

Downtown New Orleans WorkSpaces

Class-A Office Space Availabilities

April 15, 2021



NOTES

Downtown New Orleans WorkSpaces

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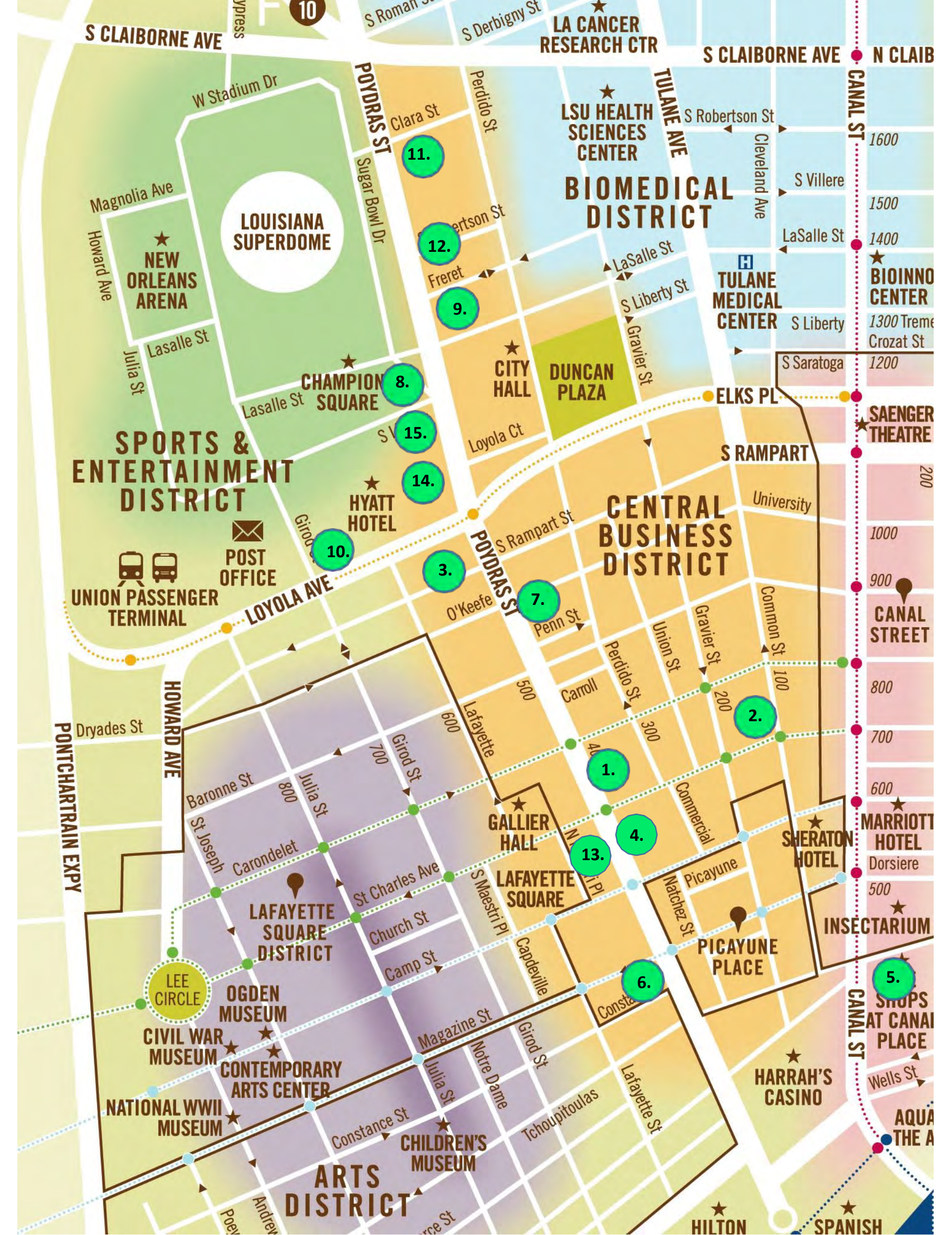


Downtown New Orleans WorkSpaces

Map Locator

Hancock Whitney Center (One Shell Square)
 Place Saint Charles
 Energy Centre
 Pan American Life Center
 One Canal Place
 400 Poydras Tower
 First Bank and Trust Tower
 Benson Tower
 1515 Poydras Building
 Entergy Corporation Building
 DXC Technology Building
 1555 Poydras Building
 Poydras Center
 1250 Poydras Plaza
 Orleans Tower

- 1.
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- 3.
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- 14.
- 15.



Downtown New Orleans WorkSpace Overview:

Downtown New Orleans offers an affordable Class-A office market totaling 8.9 million square feet. Most buildings in New Orleans were constructed during the late 1970s and throughout 1980s. Buildings are primarily clustered along the Poydras Street corridor, but towers can also be found on Canal Street, Saint Charles Avenue and Loyola Avenue.

Market snapshot:

14 Class-A properties

Average building size, 637,737 square feet

\$19.75 average rent per square foot)

8,928,318 total leasable Class A office space in market

Class-A office towers, ranked by total leasable square feet:

Hancock Whitney Center (One Shell Square)

Place Saint Charles

Energy Centre

Pan American Life Center

One Canal Place

400 Poydras Tower

First Bank and Trust Tower

Benson Tower

1515 Poydras Building

Entergy Corporation Building

DXC Technology Building

1555 Poydras Building

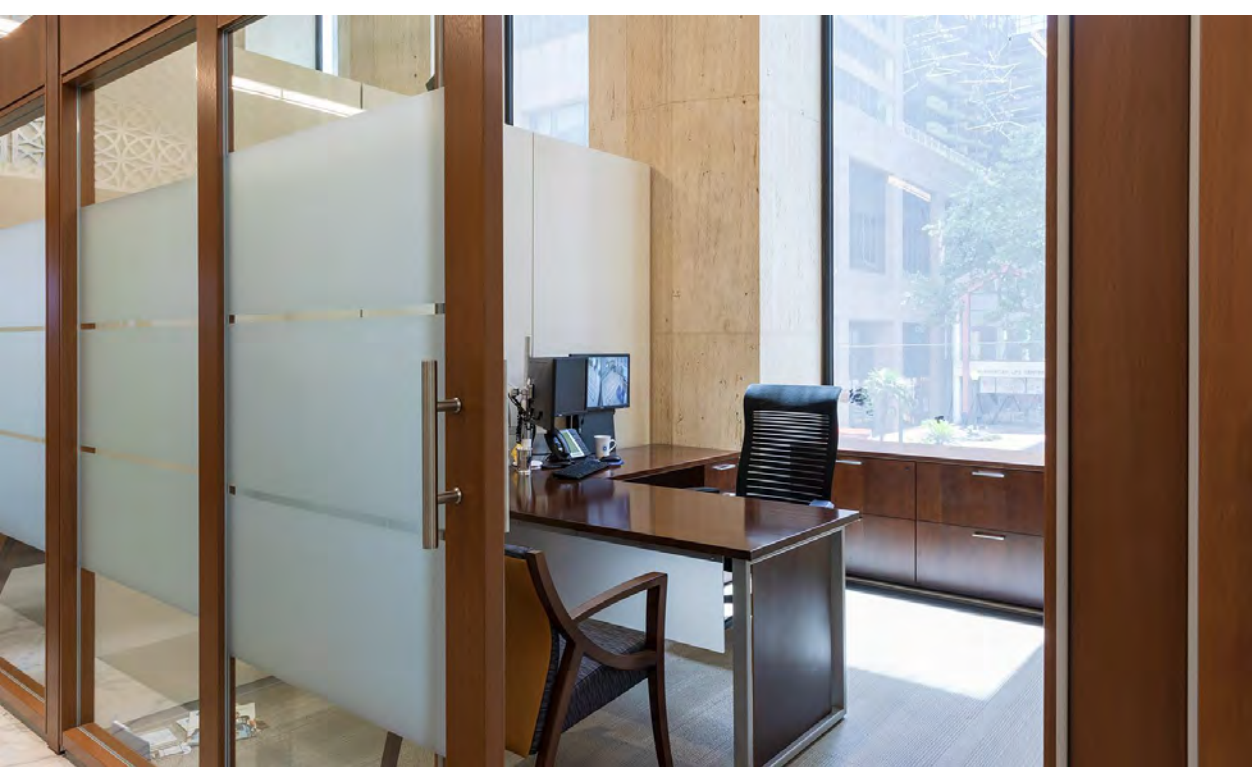
Poydras Center

1250 Poydras Plaza

Orleans Tower



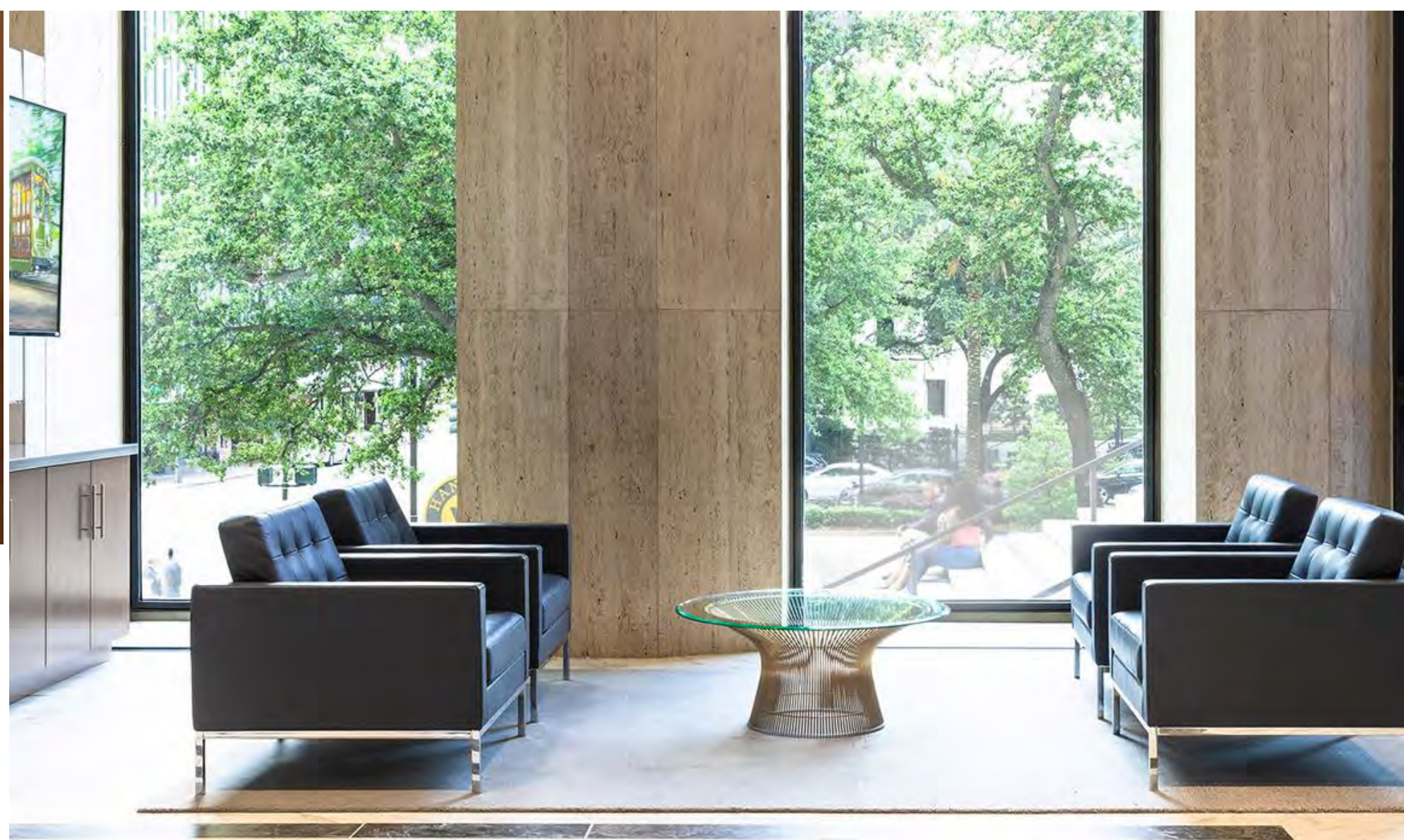
Hancock Whitney Center

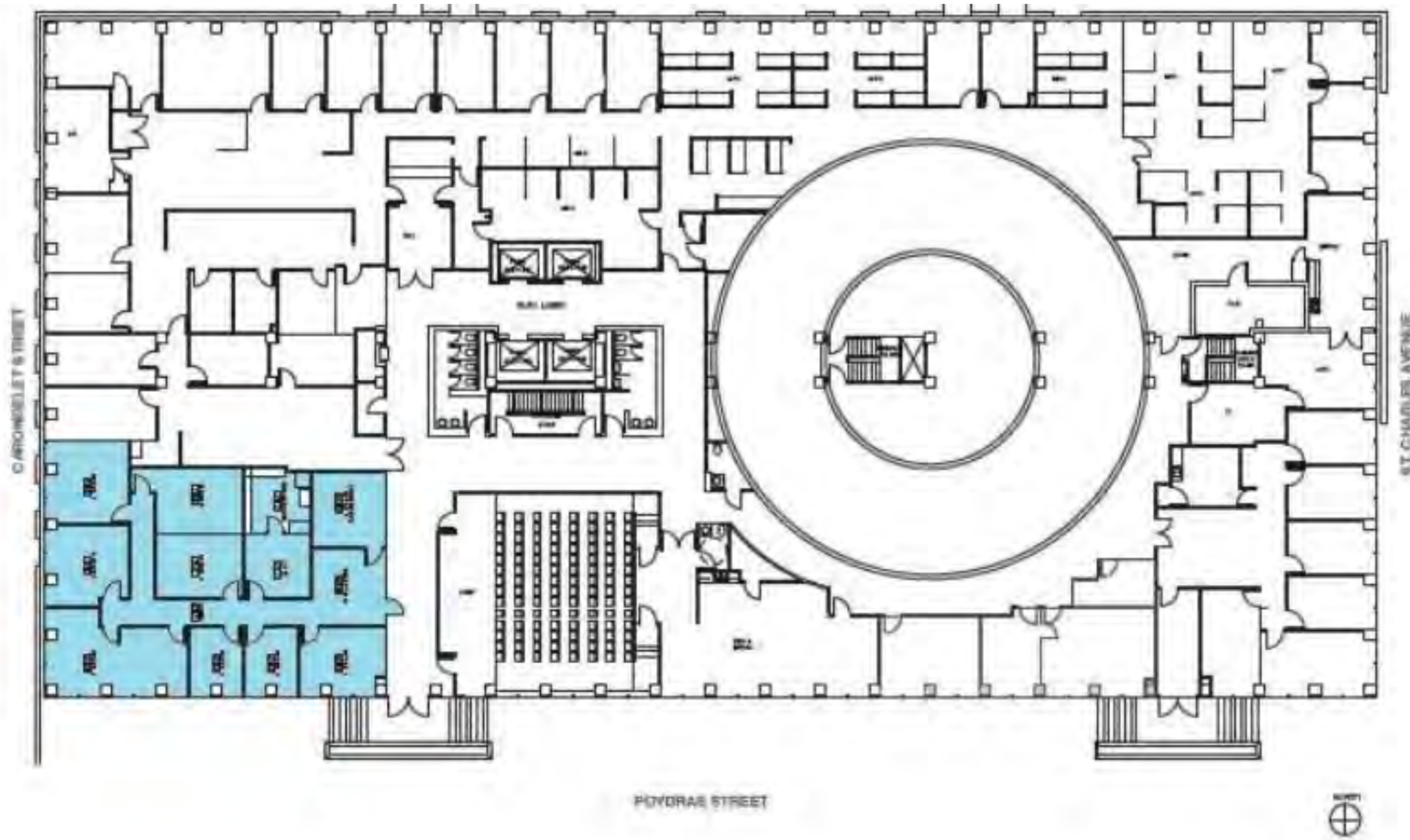


Hancock Whitney Center, formerly **One Shell Square**, is a 51-story, 697-foot office tower designed by Skidmore, Owings and Merrill, located at 701 Poydras Street in New Orleans. It is the tallest building in both the city of New Orleans and the state of Louisiana.

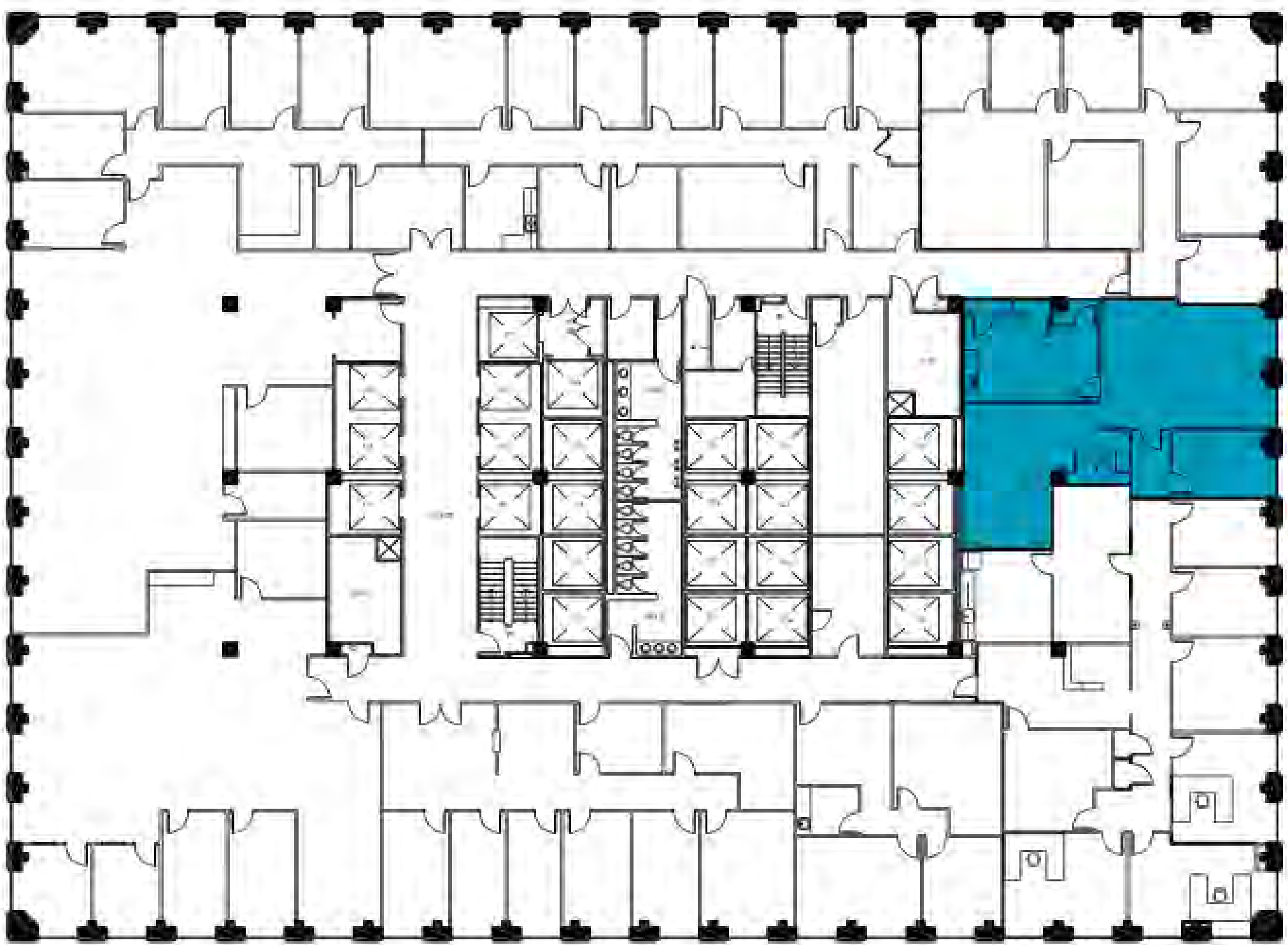
The design of the building is very similar to Houston's One Shell Plaza and Denver's Republic Plaza, both built by Skidmore, Owings and Merrill. Hines Interest is the developer of Hancock Whitney Center and Lincoln Property Company. Hancock Whitney Bank and Shell Oil Company are the building's largest tenants. The building was renamed in 2018 and was listed on the National Register of Historic Places in that same year.

