Class A Office Space For Lease
2400 Veterans Boulevard, Kenner, LA

Features: 5-story Class A glass façade office building conveniently located just off Interstate 10 and minutes from Louis Armstrong New Orleans International Airport. The building features renovated suites, excellent rates, onsite management, ample parking and sundry shop.

Suites Available:

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
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</thead>
<tbody>
<tr>
<td>105</td>
<td>5,091 rsf</td>
</tr>
<tr>
<td>206</td>
<td>1,273 rsf</td>
</tr>
<tr>
<td>235</td>
<td>1,150 rsf</td>
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</tbody>
</table>

Between 3,000 -15,000 rsf becoming available 3rd quarter 2015

Rental Rate: $18.50 per square foot, fully serviced

Parking: Free parking with ratio of one space per 375 rsf

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123
WWW.MAXDERBES.COM

CONTACT:
Joe Gorman, CCIM
(504) 733 – 7109
joe@maxderbes.com

The information herein was obtained from sources deemed reliable but Max J. Derbes, Inc. does not guarantee its accuracy.
SUITE DETAILS

- 5,091 rsf available
- Features reception, 5 private offices, conference room, kitchenette, 2 open areas and closet
- Base rate $18.50/rsf
- Suites will feature new carpet, paint and lighting

PROPERTY FACTS

- Class A glass façade office building with 133,312 rsf on 5 floors
- Built in 1982
- Typical floor plate 27,000 rsf
- Former Rault Office Building, Xerox Centre
- Adjacent parking garage and surface lots with 456 total spaces
- 1 parking space per 375 rsf leased at no cost to tenant
SUITE DETAILS

- 1,273 rsf available
- Features 2 private offices, reception, conference room and wet area
- Base rate $18.50/rsf
- Suite will feature new carpet, paint and lighting

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- Class A glass façade office building with 133,312 rsf on 5 floors
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- 1 parking space per 375 rsf leased at no cost to tenant
SUITE DETAILS

• 1,150 rsf available

• Features 2 private offices, large open area/reception and conference area

• Base rate $18.50/rsf

• Suite will feature new carpet, paint and lighting

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