



990 N. CORPORATE DR.

HARAHAN, LA 70123

OFFICE AND RETAIL FOR LEASE

526 SF TO 56,000 SF | \$18.50 - \$21.00 PSF



SITE INFORMATION

Convenient location near Earhart Expressway, the Airport and I-10 in the Elmwood Business District – a 1,700 acre mixed-use development with office, retail, industrial and multi-family residential uses. Abundant parking for 254 cars or 1 space per 226 square feet of gross building area.

LOCATION:	990 N. Corporate Dr. Harahan, LA 70123
GLA:	56,000 SF (on 3 floors)
AVAILABLE:	526 SF to 56,000 SF
RENT:	\$18.50 per SF Gross Lease (office) \$21.00 per SF NNN (ground floor retail)
CAF:	15%
PARKING:	254 spaces
TRAFFIC COUNT:	52,826 ADT (Clearview Parkway)
ZONING:	CV-2Y-2
BUILDING INFO:	Class B Office Space, built in 1979, renovated in 1991, 1992, and 1997

DEMOGRAPHICS

DRIVE TIME	TOTAL POPULATION	TOTAL # HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME
5 MINUTES	8,803	4,461	\$53,299	\$70,719
10 MINUTES	95,083	42,323	\$49,402	\$70,036
15 MINUTES	290,955	121,989	\$47,359	\$72,390