CONTACTS:
 BRUCE SOSSAMAN, SIOR
 Associate Broker, Corporate Realty, Inc.
 Mobile 504.450.5074
 Office 504.219.5842
 Email bsossaman@corp-realty.com

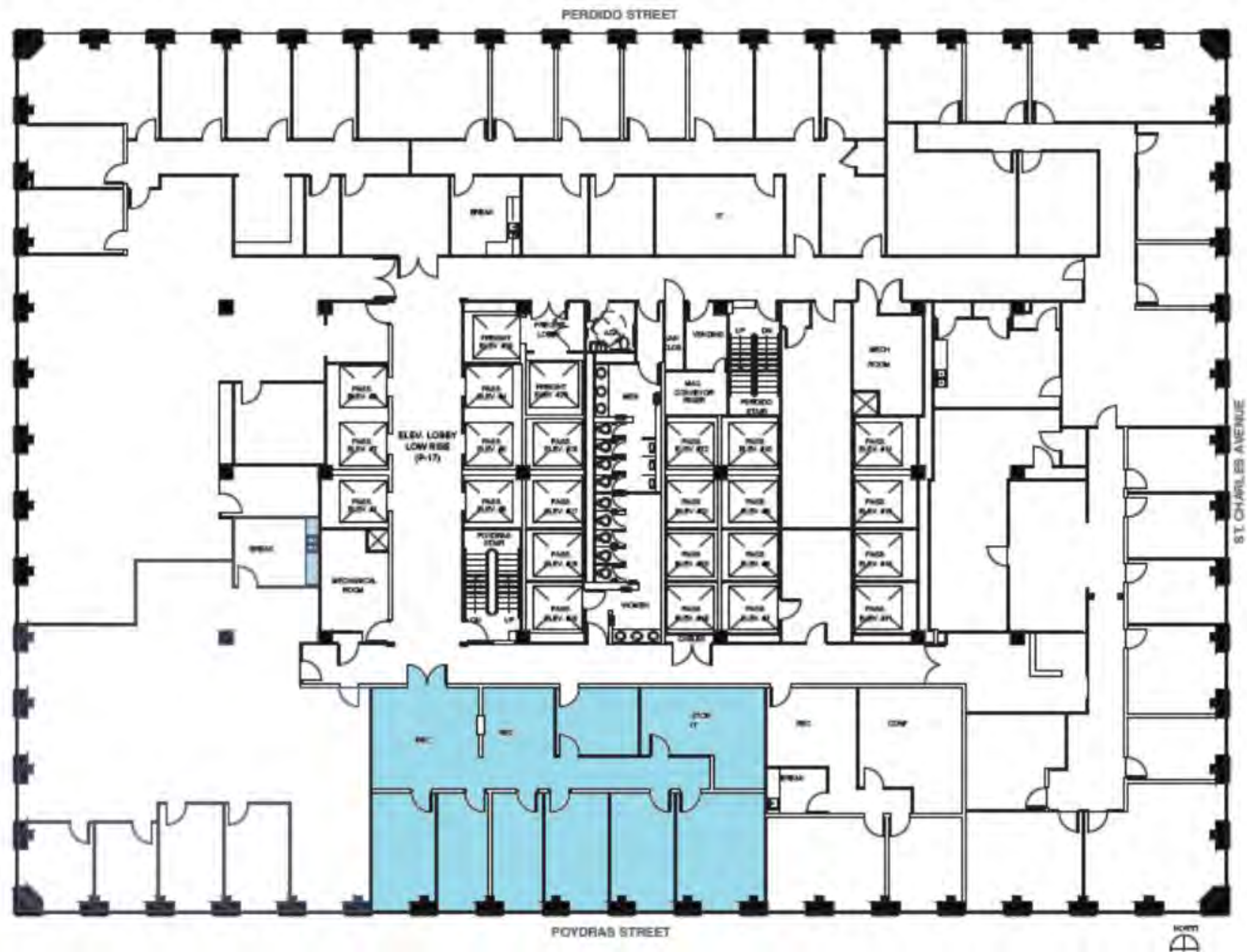




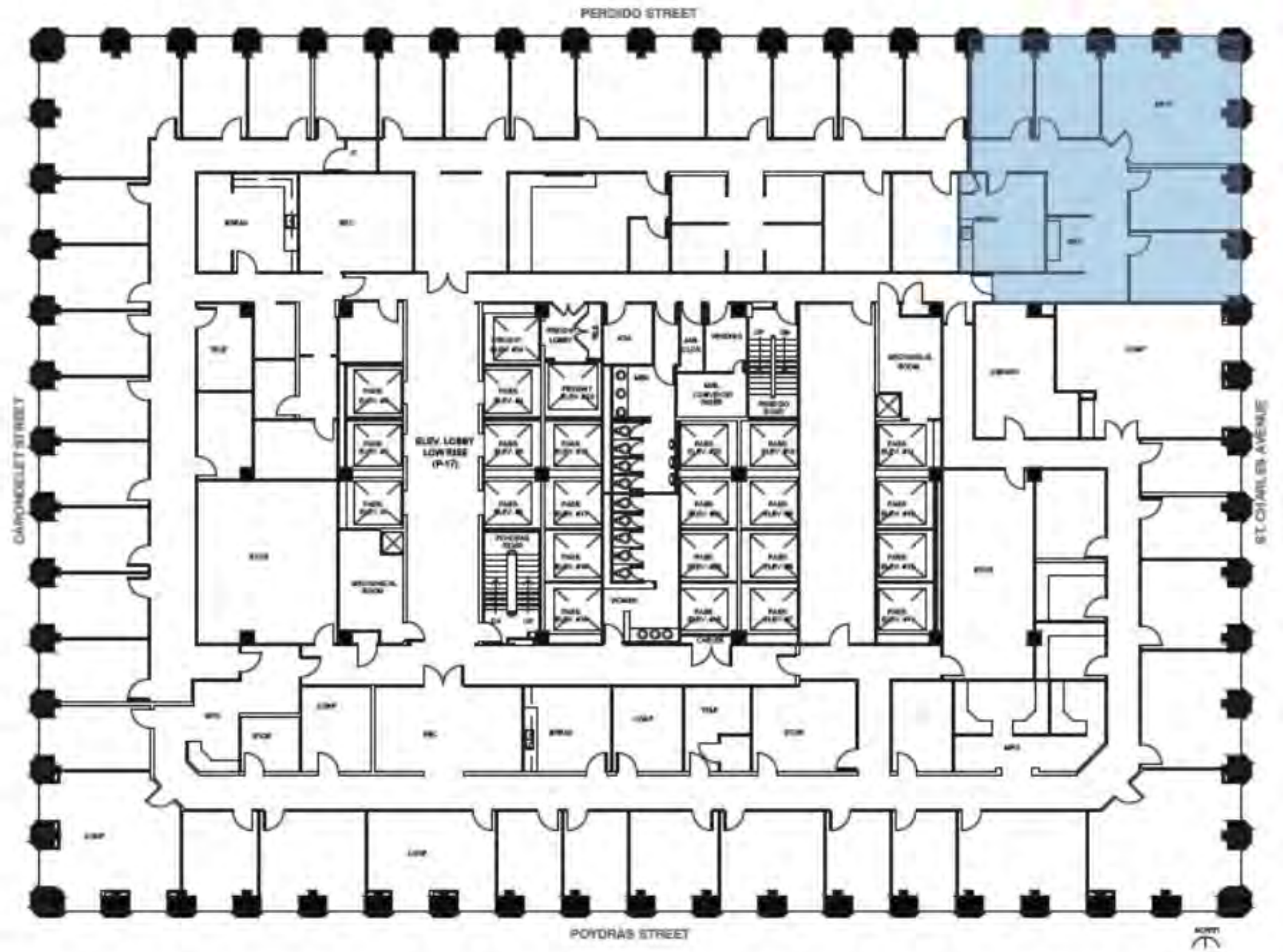
SUITE #: 260A
 SIZE: 2,950 RSF
 DATE AVAILABLE: IMMEDIATELY



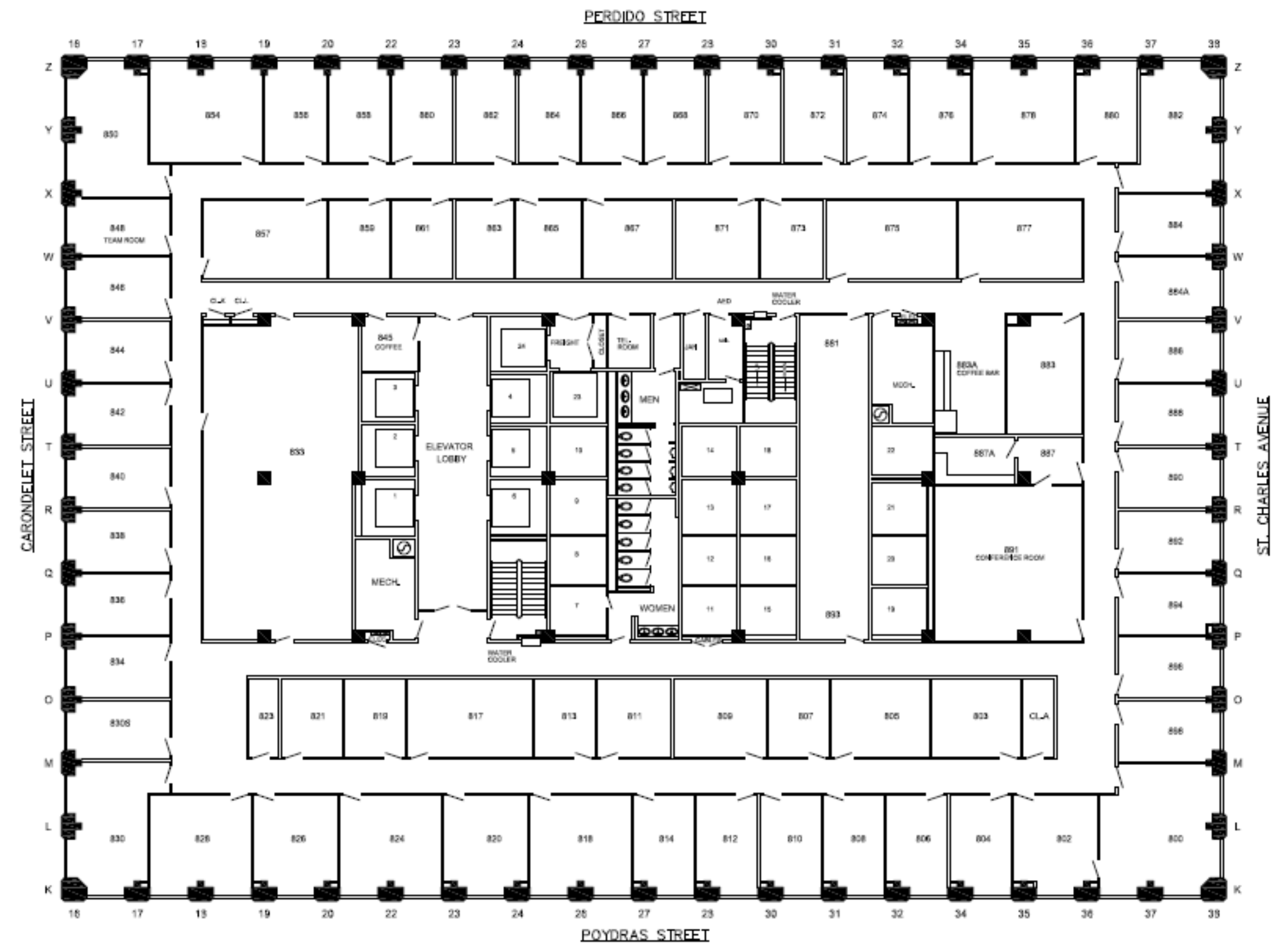
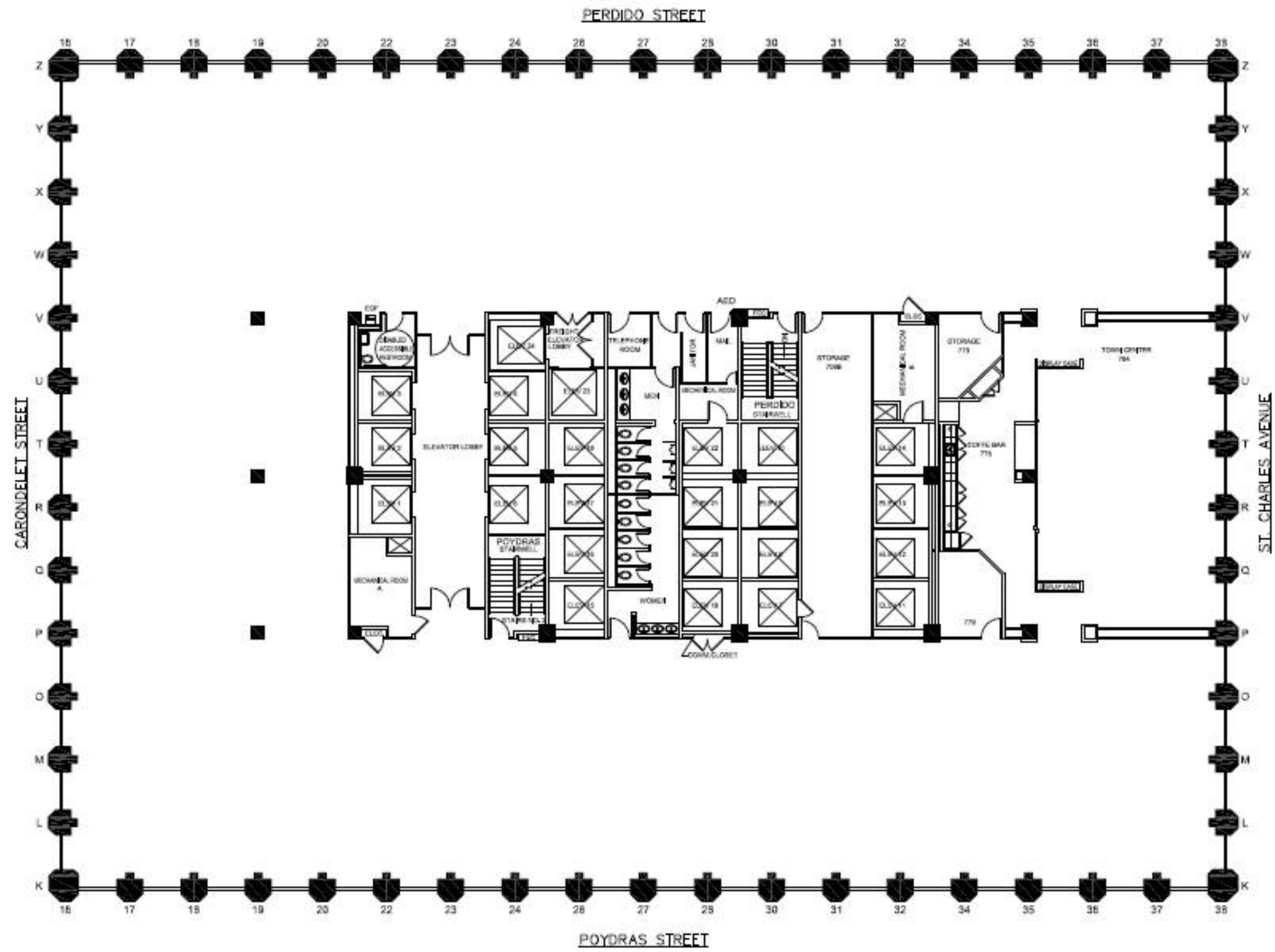
SUITE #: 311
 SIZE: 1,596 RSF
 DATE AVAILABLE: IMMEDIATELY

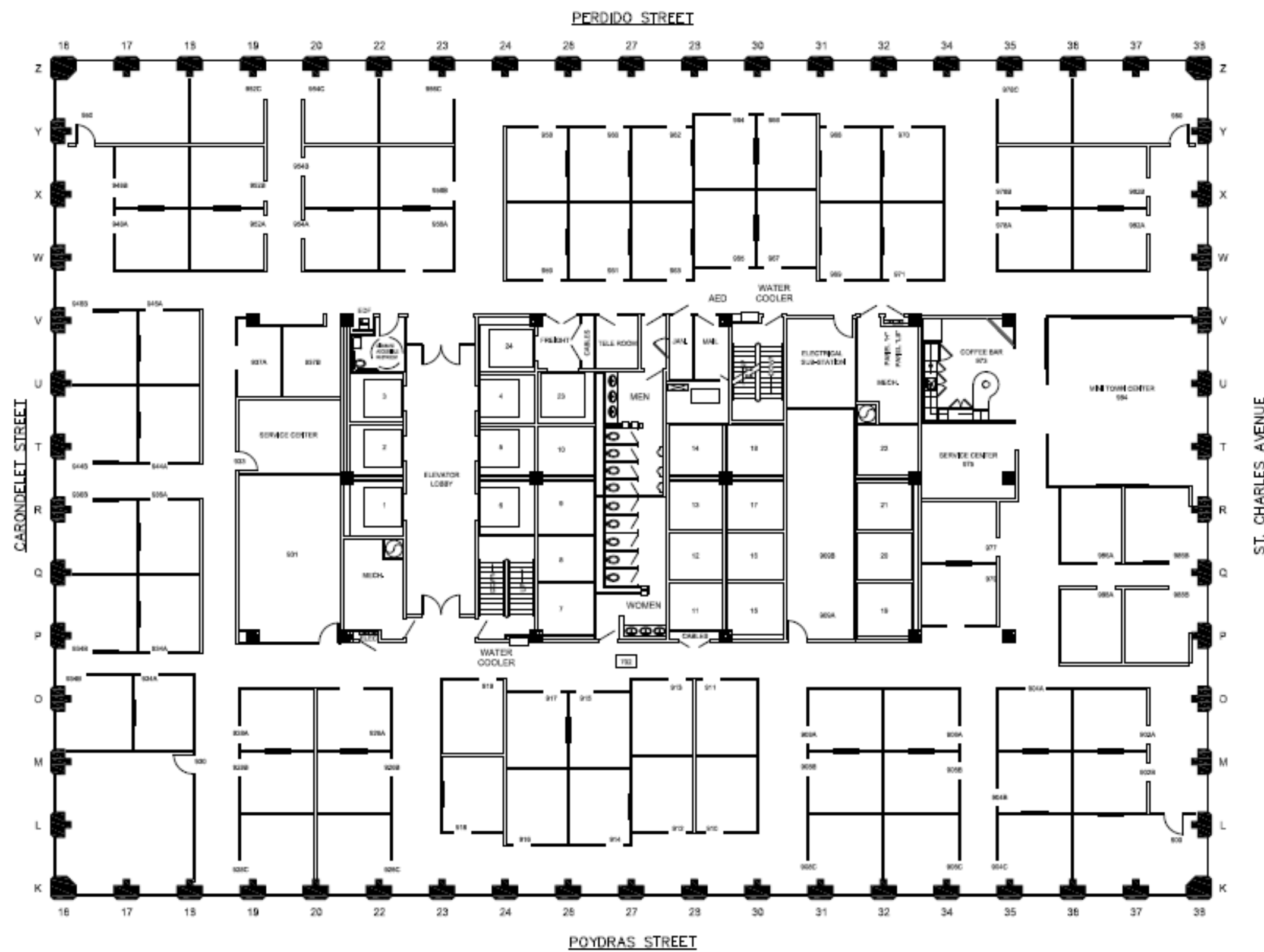


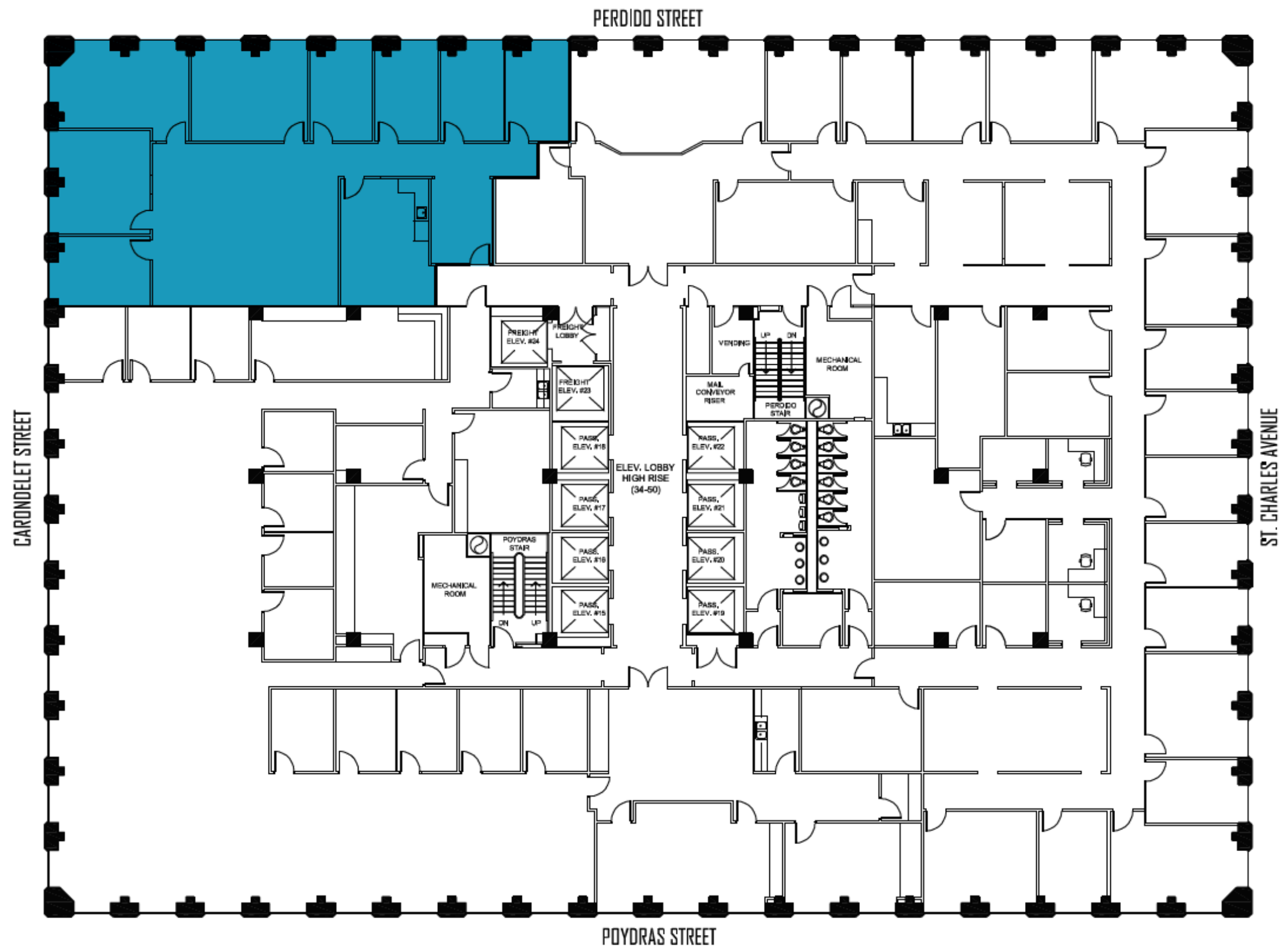
SUITE #: 375
 SIZE: 2,229 RSF
 DATE AVAILABLE: IMMEDIATELY



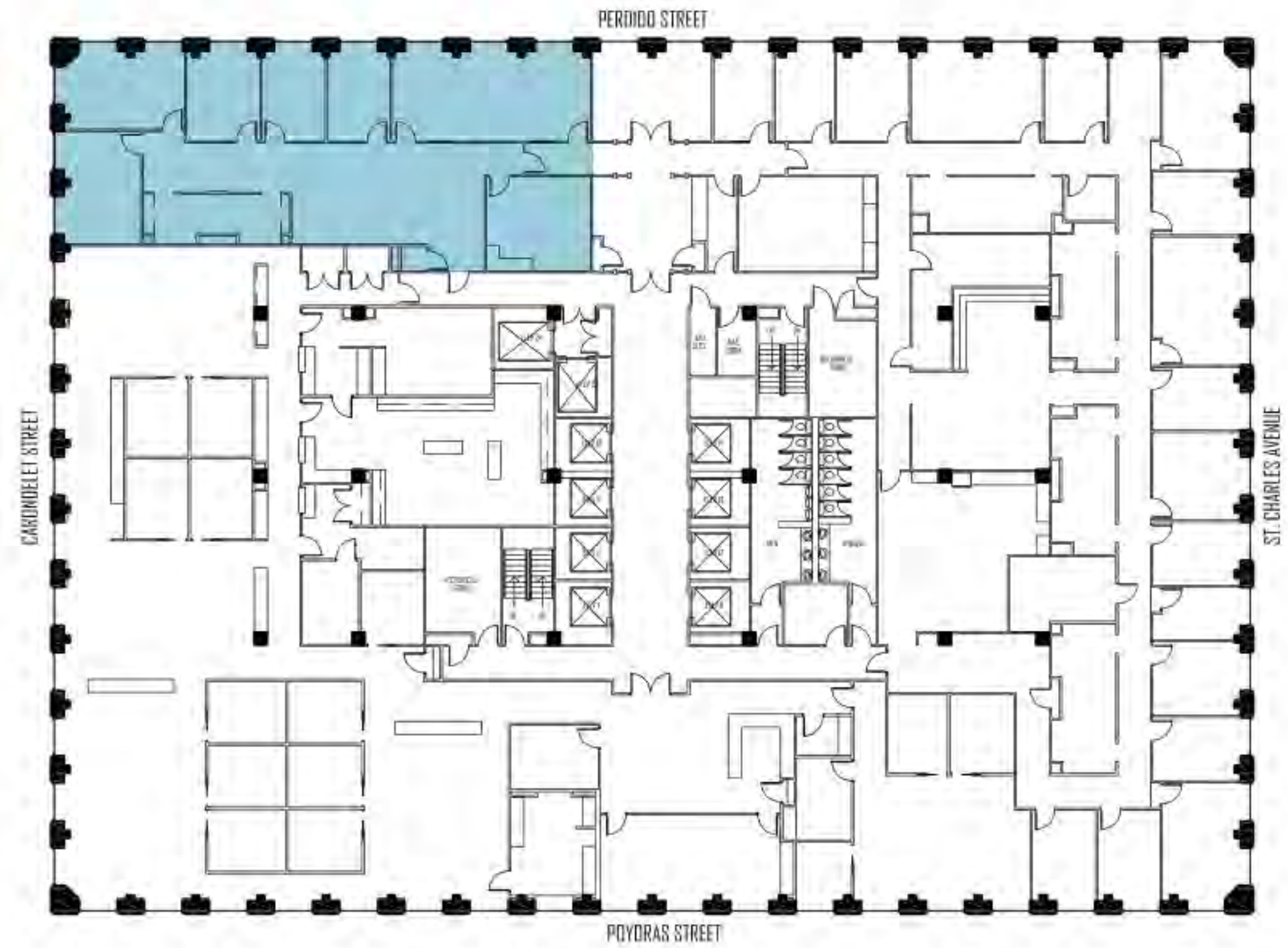
SUITE #: 450
 SIZE: 1,922 RSF
 DATE AVAILABLE: IMMEDIATELY



