Gaines Tower Realty Metairie
Tifton 1100 24th St. Kenner	18,000 90 percent	N N	\$6-\$8	Denise Gaines Praveen Kailas Tower Realty New Orleans
Skyway Park 30 Crofton Road Kenner	14,648 100 percent	N Y	N/A	Adrienne Mabe Susan Wallace Preferred Realty Inc. Metairie
Happywoods - 14088 W. Club Deluxe 14088 W. Club Deluxe Road North Shore/Hammond	13,125 0 percent	N N	not for rent	Joe Kramer Stirling Properties Covington
Pelican Service Center 1401 Distributors Row Elmwood Business Park	10,500 69 percent	N N	\$9	Ben Derbes Max J. Derbes Inc. New Orleans
210 Hewitt 210 Hewitt Road Covington	10,200 100 percent	N Y	\$8-\$12	Joseph W. Carroll II Latter & Blum Inc. Mandeville
South Lane 1690 South Lane Mandeville	10,000 0 percent	N Y	\$7+	Joseph W. Carroll II Latter & Blum Inc. Mandeville
Batesville Casket Warehouse 1701 Corbin Road North Shore/Hammond	8,250 0 percent	N N	\$2.50	Joe Kramer Stirling Properties Covington
3909 Tournefort St. 3909 Tournefort St. Chalmette	7,000 0 percent	N Y	N/A	Skip Weber NAI/Latter & Blum Inc. Realtors New Orleans
29089 Krentel 29089 Krentel Road Lacombe	5,900 0 percent	N N	\$8-\$10	Joseph W. Carroll II Latter & Blum Inc. Mandeville
West Coleman Warehouse 1100 W. Coleman North Shore/Hammond	5,750 0 percent	N N	\$3.13	Joe Kramer Stirling Properties Covington
1455 N. Collins Blvd. 1455 N. Collins Blvd. Covington	5,200 0 percent	N N	\$9-\$10	Joseph W. Carroll II Latter & Blum Inc. Mandeville
1655 Collins 1655 Collins Blvd. Covington	5,200 0 percent	N N	\$9.56-\$11	Joseph W. Carroll II Latter & Blum Inc. Mandeville
212 23rd St. 212 23rd St. Kenner	3,805 100 percent	N N	N/A	Susan Wallace Adrienne Mabe Preferred Realty Metairie
881 Ramon 881 Ramon St. Mandeville	3,000 100 percent	N N	N/A	Joseph W. Carroll II Latter & Blum Inc. Mandeville
56742 Dwyer Ave. 56742 Dwyer Ave. Slidell	2,000 0 percent	N Y	\$10.20	Skip Weber NAI/Latter & Blum Inc. Realtors New Orleans

Key: N=No Y=Yes n/s=not for sale n/r=not for rent NA=not available/not applicable The above information was provided by the leasing agents. Any additions or corrections should be sent on company letterhead to Research, New Orleans CityBusiness, 3445 N. Causeway Blvd., Suite 901, Metairie, 70002.



From the *Traditional*



to the *Eclectic*

Prosource Wholesale Floorcoverings



is *Designed* to let You be the Pro!

Created to serve Trade Professionals, our Members-Only showroom provides access to over 20,000 flooring selections, giving you and your clients endless design options for every budget.

ProSource of New Orleans
1525 Edwards Ave.
Harahan, LA 70123
504-733-3070

www.prosourcefloors.com/neworleans

ProSource[®]
Wholesale Floorcoverings

And
Wholesale
Kitchen & Bath
Showroom