MSA: NEW ORLEANS - HARAHAN

OFFICE AND RETAIL

CONTACT: sboyd@srsa-realestate.com

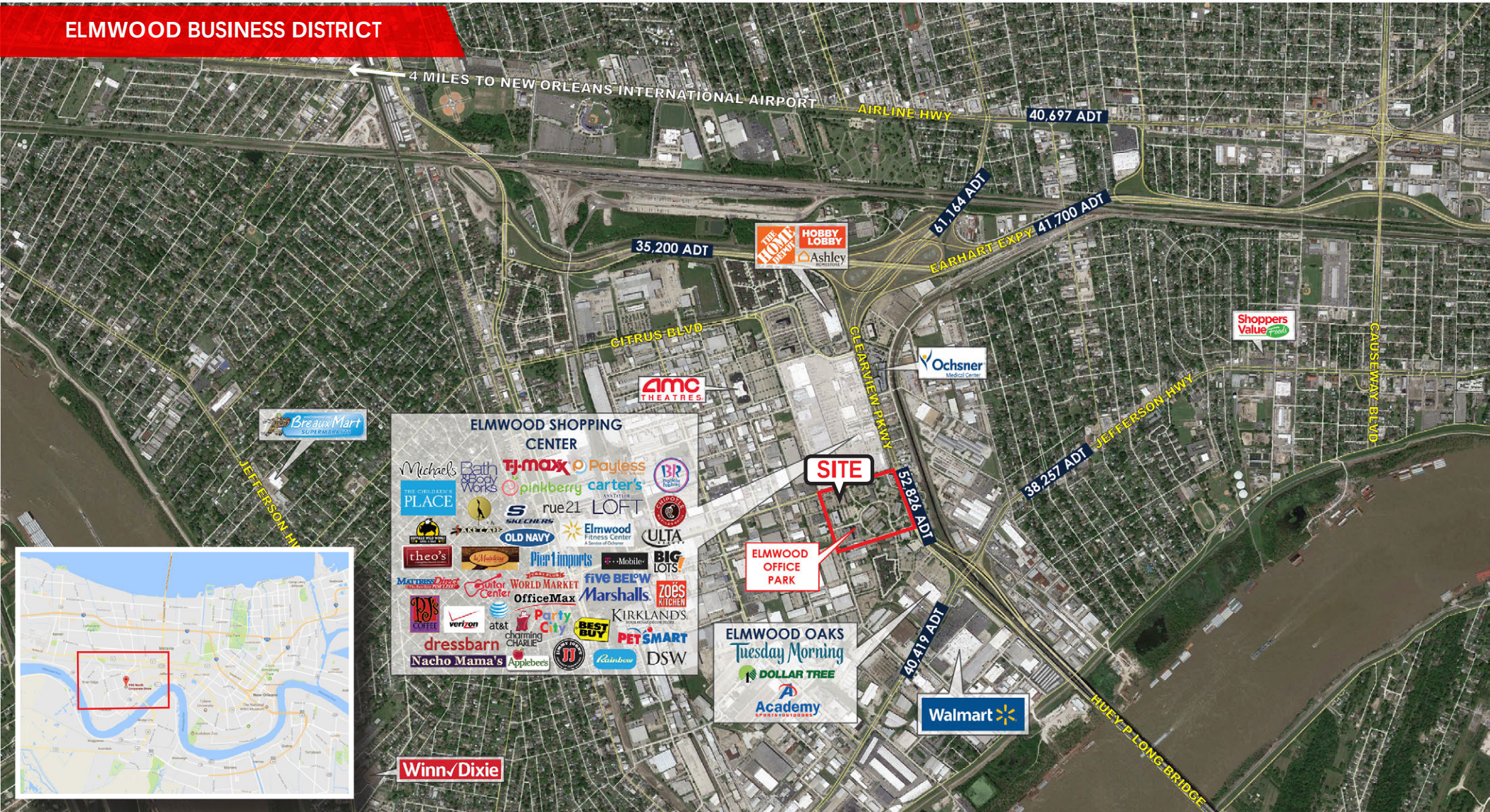


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ELMWOOD BUSINESS DISTRICT



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PARTNER XTEAM
RETAIL ADVISORS