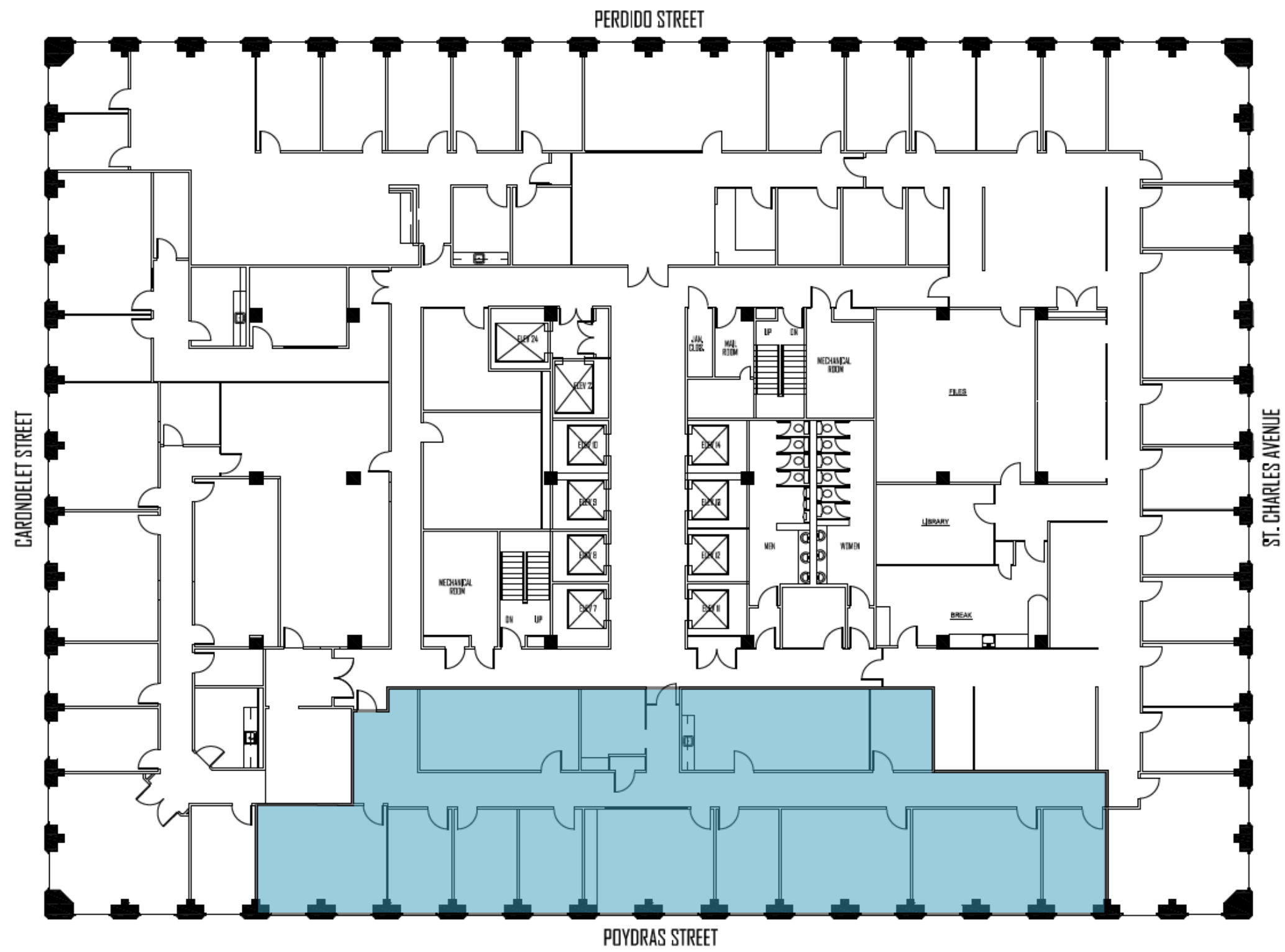




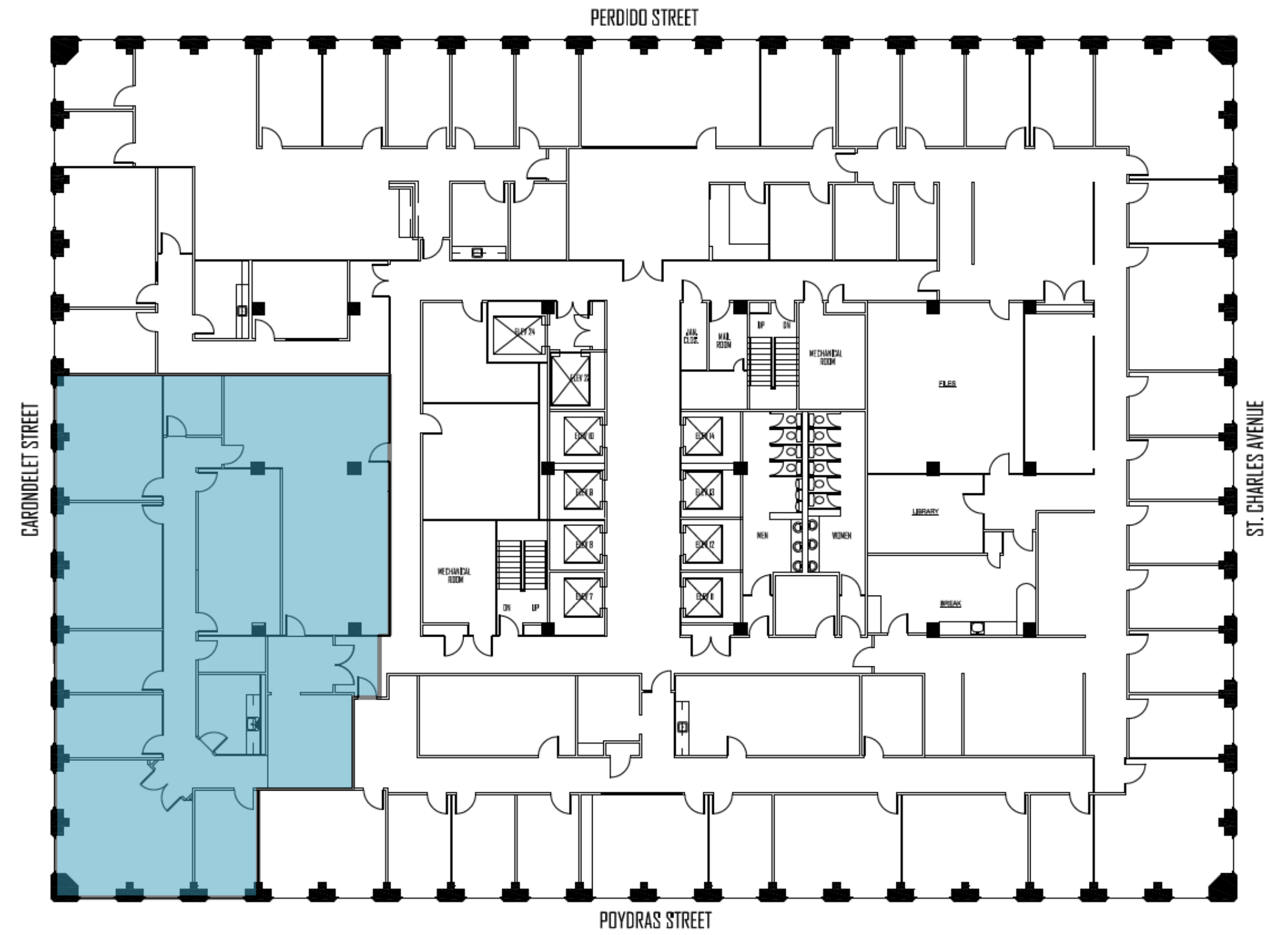
SUITE #: 4150
 SIZE: 3,413 RSF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 4225
 SIZE: 3,142 RSF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 4740
 SIZE: 1,770 RSF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 4760
 SIZE: 4,414 RSF
 DATE AVAILABLE: IMMEDIATELY

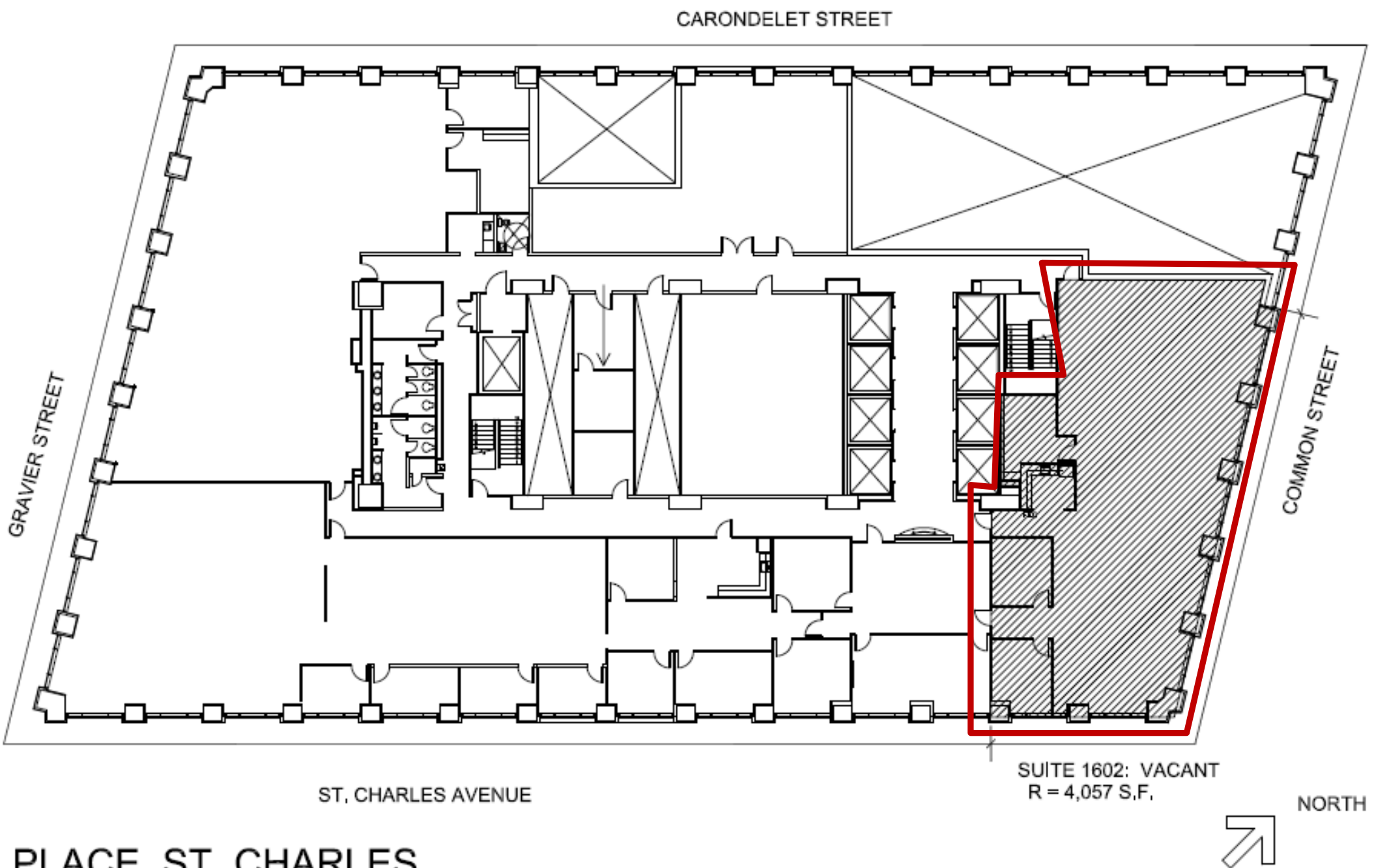
Place
Saint
Charles



Place St. Charles, located at 201 St. Charles Avenue in New Orleans, Louisiana, is a 52-story, 645-foot office tower designed in the post- modern style by Moriyama & Teshima Architects and Mathes Brierre Architects. It is the second- tallest building in both the city of New Orleans and the state of Louisiana.

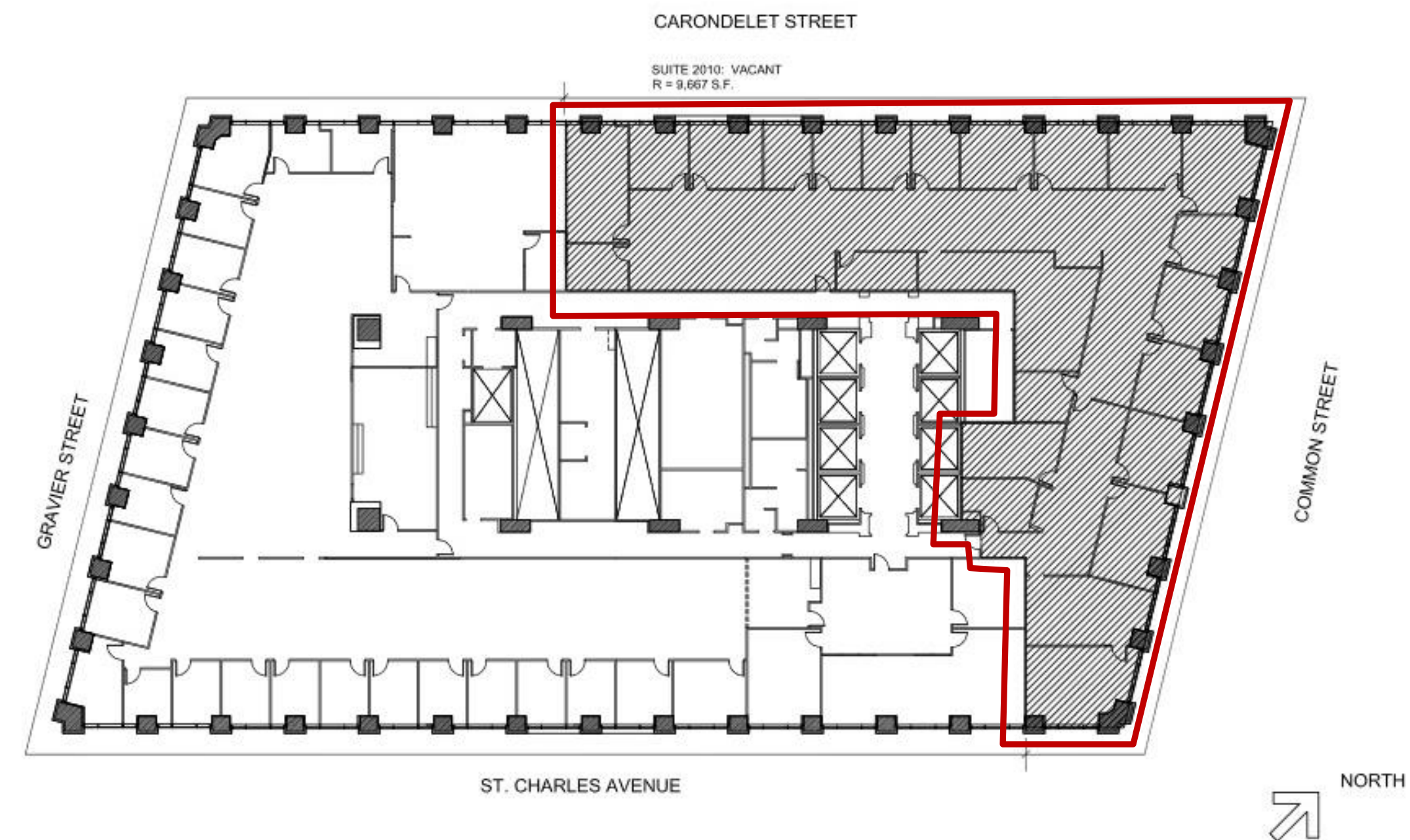
Floors 1 & 2 are used for retail space, 3 to 13 are parking levels, and 14 to 52 hold office space. 201 St. Charles Place, LLC, is the current owner, while Corporate Realty handles the leasing of the property. The largest tenants are Capital One, JPMorgan Chase, Jones Walker LLP, GE, and Baker Donelson.

Contact:
 Bennett Davis
 Exclusive Leasing Agent
 Corporate Realty, Inc.
 Office: 504.582.1416
 Email: bdavis@corp-realty.com



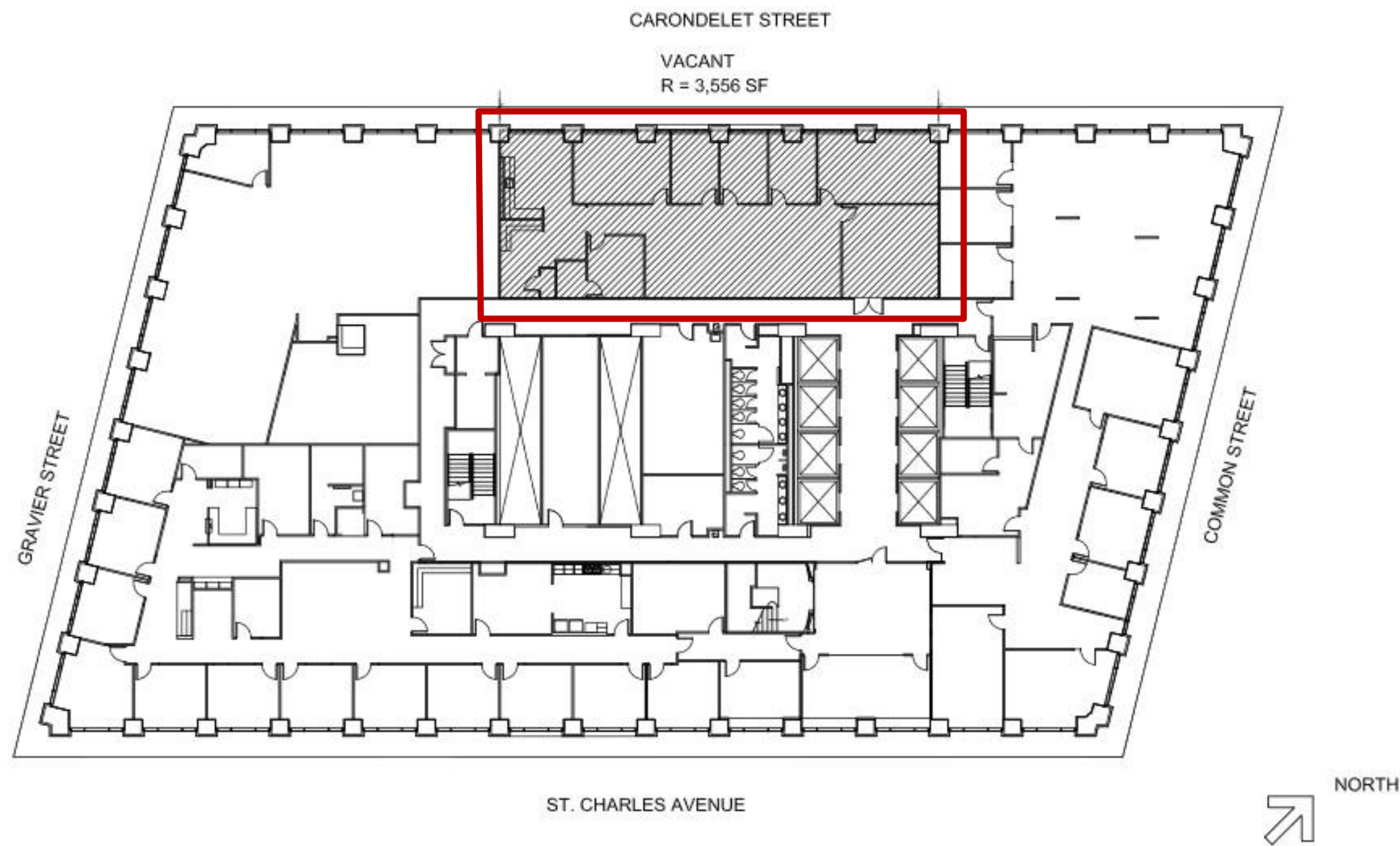
PLACE ST. CHARLES 16

FLOOR: 16 — OFFICE
SIZE: 4,057 SF
DATE AVAILABILITY: IMMEDIATE



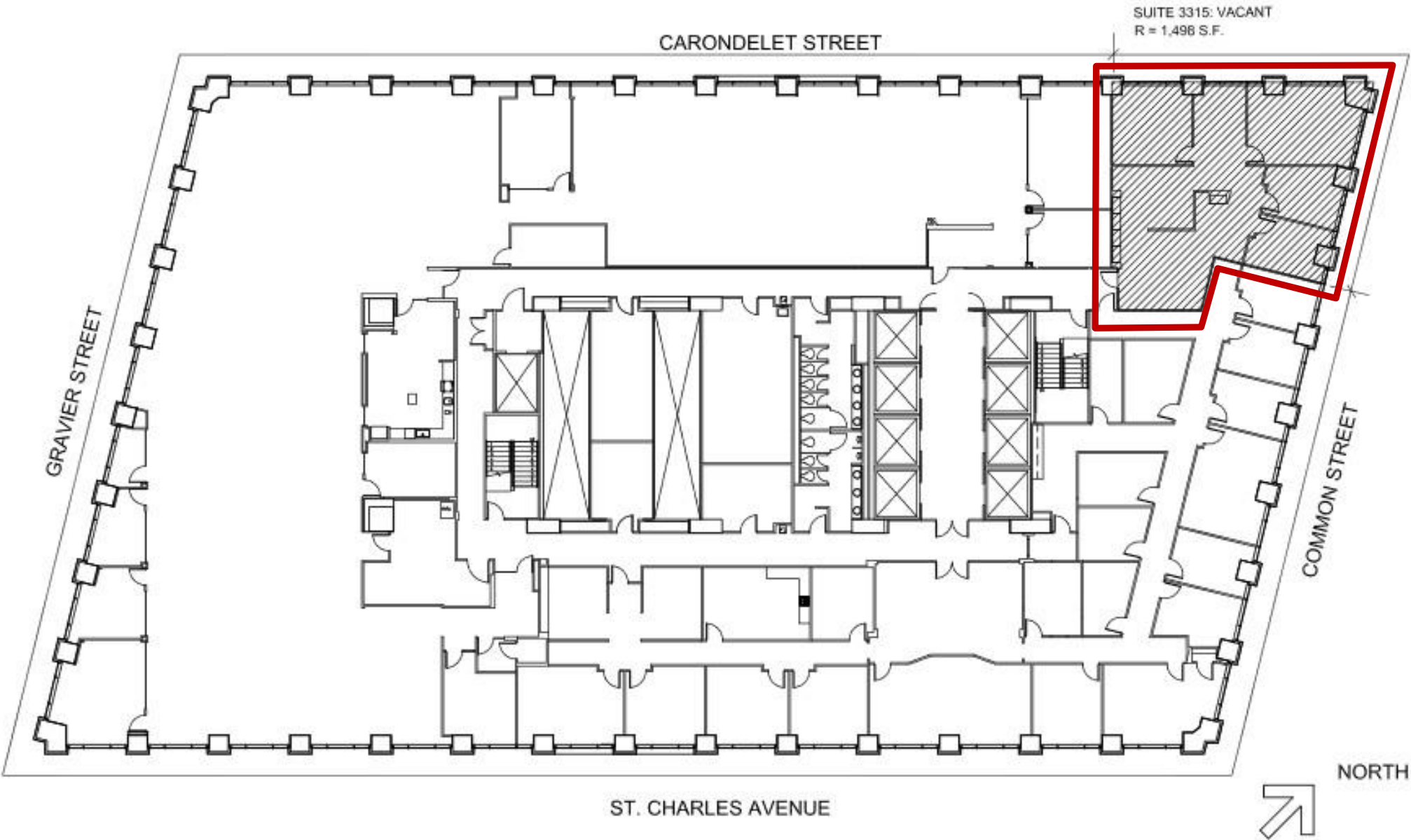
PLACE ST. CHARLES FLOOR 20

FLOOR: 20 — OFFICE
SIZE: 9,667 SF
DATE AVAILABILITY: IMMEDIATE



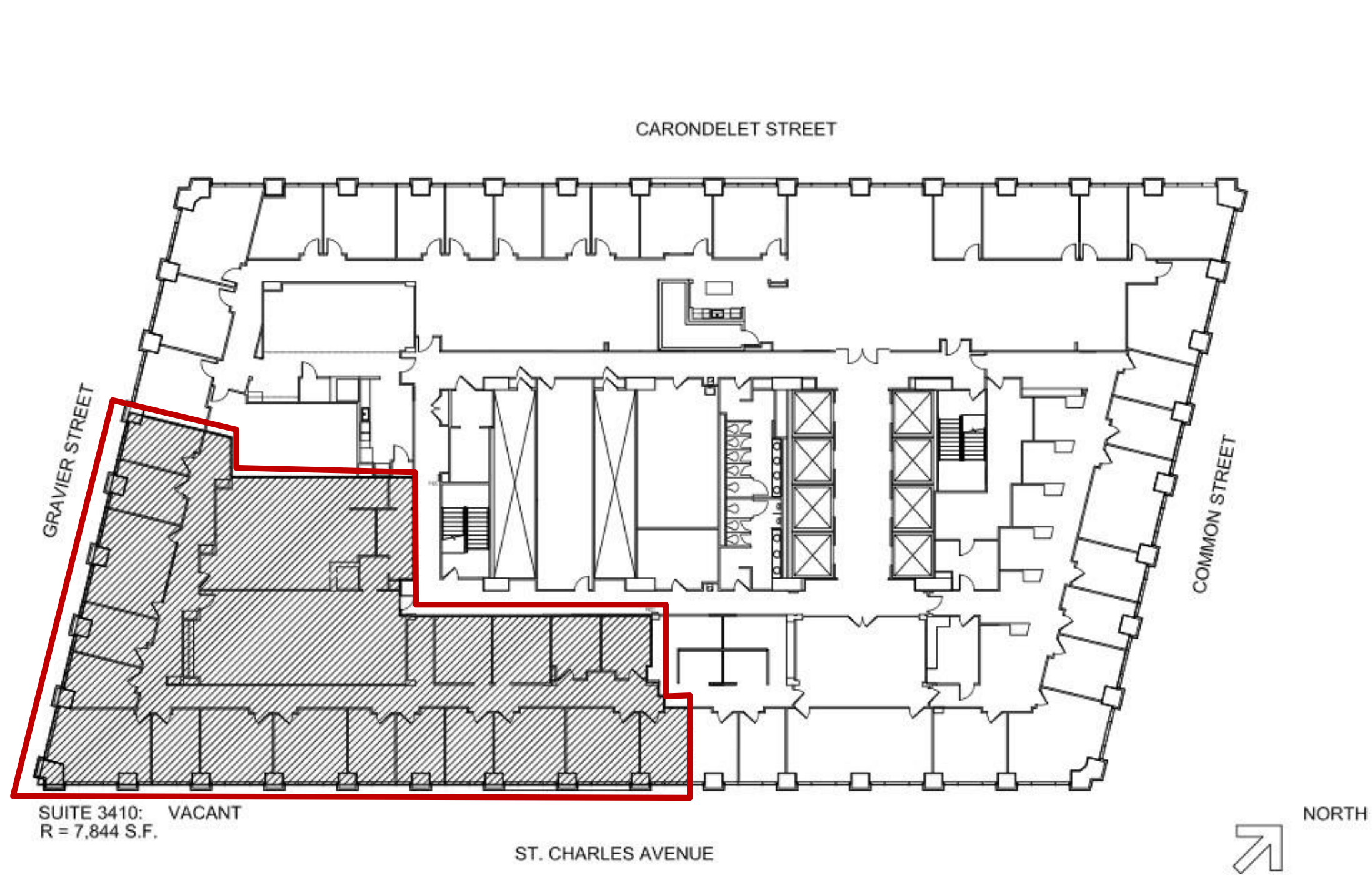
PLACE ST. CHARLES FLOOR 27

FLOOR: 27 — OFFICE
 SIZE: 3,556 SF
 DATE AVAILABILITY:
 IMMEDIATE



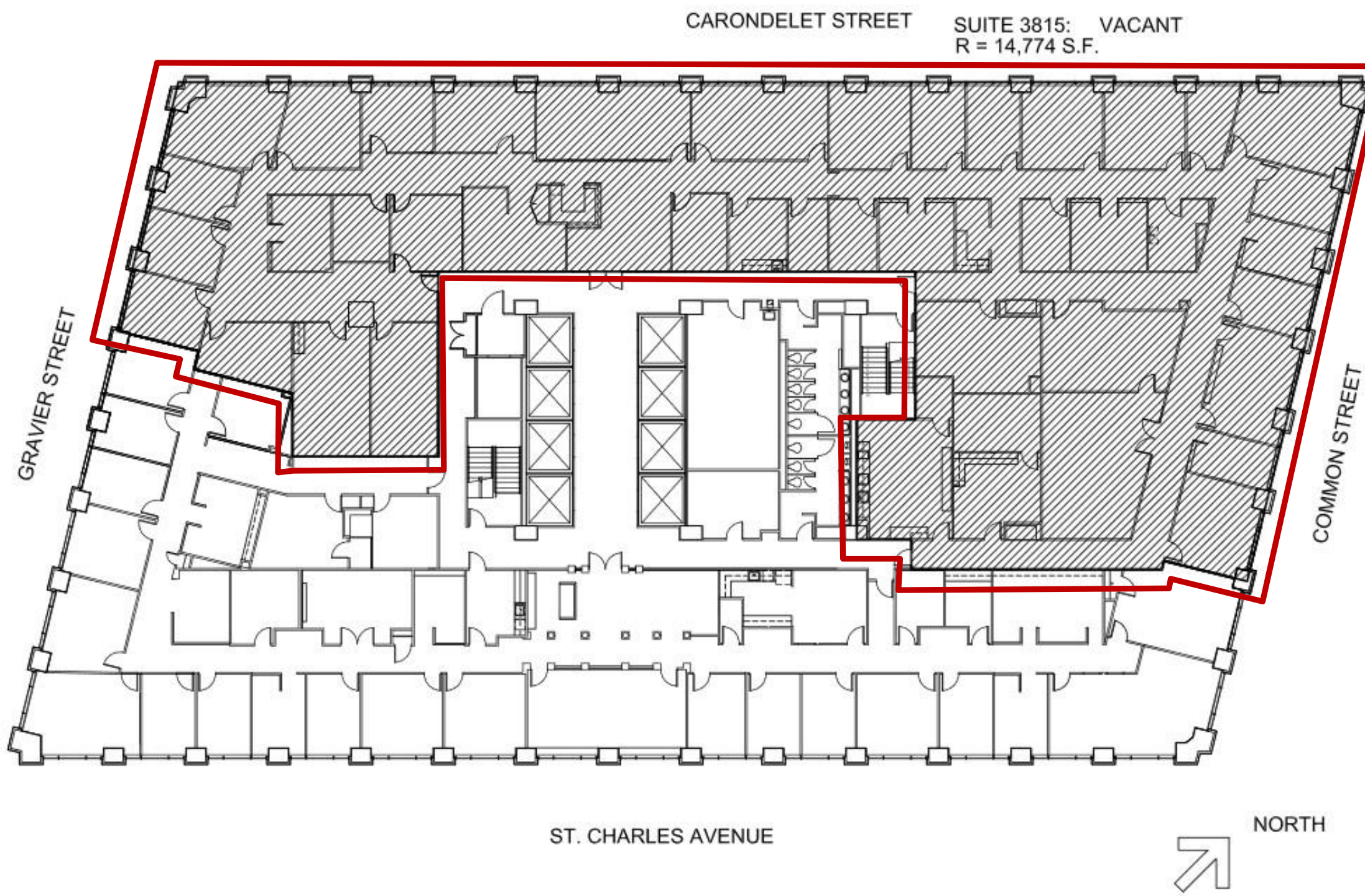
PLACE ST. CHARLES 33

FLOOR: 33 — OFFICE
 SIZE: 1,498 SF
 DATE AVAILABILITY:
 IMMEDIATE



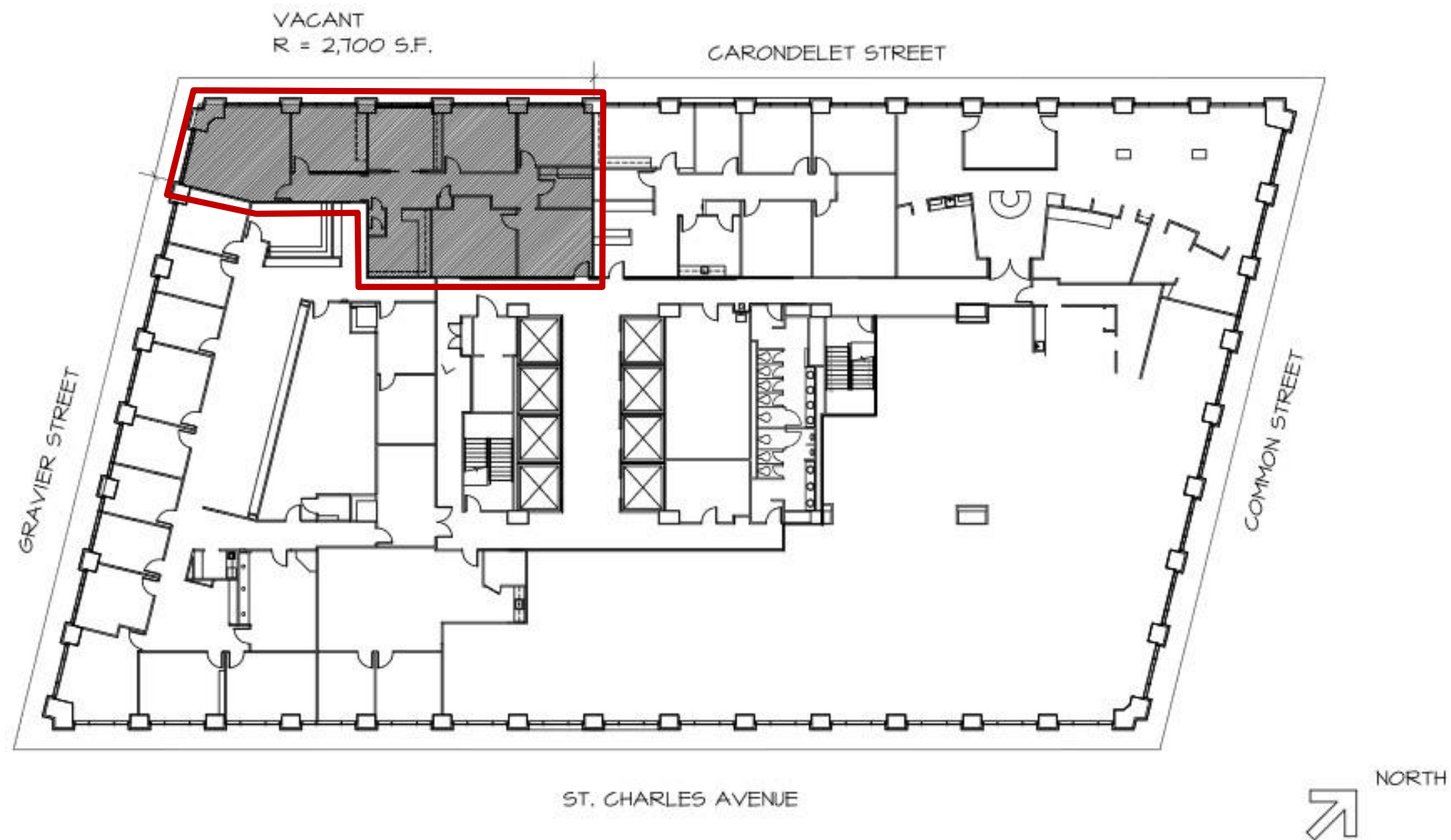
FLOOR 34

FLOOR: 34 — OFFICE
 SIZE: 7,844 SF
 DATE AVAILABILITY: IMMEDIATE



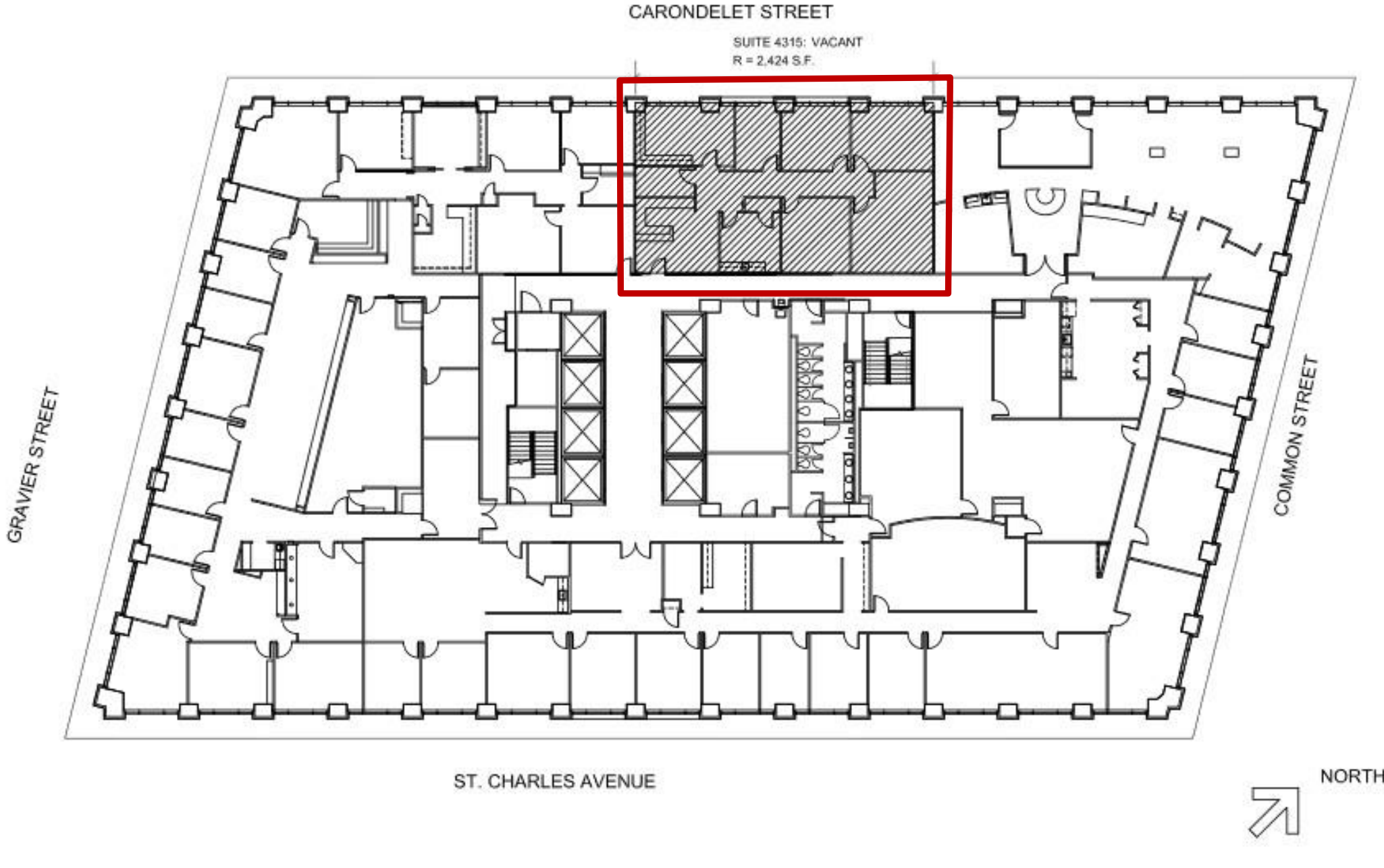
FLOOR 38

FLOOR: 38 — OFFICE
 SIZE: 14,774 SF
 DATE AVAILABILITY: IMMEDIATE



PLACE ST. CHARLES
FLOOR 43

FLOOR: 43 — OFFICE
 SIZE: 2,700 SF
 DATE AVAILABILITY: IMMEDIATE



PLACE ST. CHARLES
FLOOR 43

FLOOR: 43 — OFFICE
 SIZE: 2,424 SF
 DATE AVAILABILITY: IMMEDIATE

Energy Centre

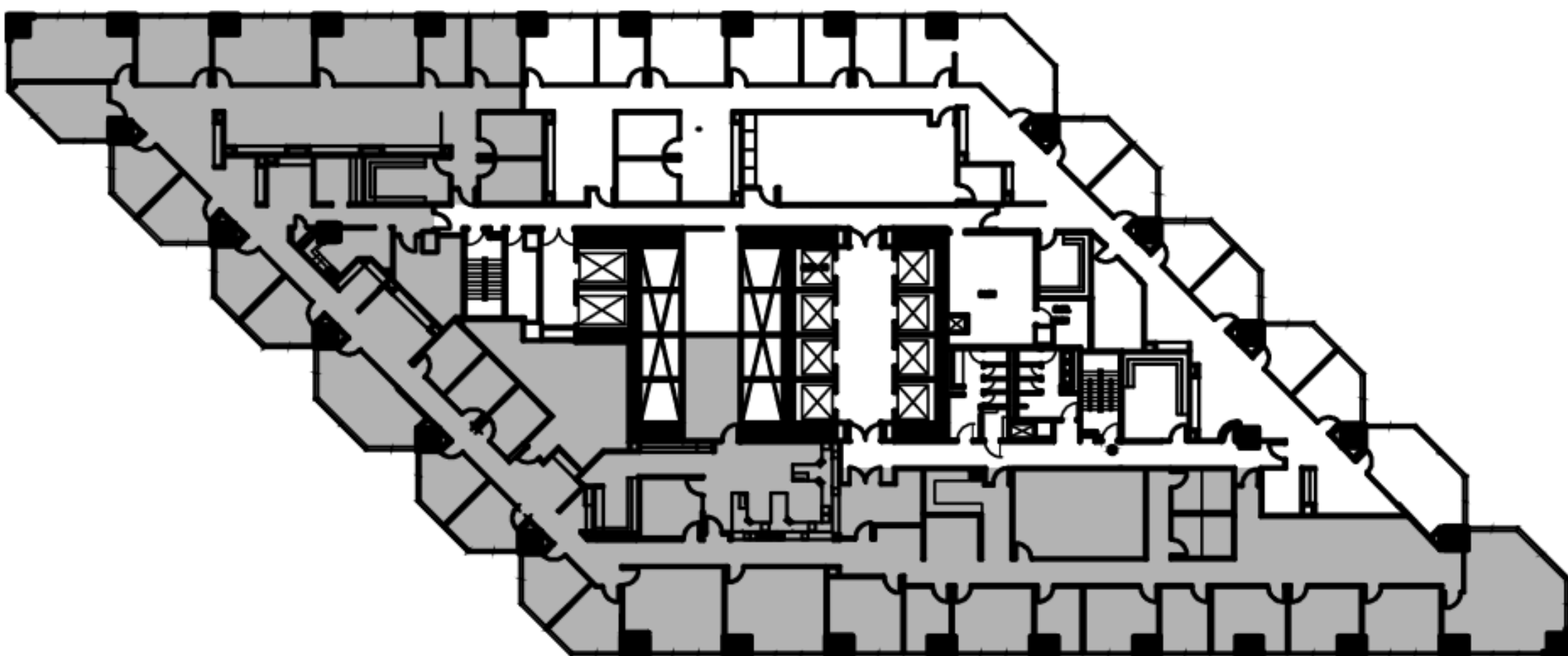


The **Energy Centre**, located in Downtown New Orleans, is a 39-story, 530 feet-tall high rise office tower designed by HKS, Inc. It is the fourth tallest building in both the city of New Orleans and the state of Louisiana.

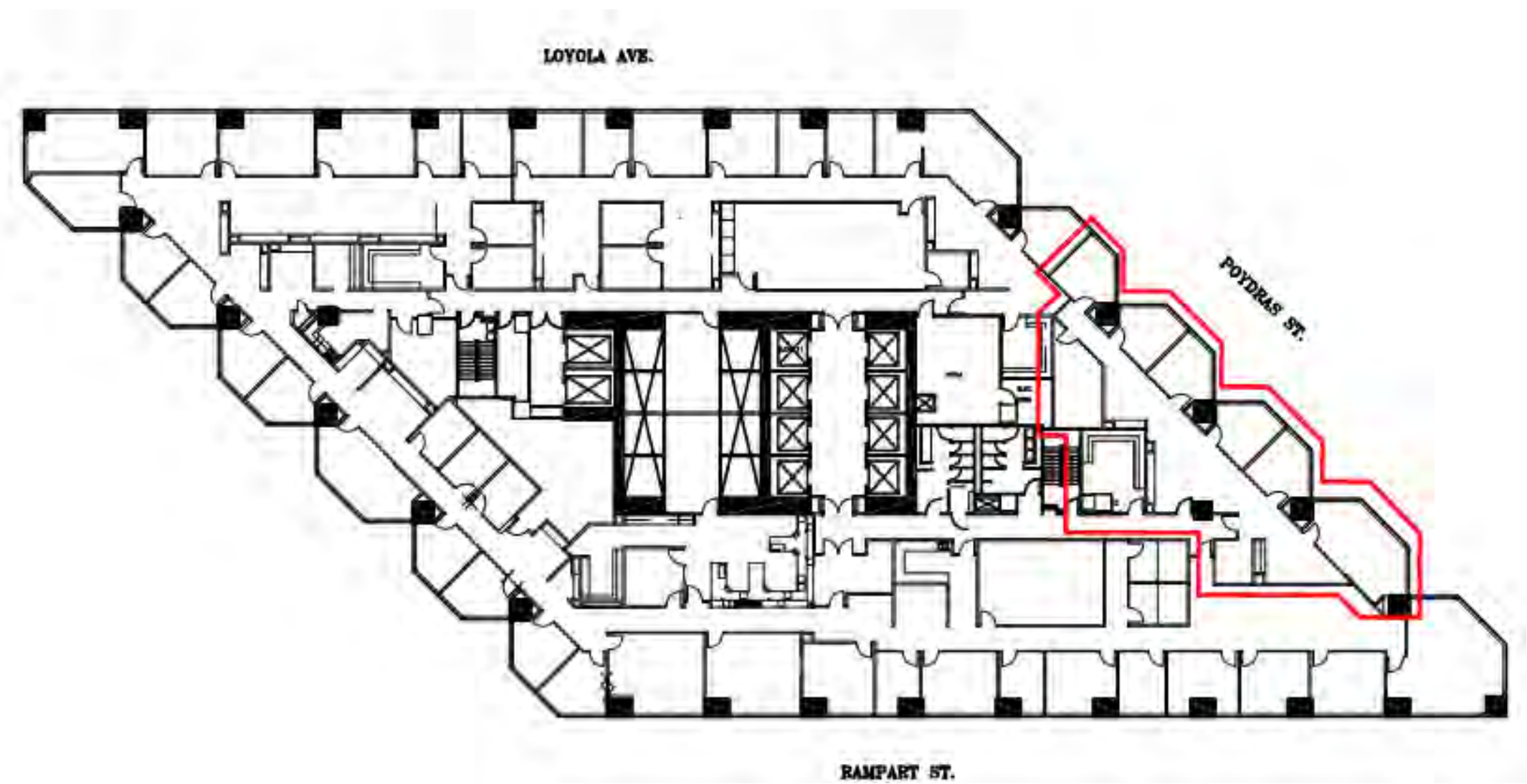
Energy Centre is an ENERGY STAR rated building with 757,237 leasable square-feet. Average floor 25,000 square feet NRA. The building, which offers a distinctive parallelogram shape with tiered bay windows, was constructed in 1984 with renovations completed in 2007 and 2009.