Srsa
SRSA COMMERCIAL
REAL ESTATE

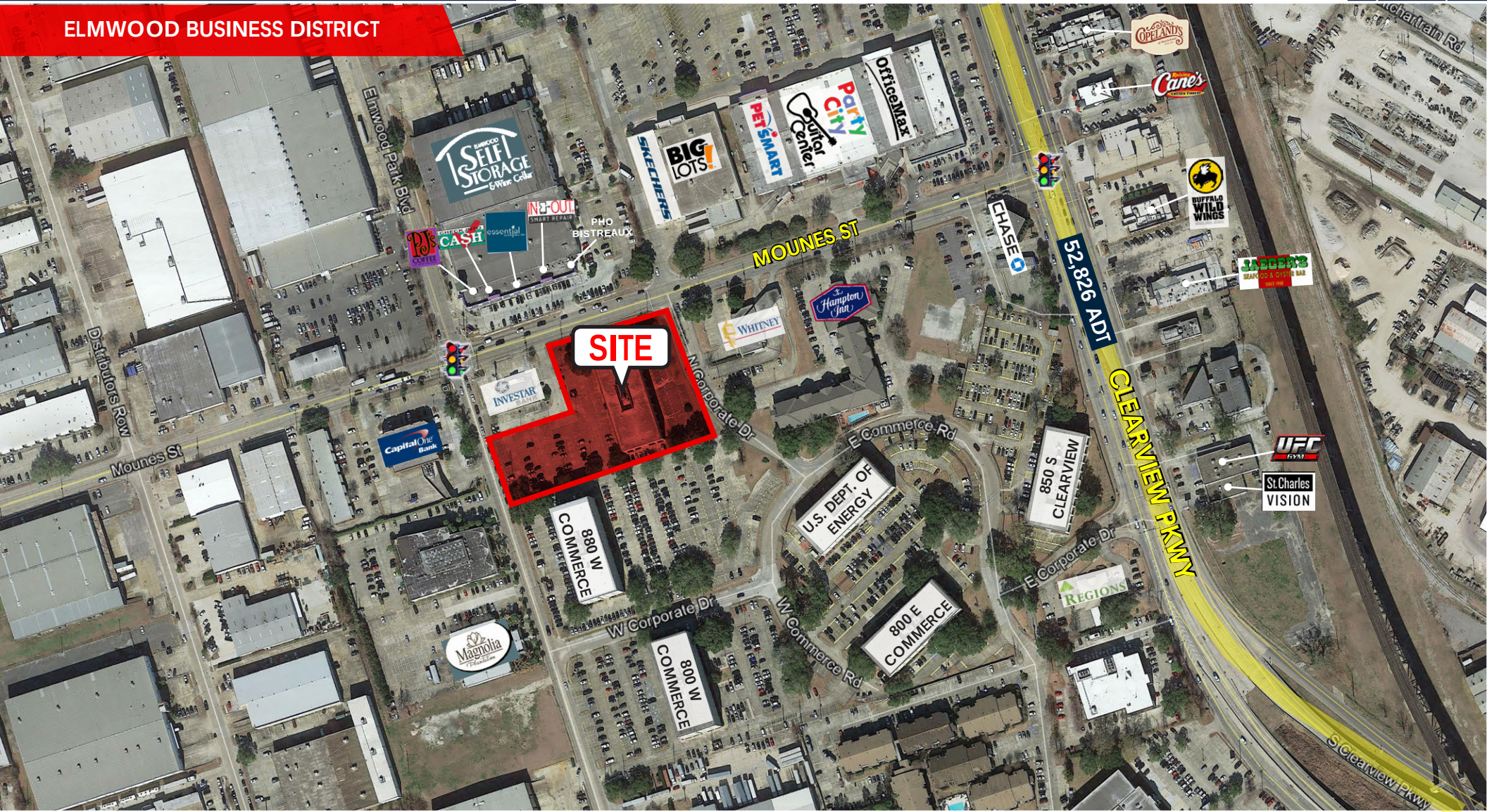


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STACKING PLAN | AVAILABLE SPACE

3RD FLOOR OFFICE SPACE	301 2,455 SF	302 5,447 SF			303 1,041 SF	307 9,852 SF				307 (STORAGE) 567 SF	
	201 4,227 SF			205 943 SF	206 1,771 SF	209 2,575 SF	210 2,865 SF	212 541 SF	220 3,441 SF	222 1,735 SF	224 526 SF
2ND FLOOR OFFICE SPACE	100 9,475 SF					102 9,447 SF					
1ST FLOOR RETAIL SPACE											

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FLOOR PLAN | 1ST FLOOR



1 1ST FLOOR
A1.00 1/8" = 1'-0"

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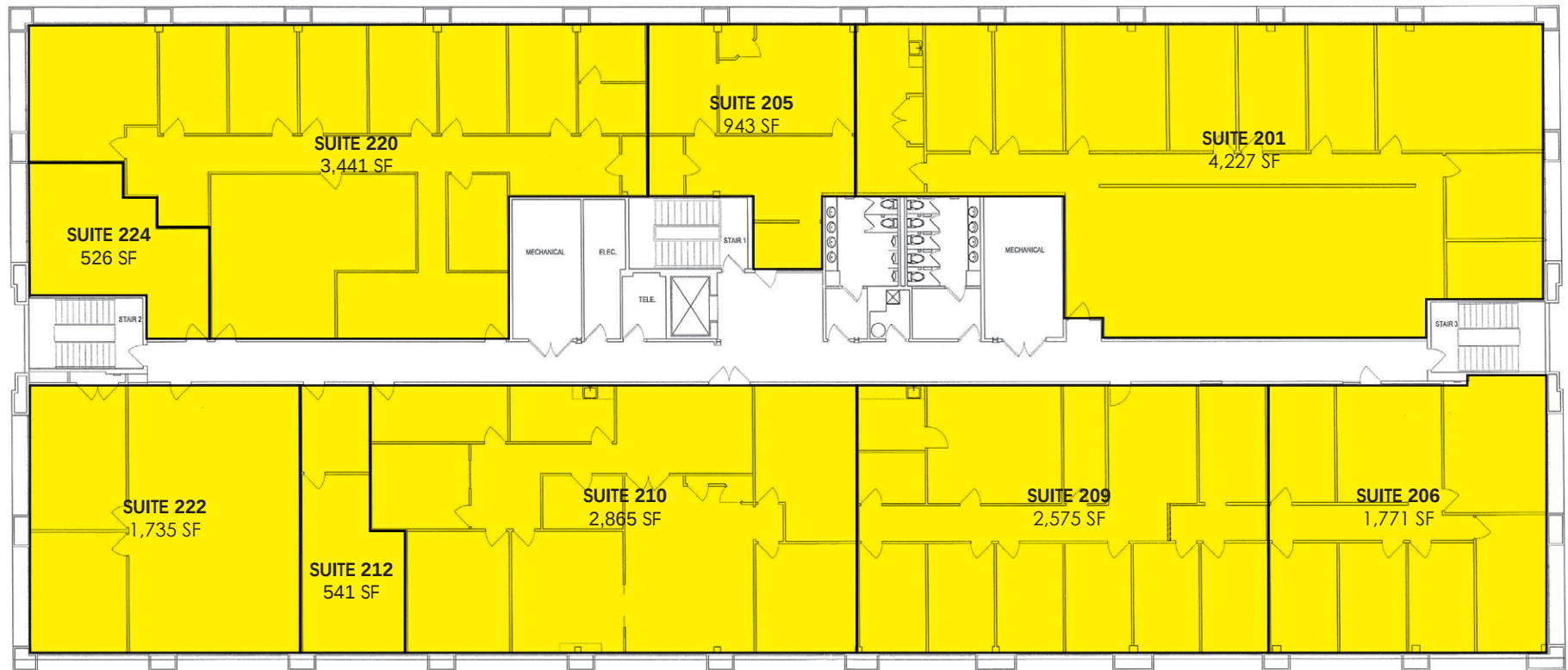