The building includes a seven-level parking garage and a four-level annex garage for a total of 982 parking spaces, providing one of the best parking ratios in the city.

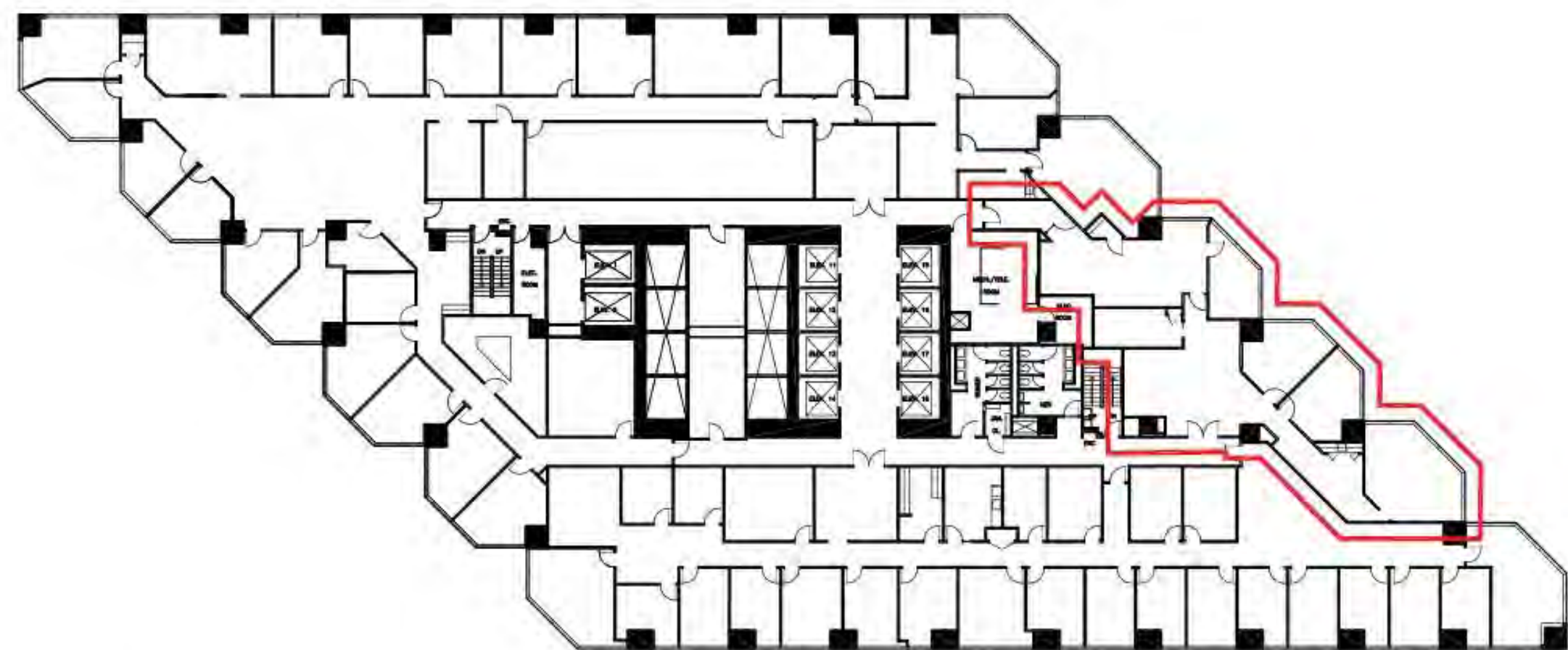
Contact:
 Scott Graf
 Corporate Realty, Inc.
 Office: 504.581.5005
 Email: sgraf@corp-realty.com



SUITE #: 900
 SIZE: 16,157 SF
 DATE AVAILABLE: IMMEDIATELY



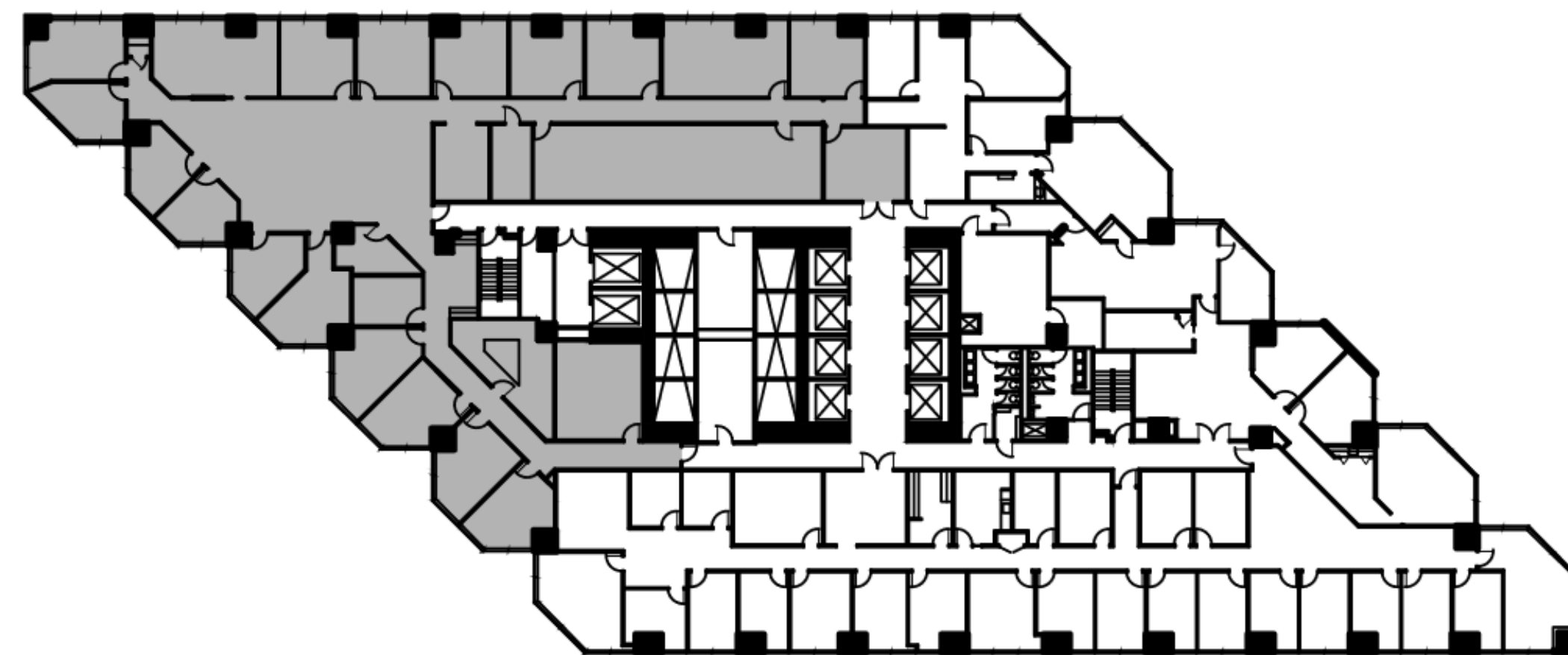
SUITE #: 925
 SIZE: 2,992 SF
 DATE AVAILABLE: IMMEDIATELY



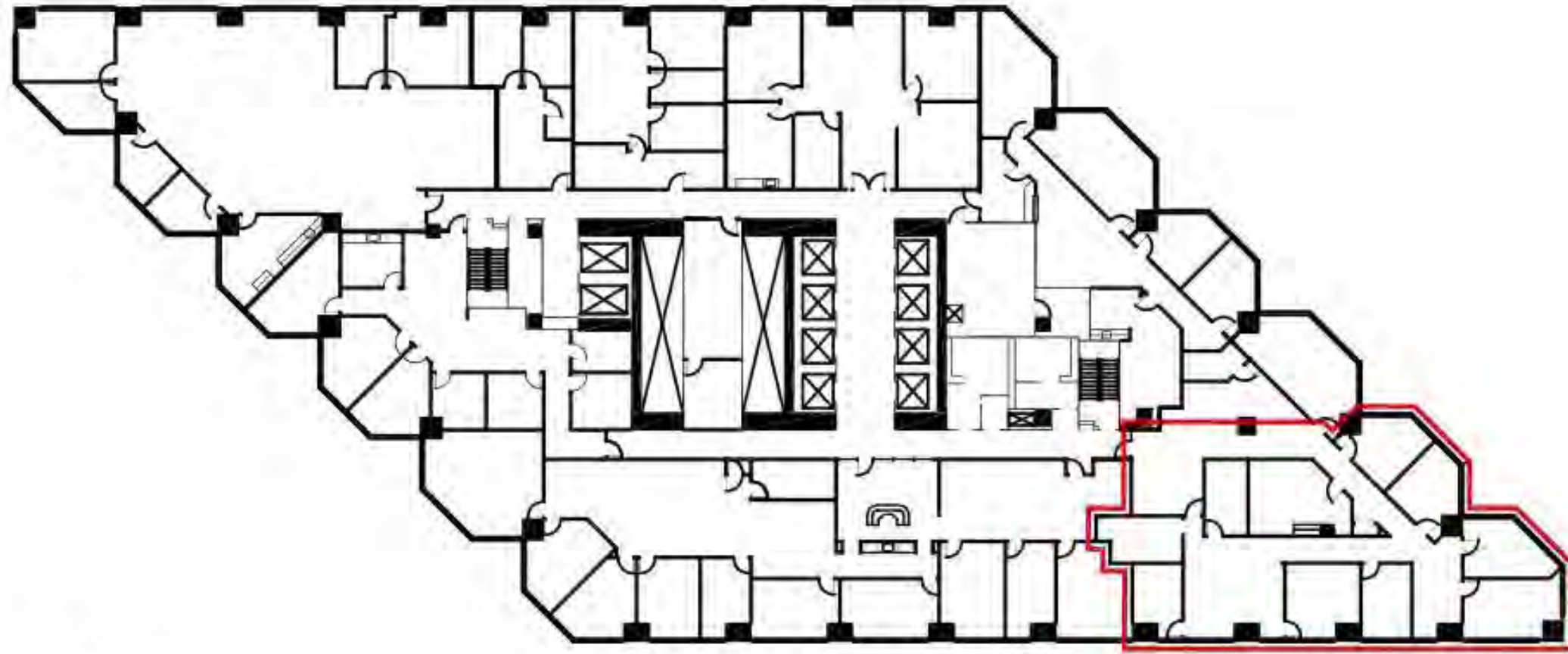
ENERGY CENTRE / FLOOR 10 / 2,851 sq. ft.



SUITE #: 1010
 SIZE: 2,851 SF
 DATE AVAILABLE: IMMEDIATELY



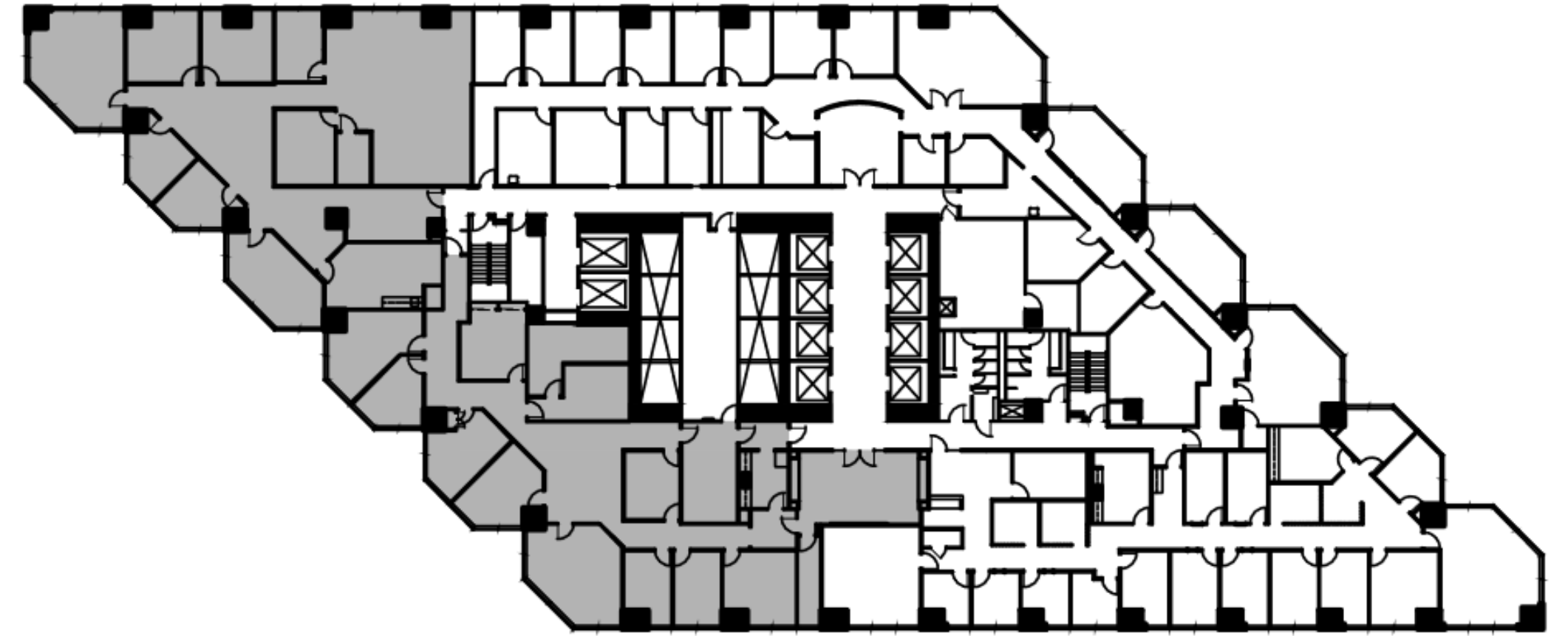
SUITE #: 1050
 SIZE: 10,579 SF
 DATE AVAILABLE: IMMEDIATELY



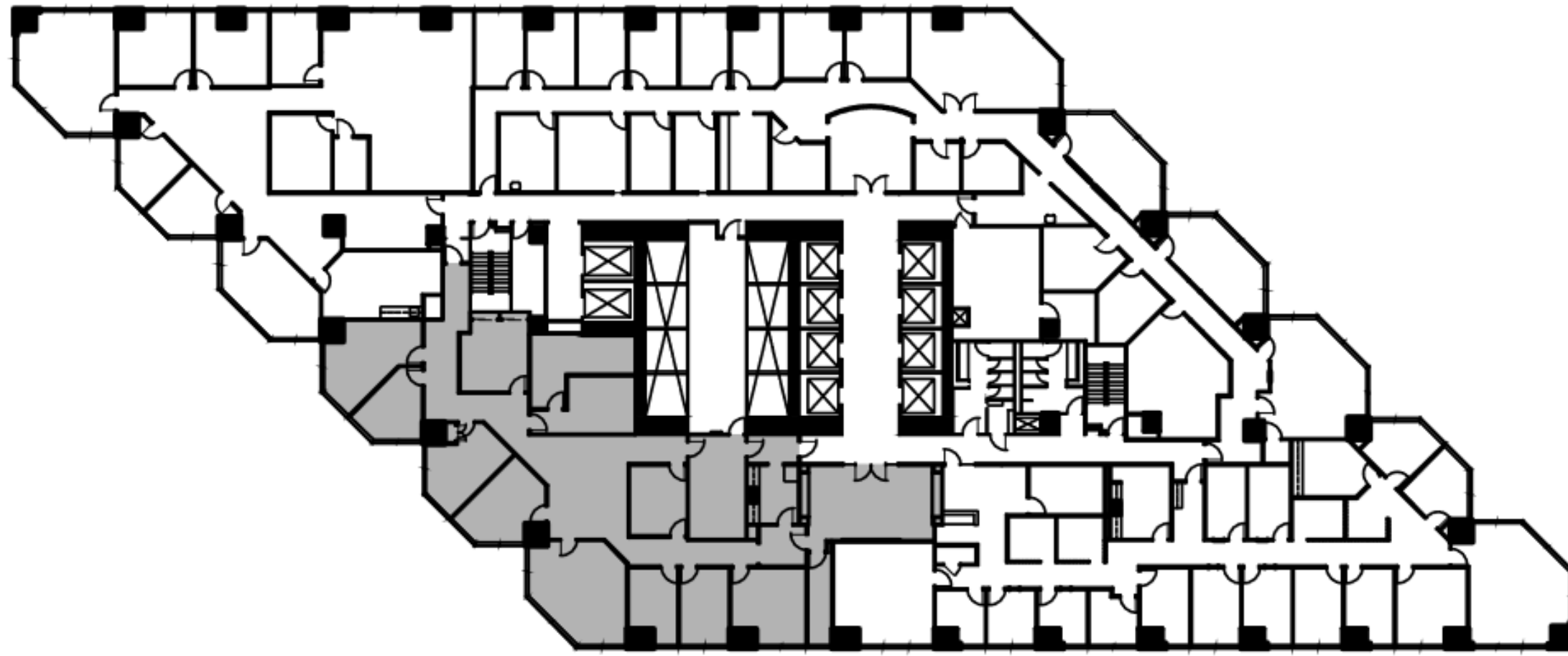
FLOOR
12

ENERGY CENTRE / SUITE 1230 / 3,719 RSF

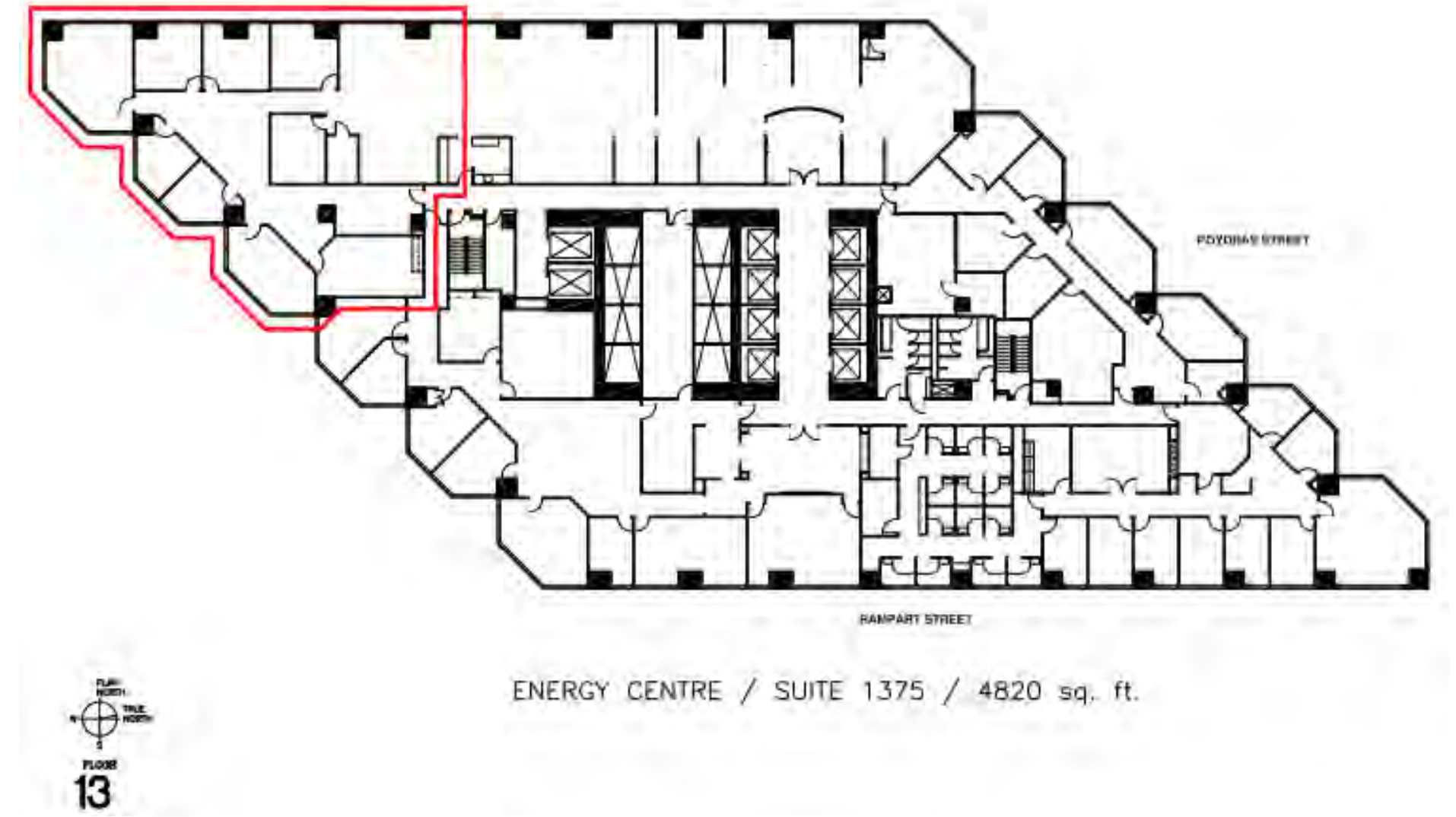
SUITE #: 1230
 SIZE: 3,719 SF
 DATE AVAILABLE: IMMEDIATELY



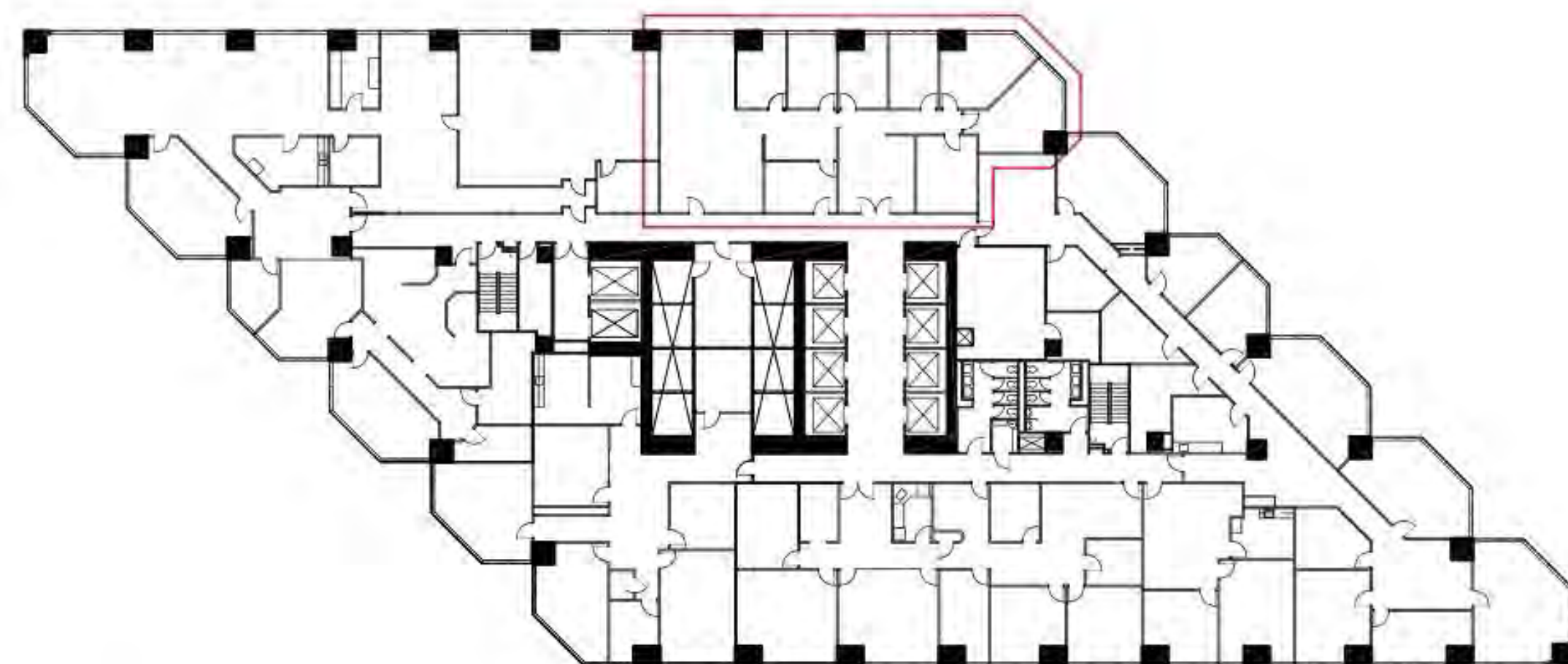
SUITE #: 1300-1375
 SIZE: 10,184 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1300
 SIZE: 5,303 SF
 DATE AVAILABLE: IMMEDIATELY

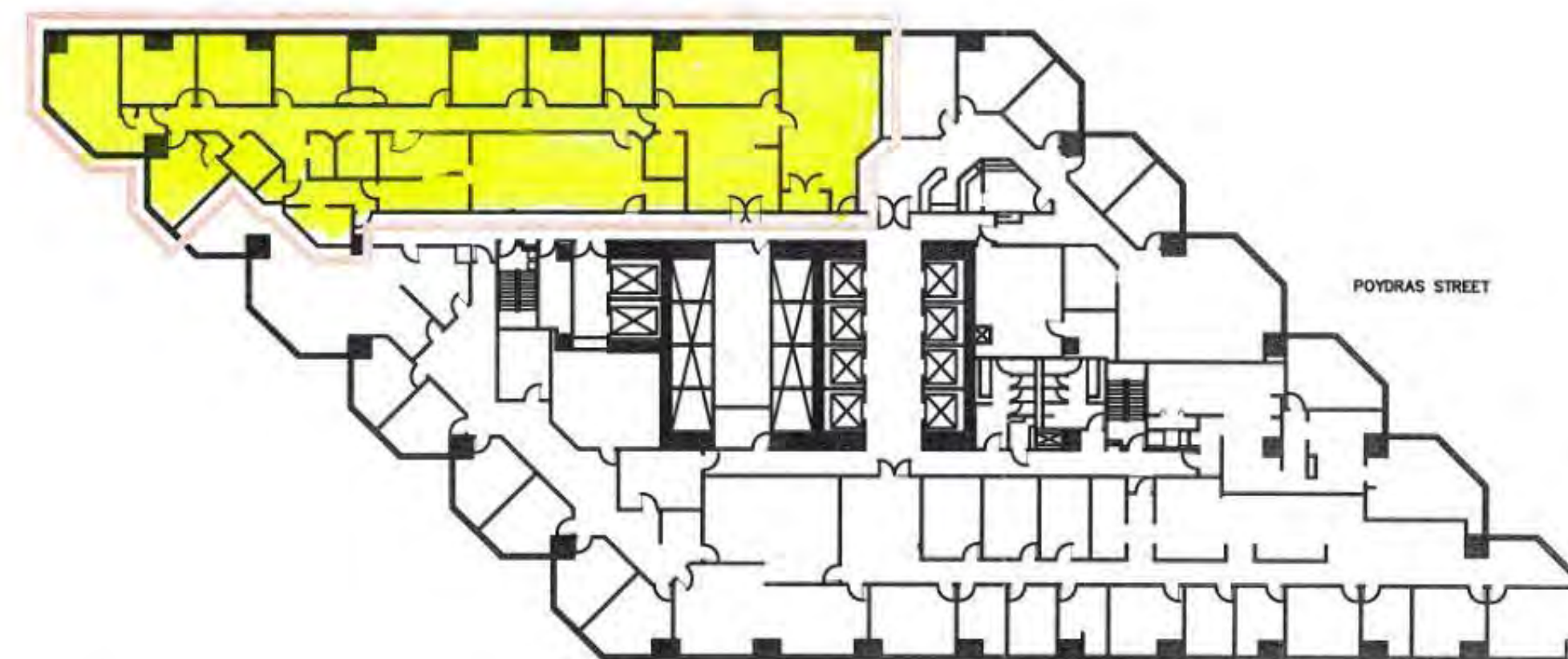


SUITE #: 1375
 SIZE: 4,820 SF
 DATE AVAILABLE: IMMEDIATELY



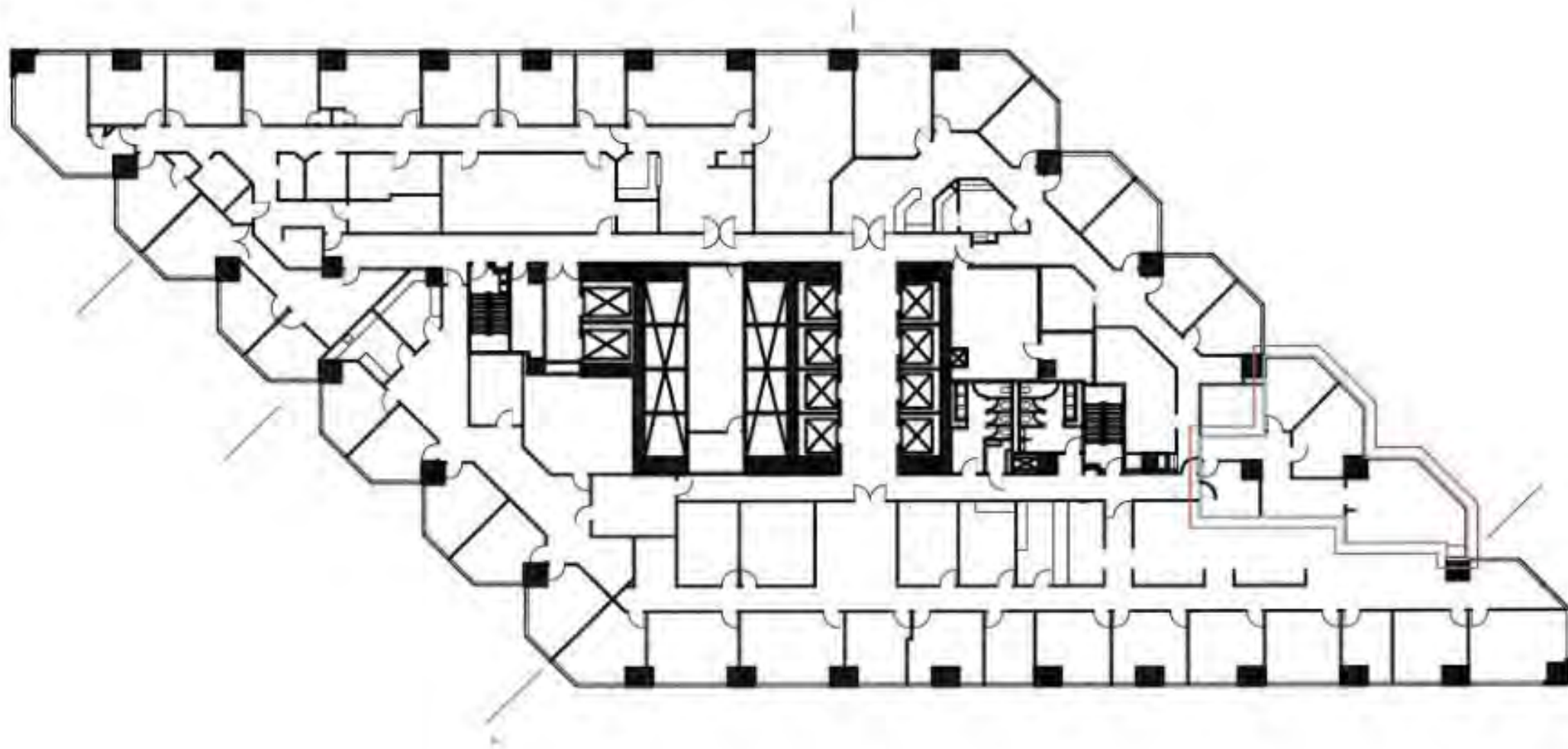
ENERGY CENTRE / SUITE 1430 / 3,052 RSF

SUITE #: 1430
 SIZE: 3,052 SF
 DATE AVAILABLE: IMMEDIATELY



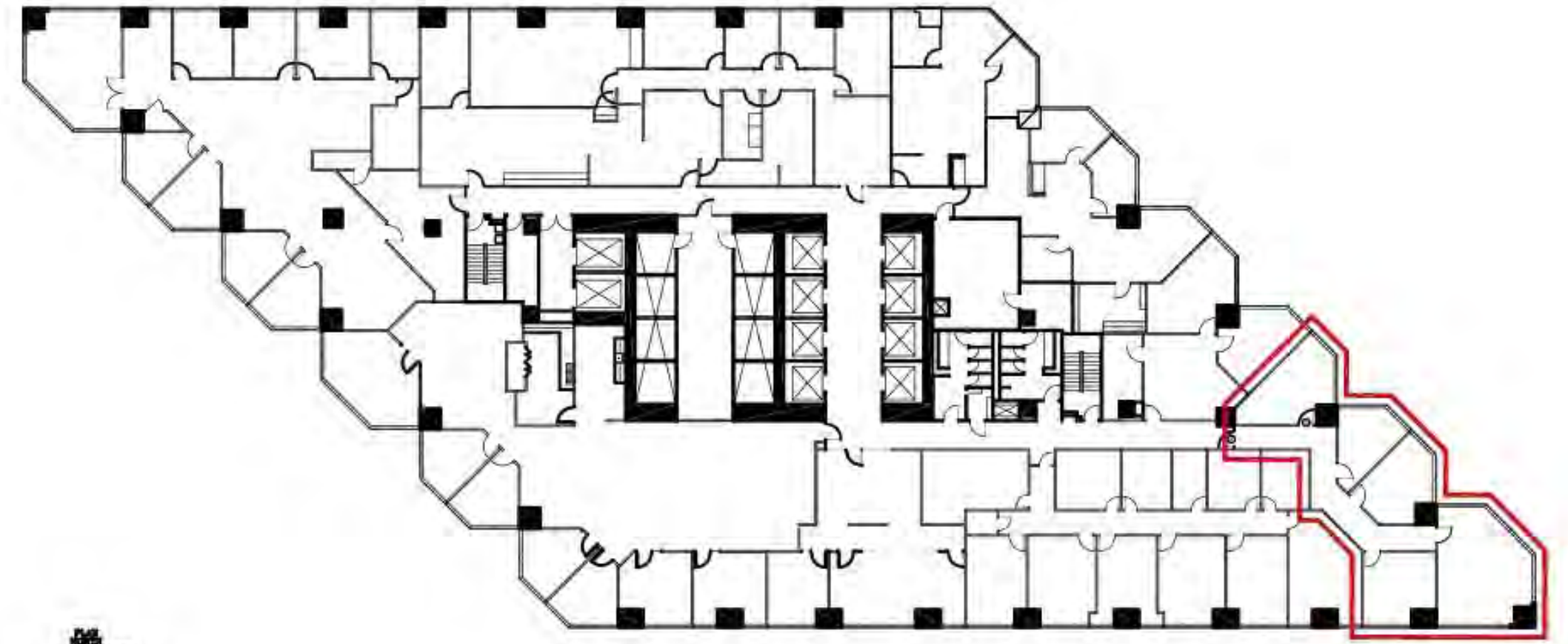
ENERGY CENTRE / FLOOR 15/ 6,642 sq. ft.

SUITE #: 1502
 SIZE: 6,642 SF
 DATE AVAILABLE: IMMEDIATELY



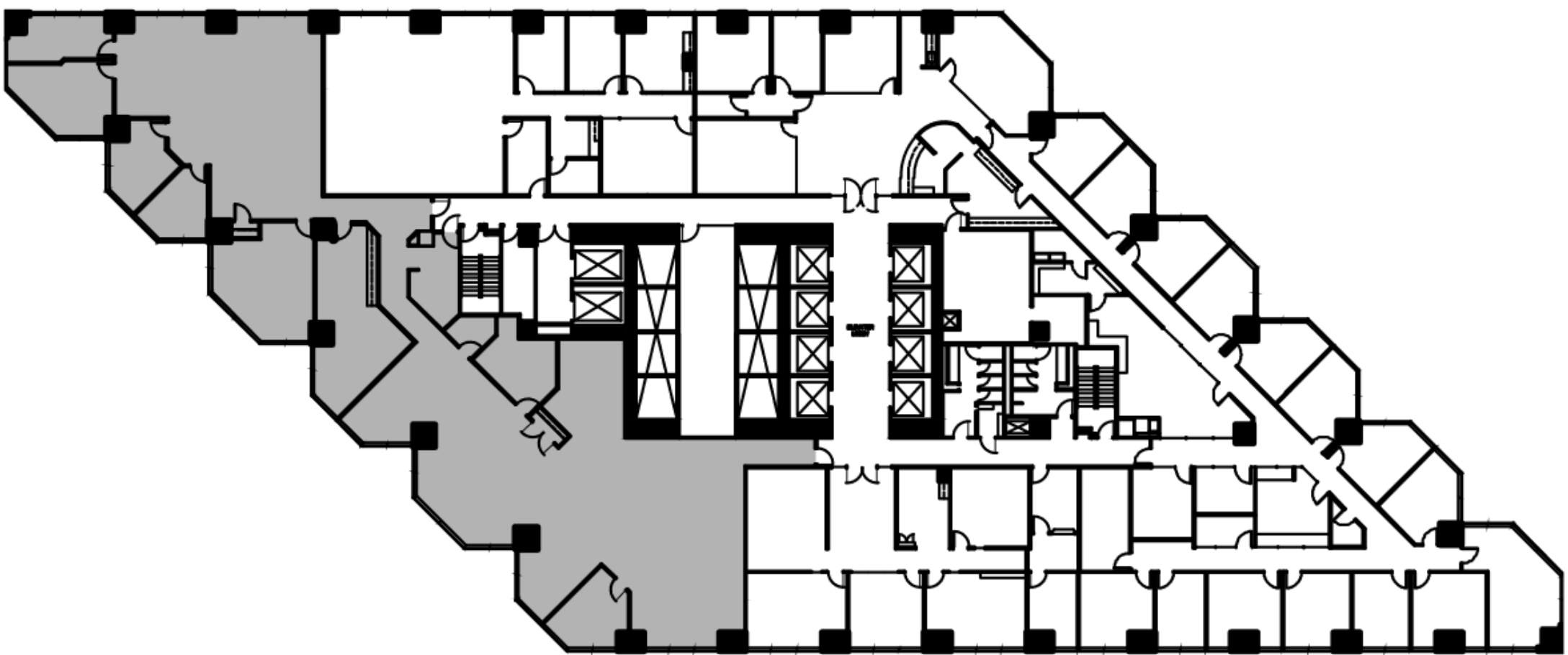
RAMPART STREET
ENERGY CENTRE / SUITE 1560 / 1,318 RSF

SUITE #: 1560
SIZE: 1,318 SF
DATE AVAILABLE: IMMEDIATELY

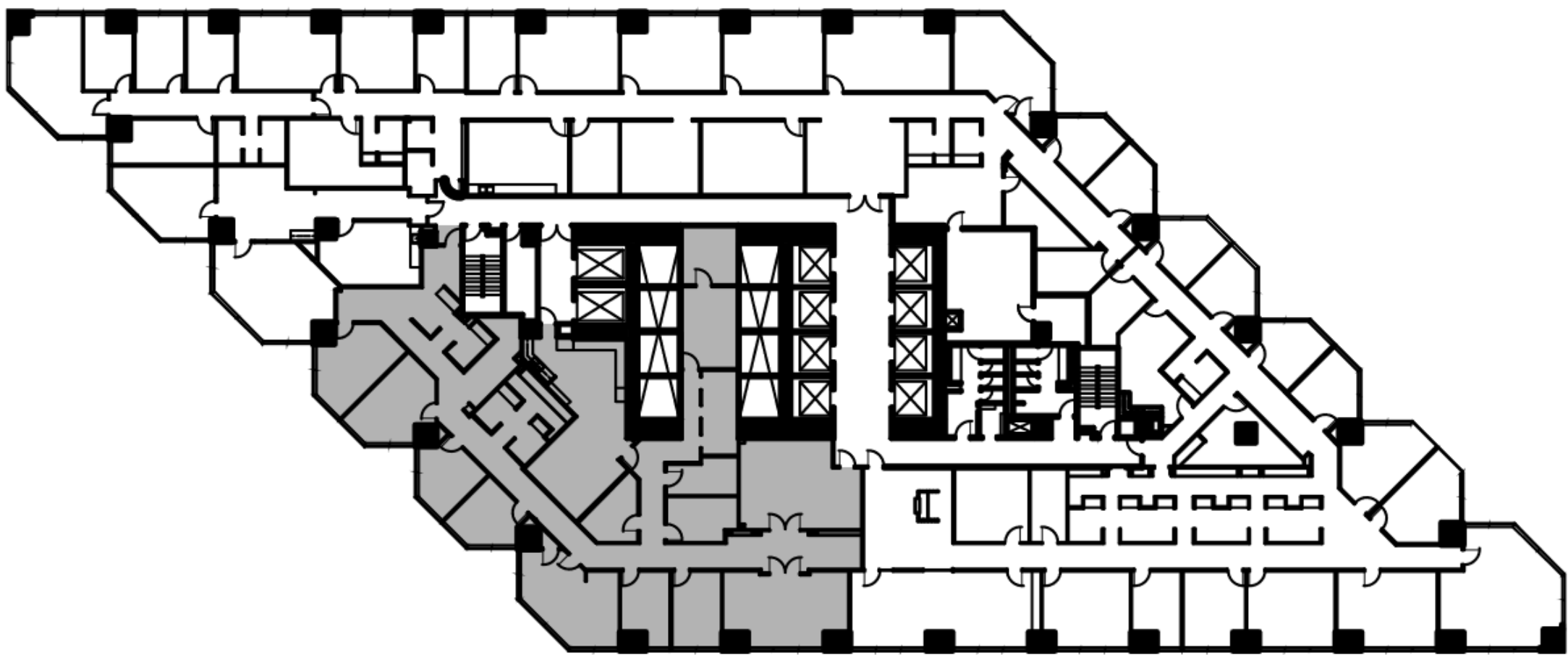


ENERGY CENTRE / SUITE 2007 / 2,146 RSF

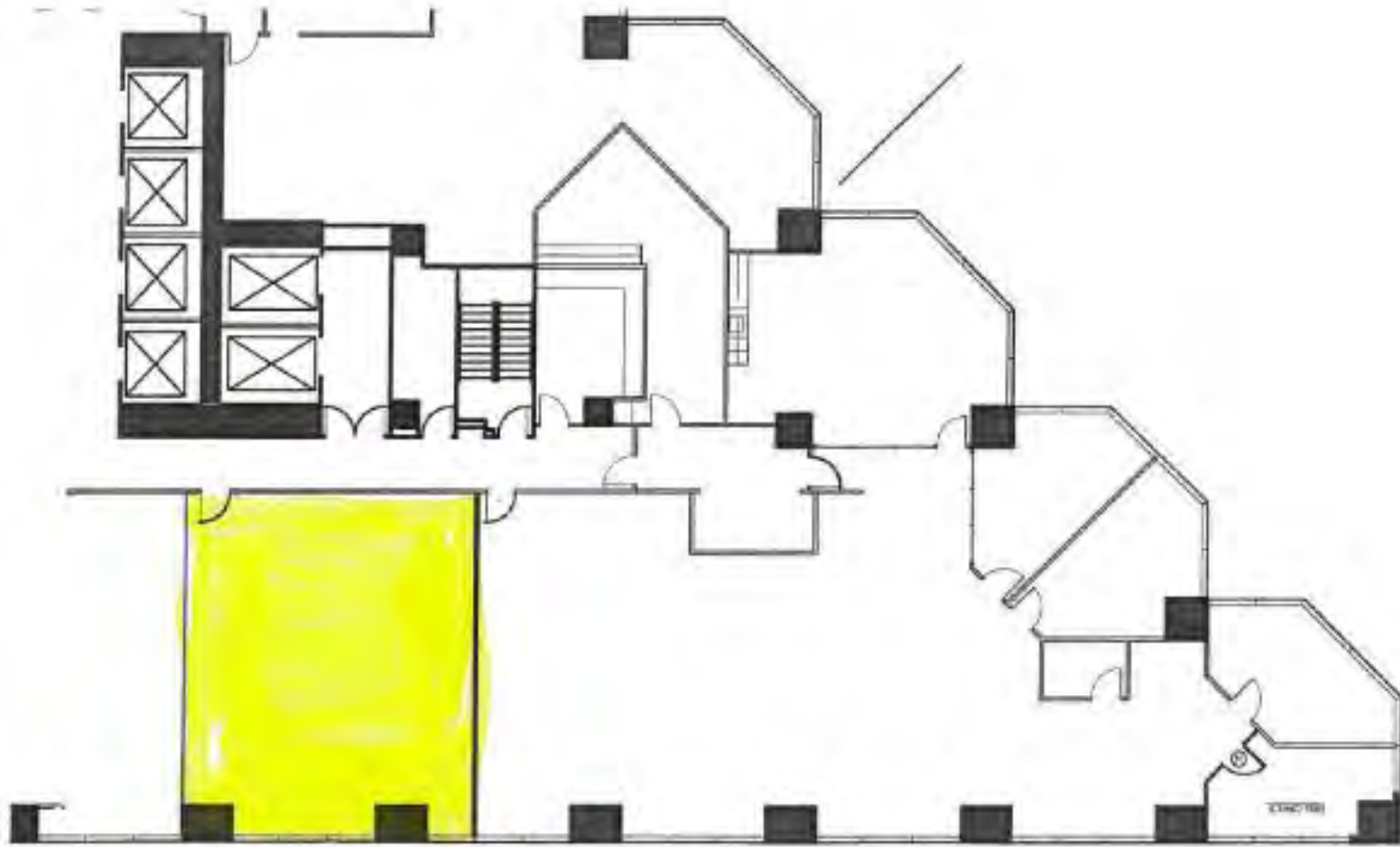
SUITE #: 2007
SIZE: 2,146 SF
DATE AVAILABLE: IMMEDIATELY