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FLOOR PLAN | 2ND FLOOR



1 SECOND FLOOR PLAN
A2.00/ 1/8" = 1'-0"

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FLOOR PLAN | 3RD FLOOR



1 THIRD FLOOR PLAN
A3.00 1/8" = 1'-0"

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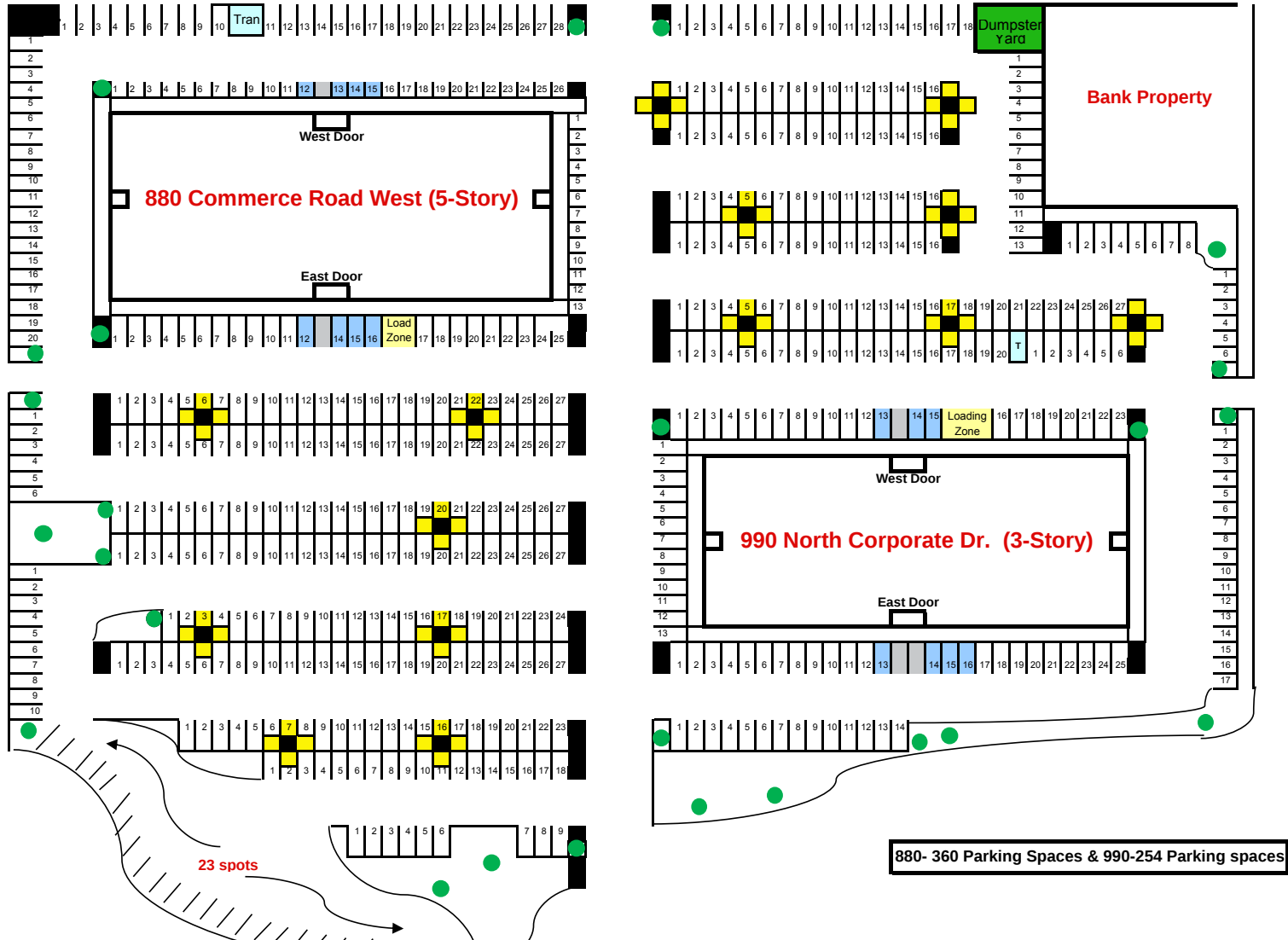


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PARKING



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