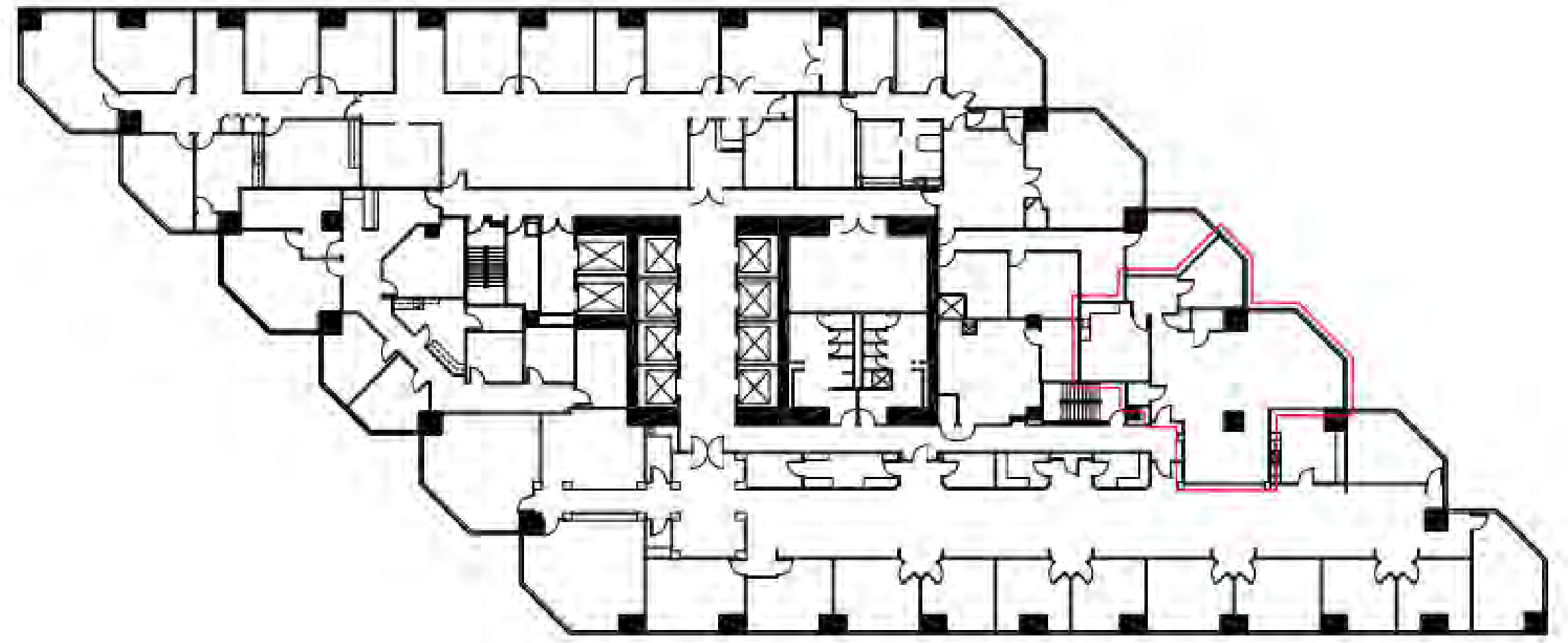
SUITE #: 2160
SIZE: 8,098 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 2275
SIZE: 5,950 SF
DATE AVAILABLE: IMMEDIATELY

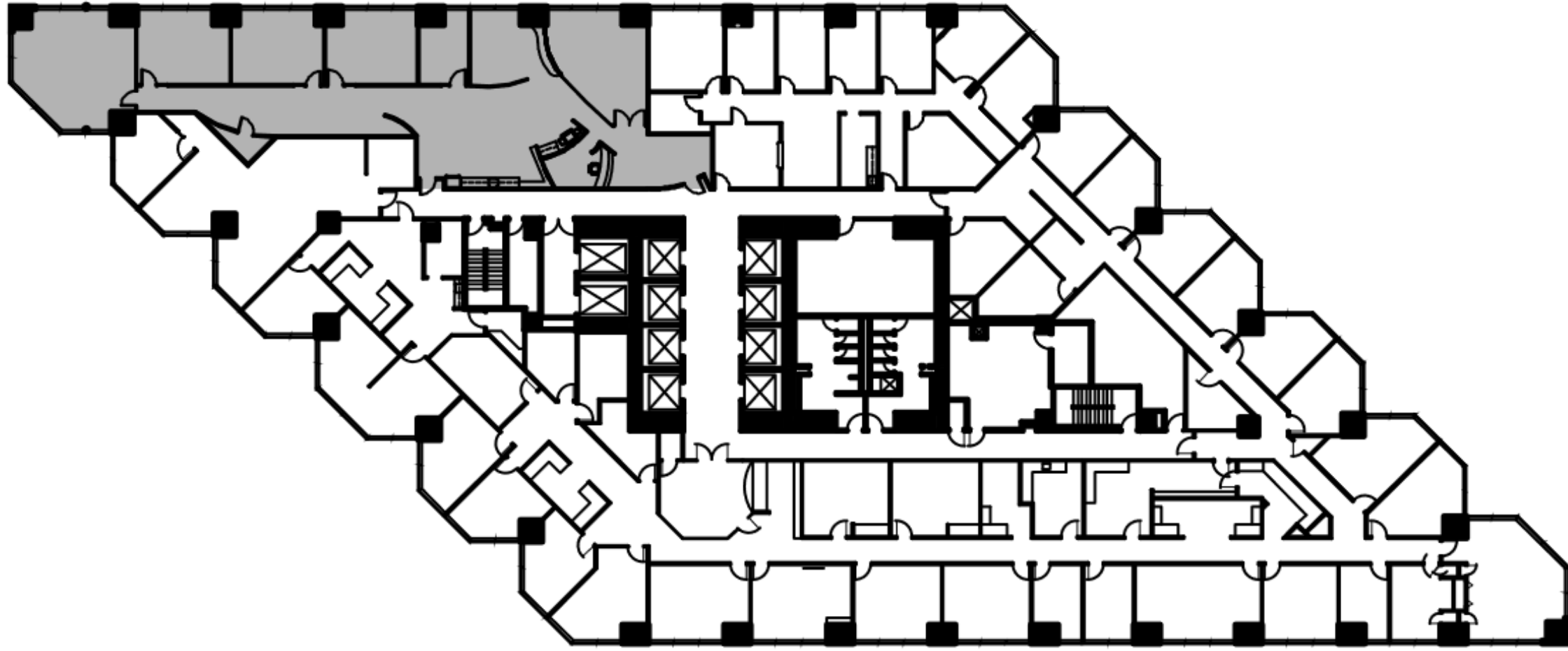


SUITE #: 2675
 SIZE: 1,279 SF
 DATE AVAILABLE: IMMEDIATELY

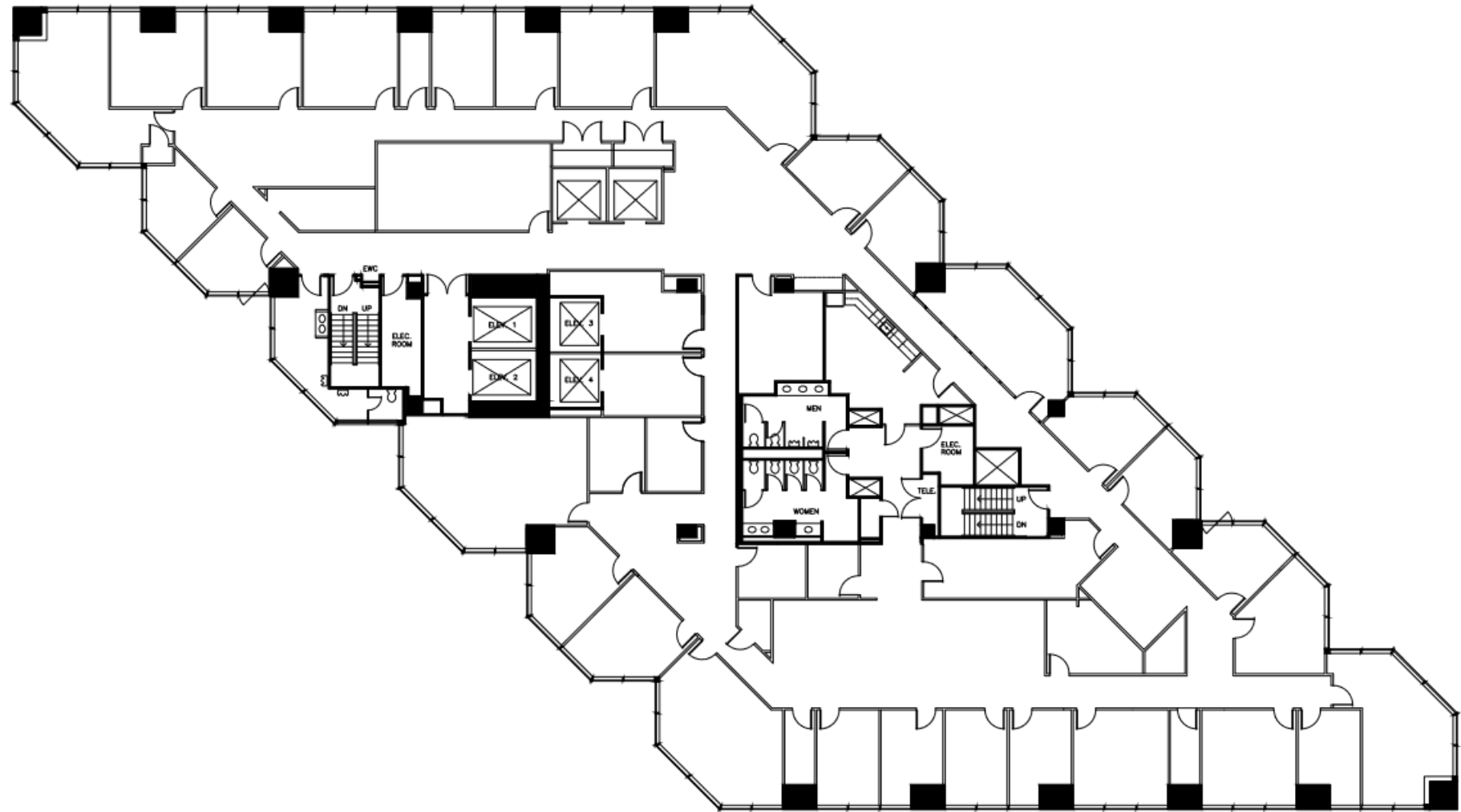


ENERGY CENTRE / SUITE 2805 / 1,718 RSF

SUITE #: 2805
 SIZE: 1,718 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2775
 SIZE: 4,286 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 3900
 SIZE: 14,910 SF
 DATE AVAILABLE: IMMEDIATELY

Pan-American Life Center



The **pan American Life Building**, located at 601 Poydras Street in New Orleans, is a 28-story, 322 feet (98 m)-tall high-rise building. Designed by Skidmore, Owings & Merrill, it was built in 1980 as the headquarters for the Pan-American Life Insurance Company.

In December 2006, Pan American sold the building to Equastone, a California real estate company. The Hotel Intercontinental, which adjoins the Pan-American Life Center and is owned by the insurance company, was not included in the sale to Equastone.

In December 2010, Stirling 601 Poydras, LLC, an entity composed of local investors led by Stirling Properties, acquired the Pan-American Life Center in New Orleans, Louisiana from Equastone Real Estate Investment Advisors, a private real estate investment firm in San Diego, California.

Contact:
Gaines Seaman
 Leasing Agent
 Stirling Properties, LLC
 Phone: 504.834.1111
 Email: gseaman@stirlingprop.com



SUITE #: 1400
 SIZE: 14,827 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1402
 SIZE: 14,016 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1620
 SIZE: 1,870 SF
 DATE AVAILABLE: IMMEDIATELY

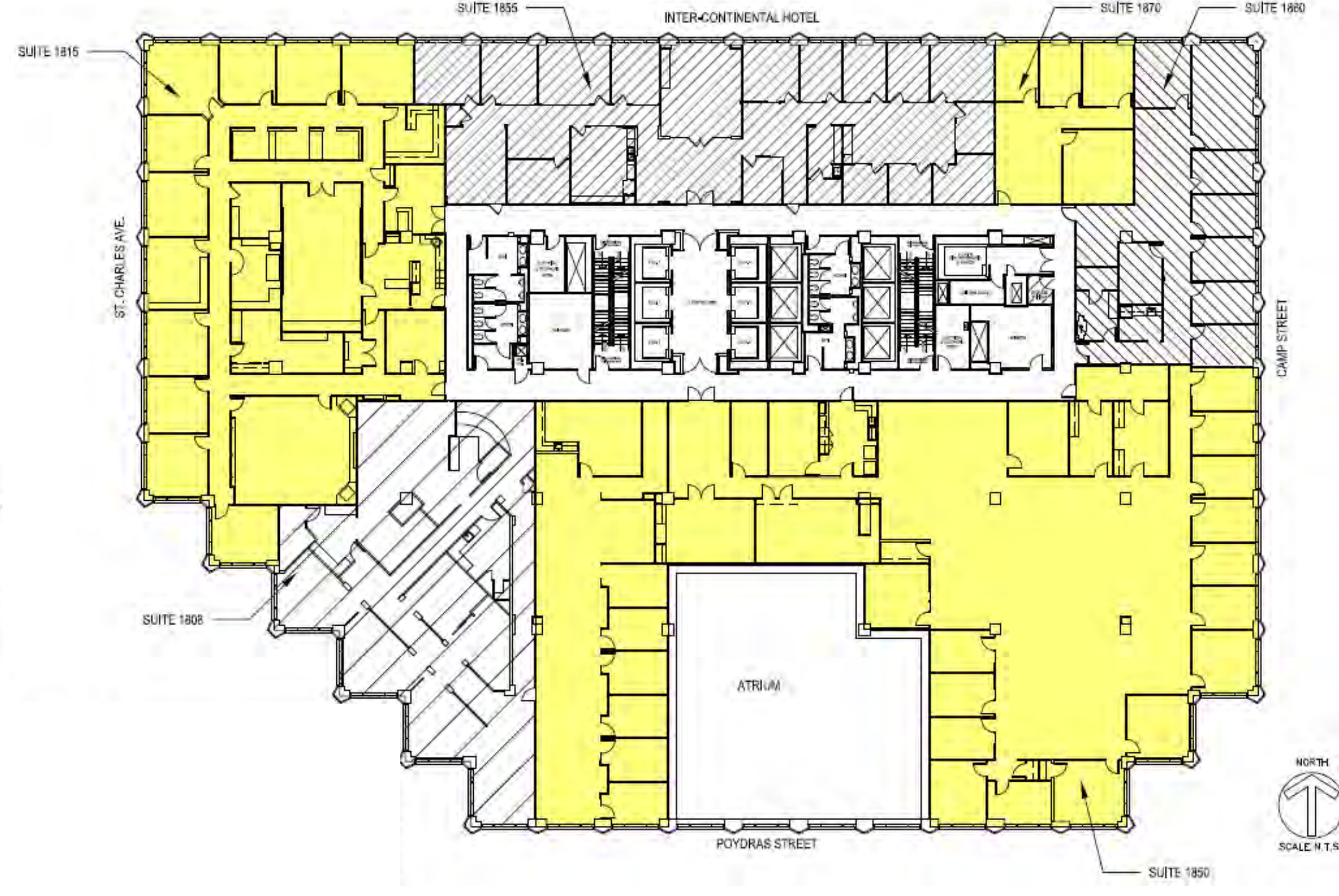
SUITE #: 1625
 SIZE: 2,568 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1670
 SIZE: 5,619 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1700
 SIZE: 9,731 SF
 DATE AVAILABLE: IMMEDIATELY

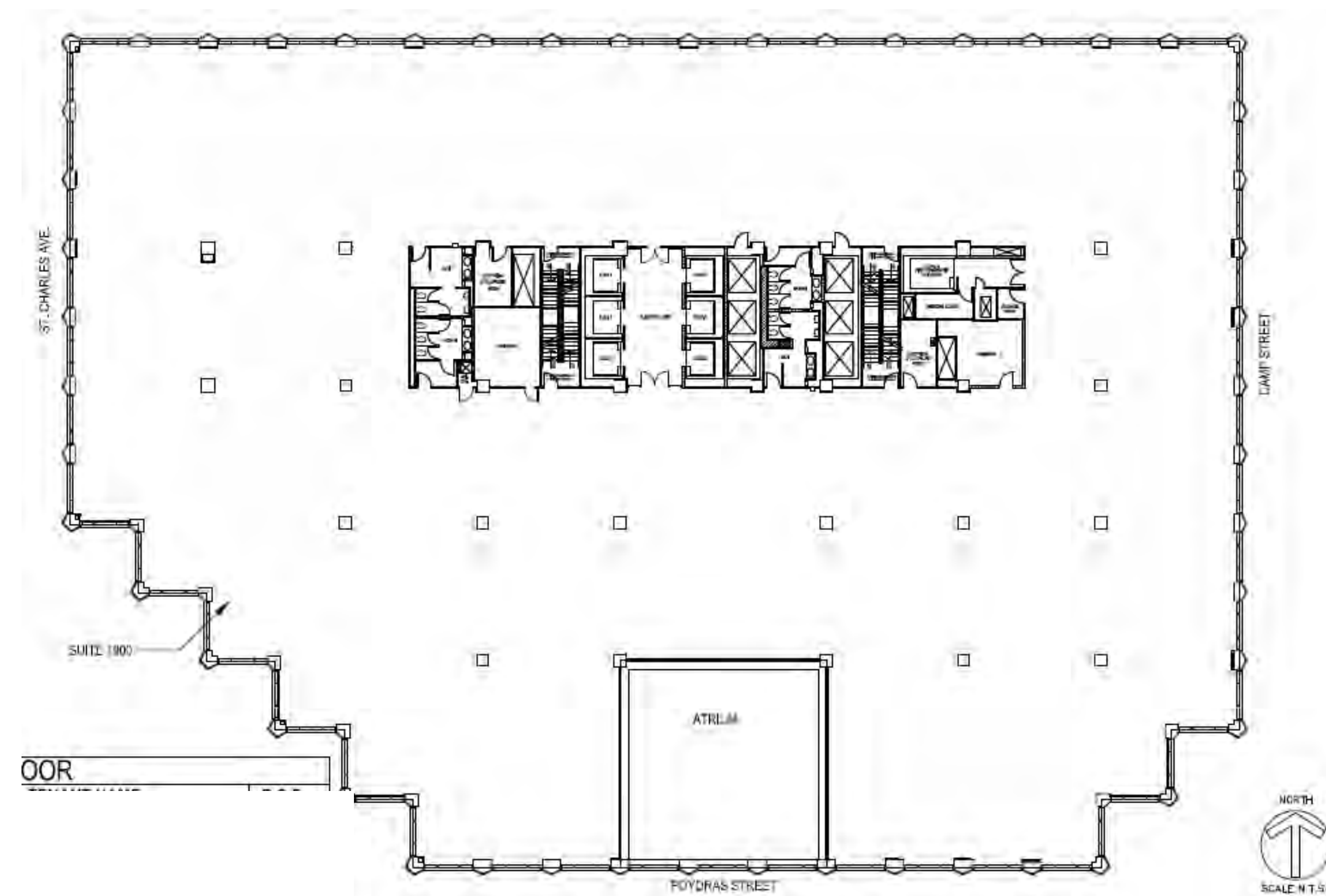
SUITE #: 1710
 SIZE: 6,843 SF
 DATE AVAILABLE: IMMEDIATELY



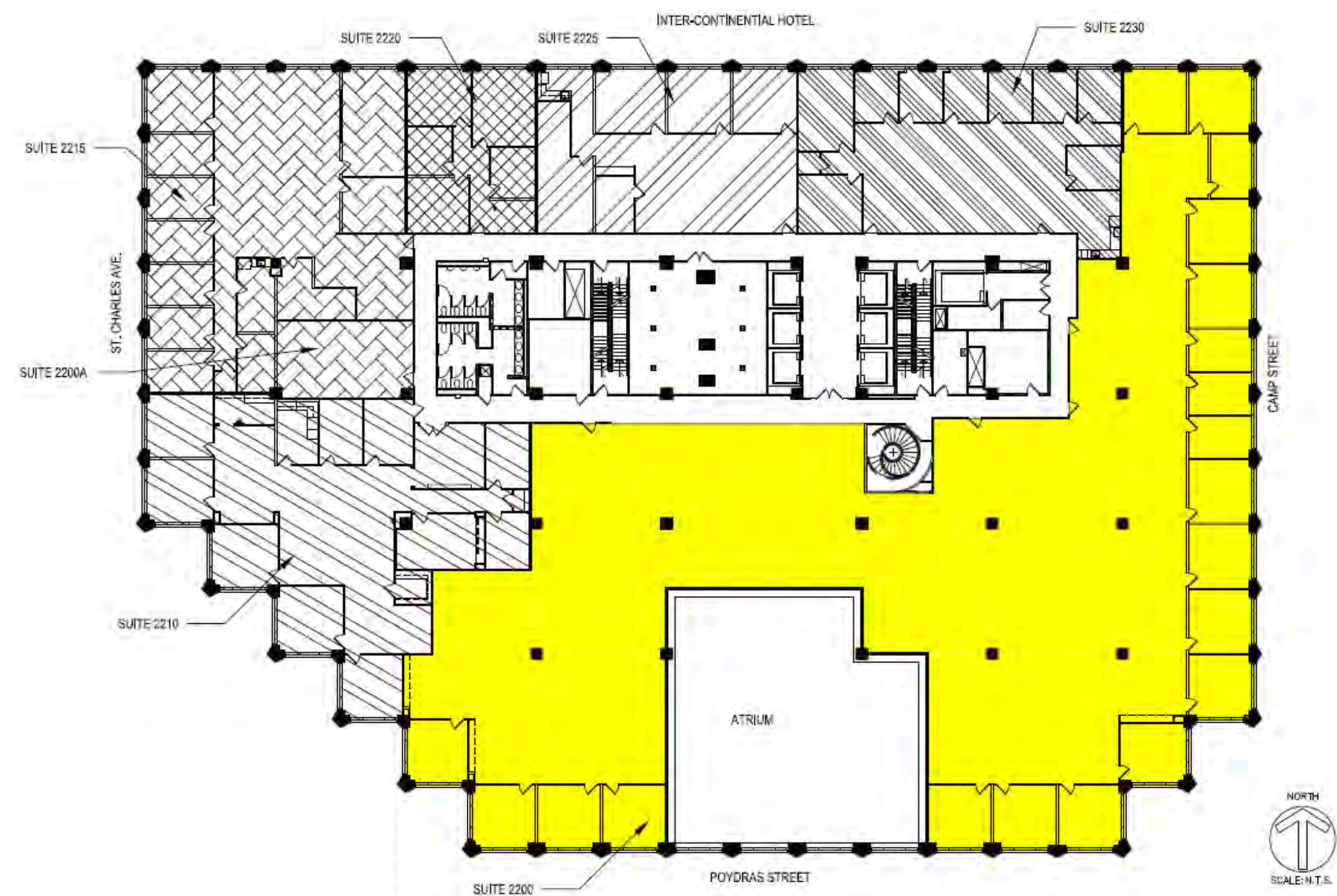
SUITE #: 1815
 SIZE: 8,051 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1850
 SIZE: 14,130 SF
 DATE AVAILABLE: IMMEDIATELY

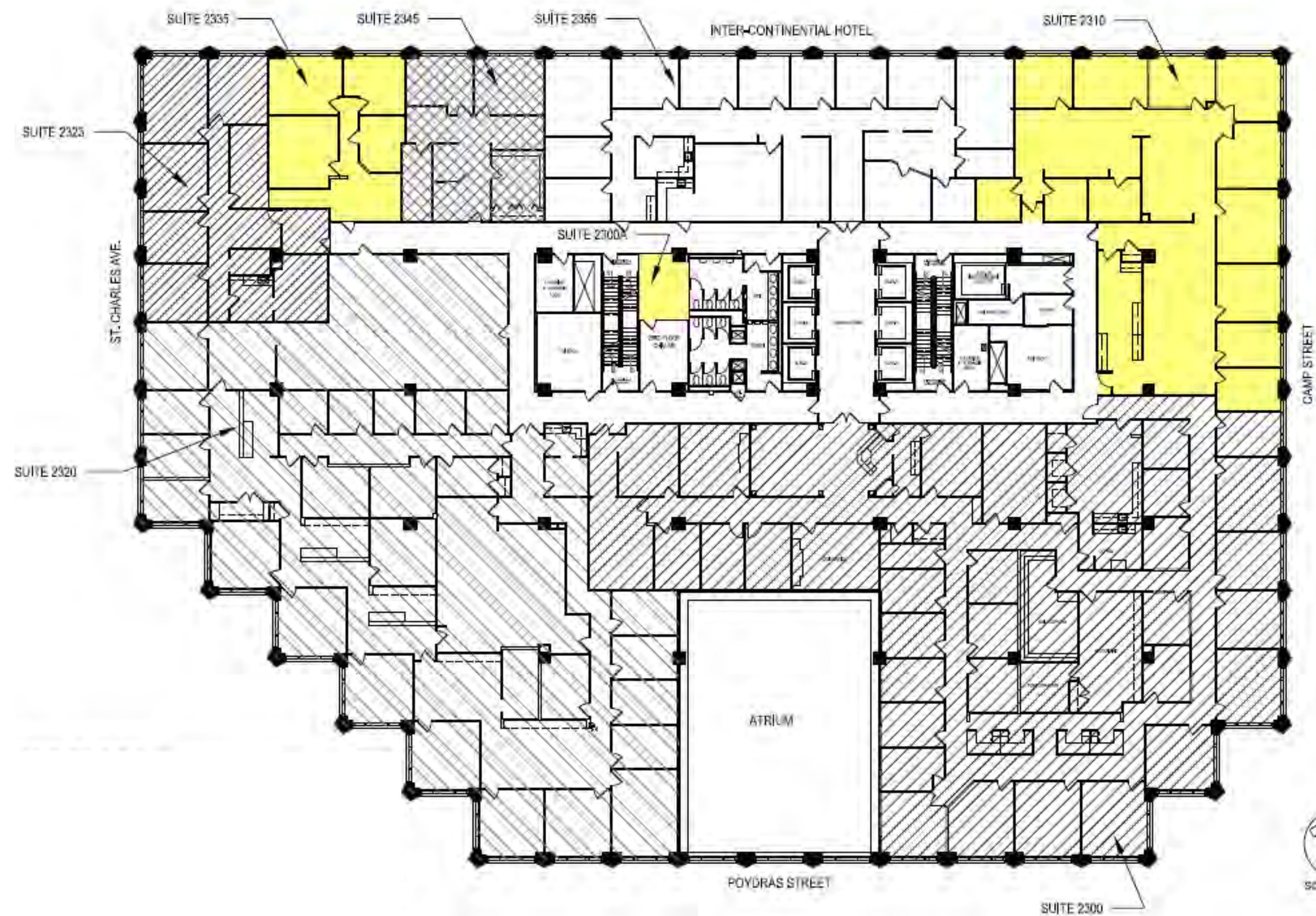
SUITE #: 1870
 SIZE: 1,381 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1900
 SIZE: 38,160 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2200
 SIZE: 19,077 SF
 DATE AVAILABLE: IMMEDIATELY

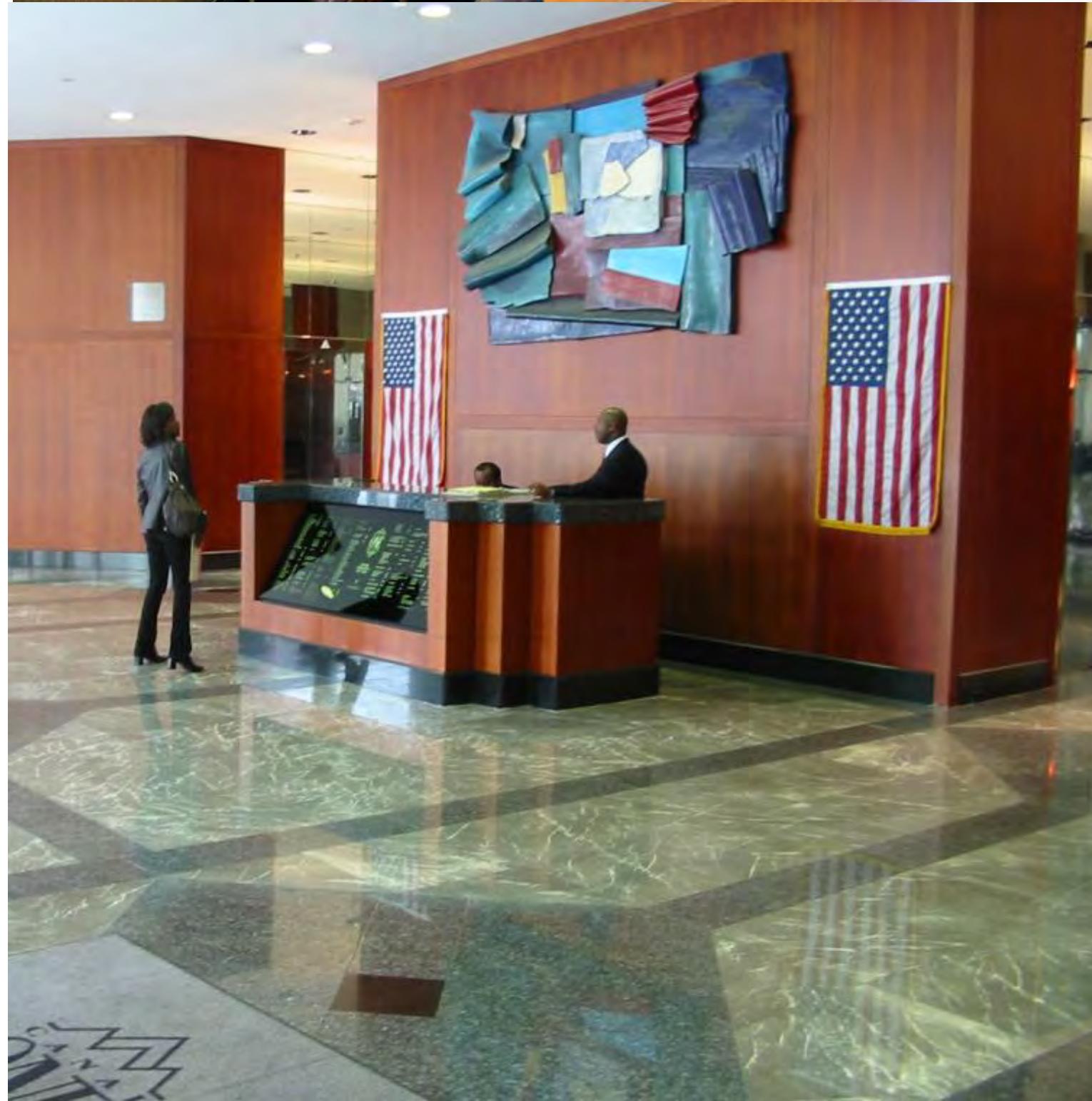


SUITE #: 2300A
 SIZE: 175 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 2310
 SIZE: 4,640 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 2335
 SIZE: 1,273 SF
 DATE AVAILABLE: IMMEDIATELY

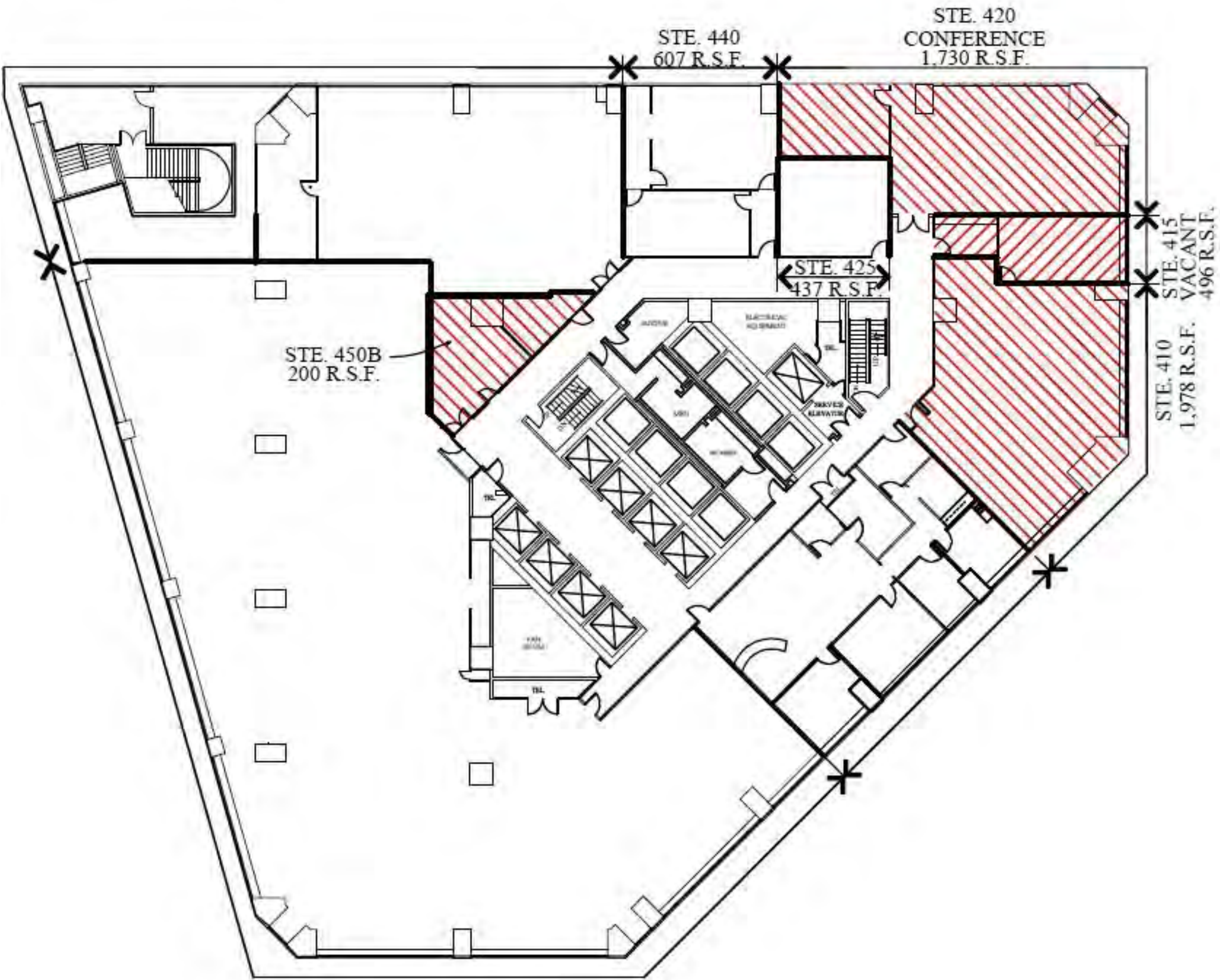
One Canal Place



One Canal Place, located at 365 Canal Street in New Orleans, is a 32-story, 440 feet tall skyscraper. The building contains The Shops at Canal Place and is attached to the Westin New Orleans Canal Place hotel, with which it shares a parking garage. Completed in 1979, it is among New Orleans' leading Class A commercial office buildings, with more than 650,000 leasable square feet.

With accommodations for single office users up to multi-floor tenants, the facility also offers ample covered parking, a prime location and an impressive list of amenities One Canal Place offers impressive views of the Mississippi River, French Quarter and Canal Street.

Contact:
 Andrea A. Huseman, CCIM, CREW, ULI
 Leasing Director
 One Canal Place
 365 Canal Street, Suite 1130
 New Orleans, LA 70130
 Tel: [504.587.1450](tel:504.587.1450)
 Fax: [504.587.1453](tel:504.587.1453)

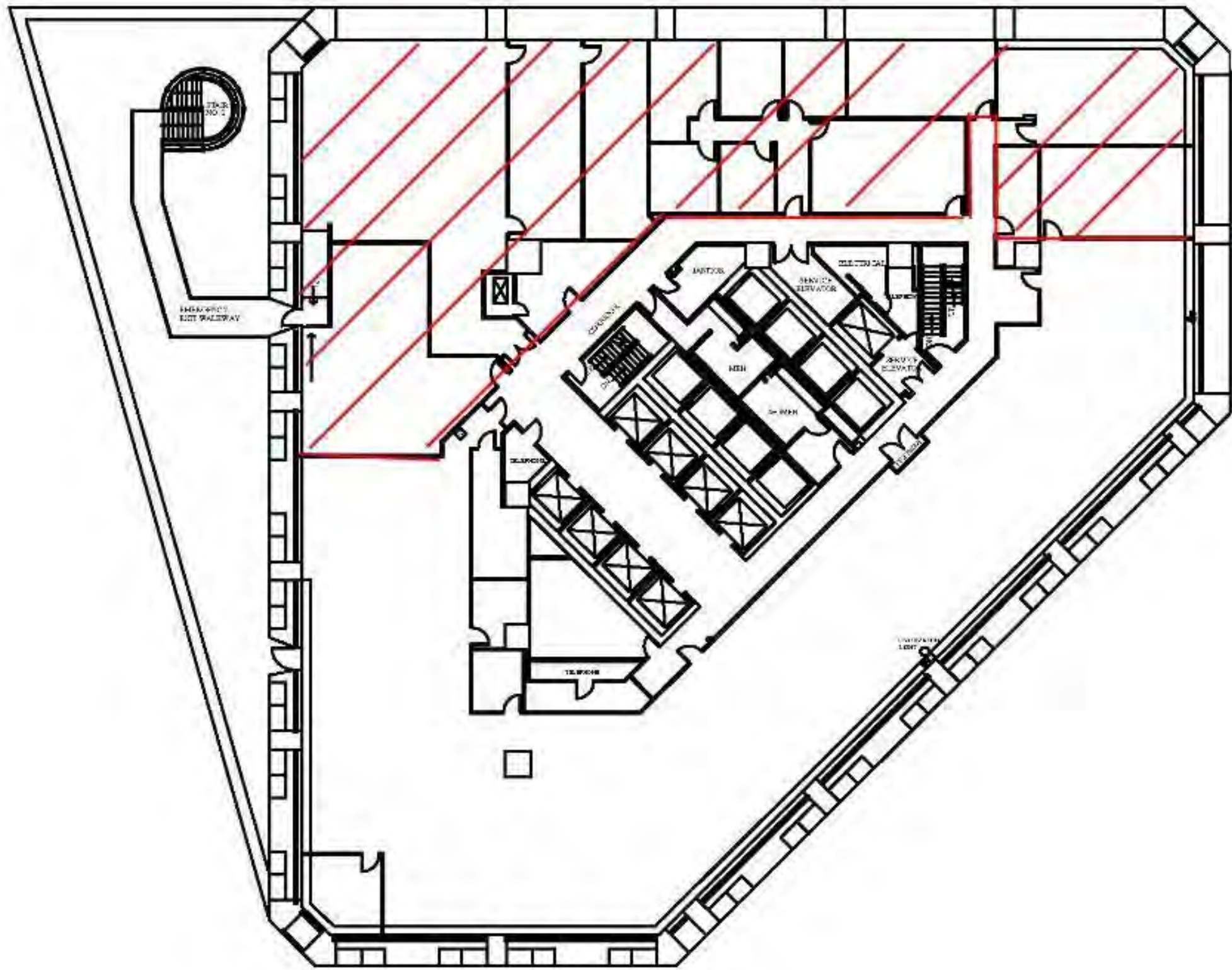


SUITE #: 450B
SIZE: 200 SF
DATE AVAILABLE: IMMEDIATELY

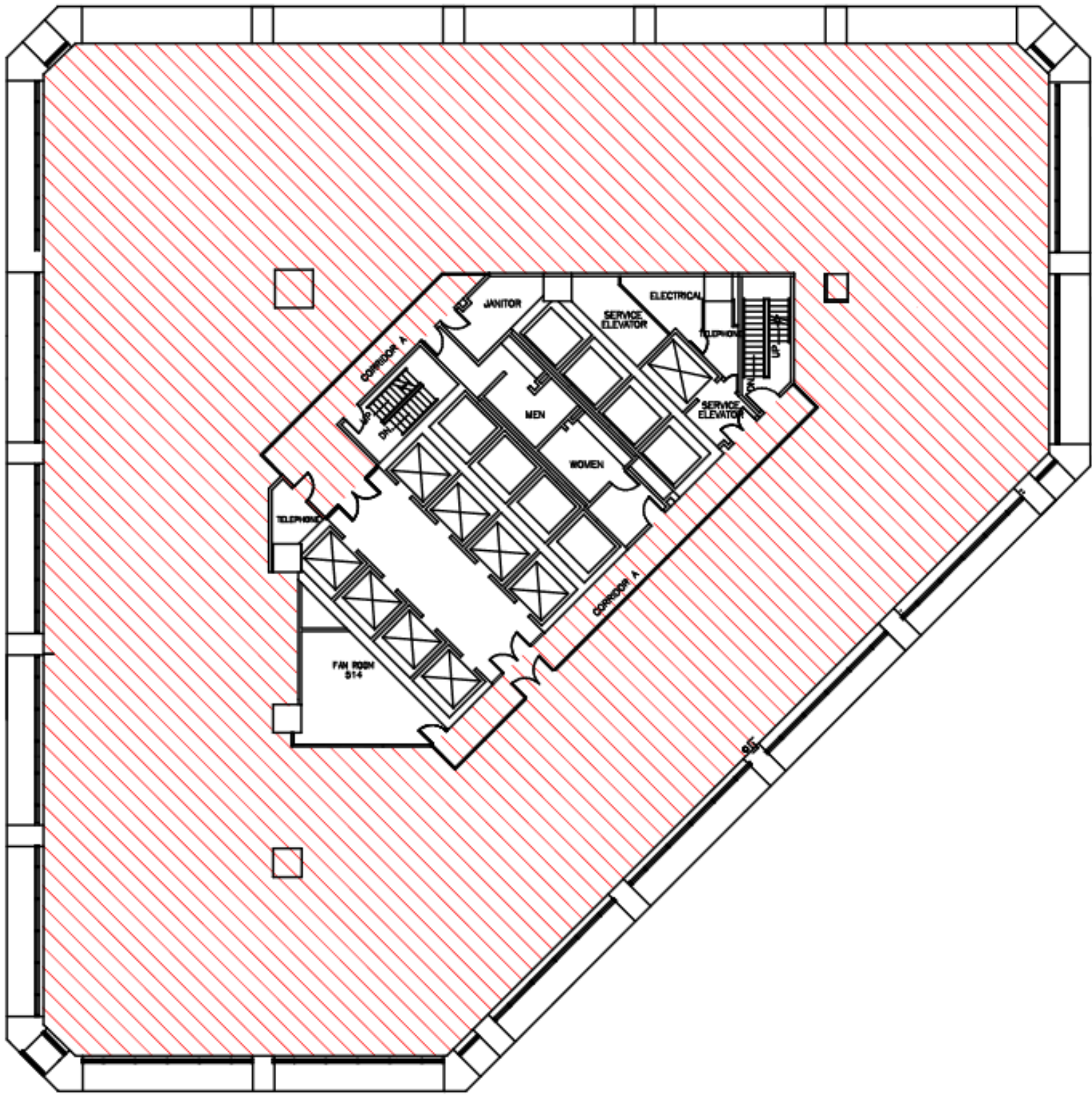
SUITE #: 420
SIZE: 1,730 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 415
SIZE: 496 SF
DATE AVAILABLE: IMMEDIATELY

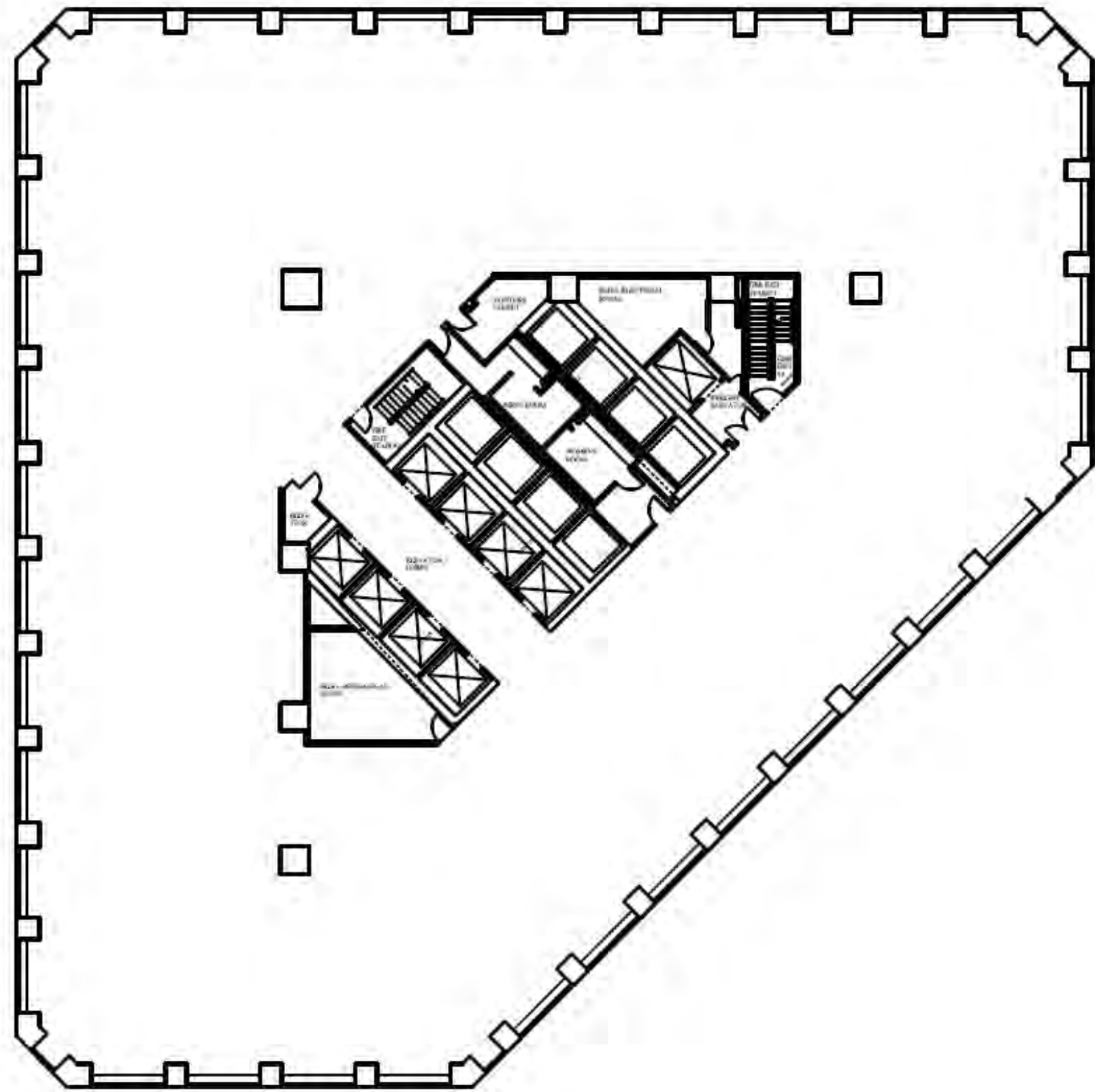
SUITE #: 410
SIZE: 1,978 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 550
 SIZE: 8,934 SF
 DATE AVAILABLE: IMMEDIATELY

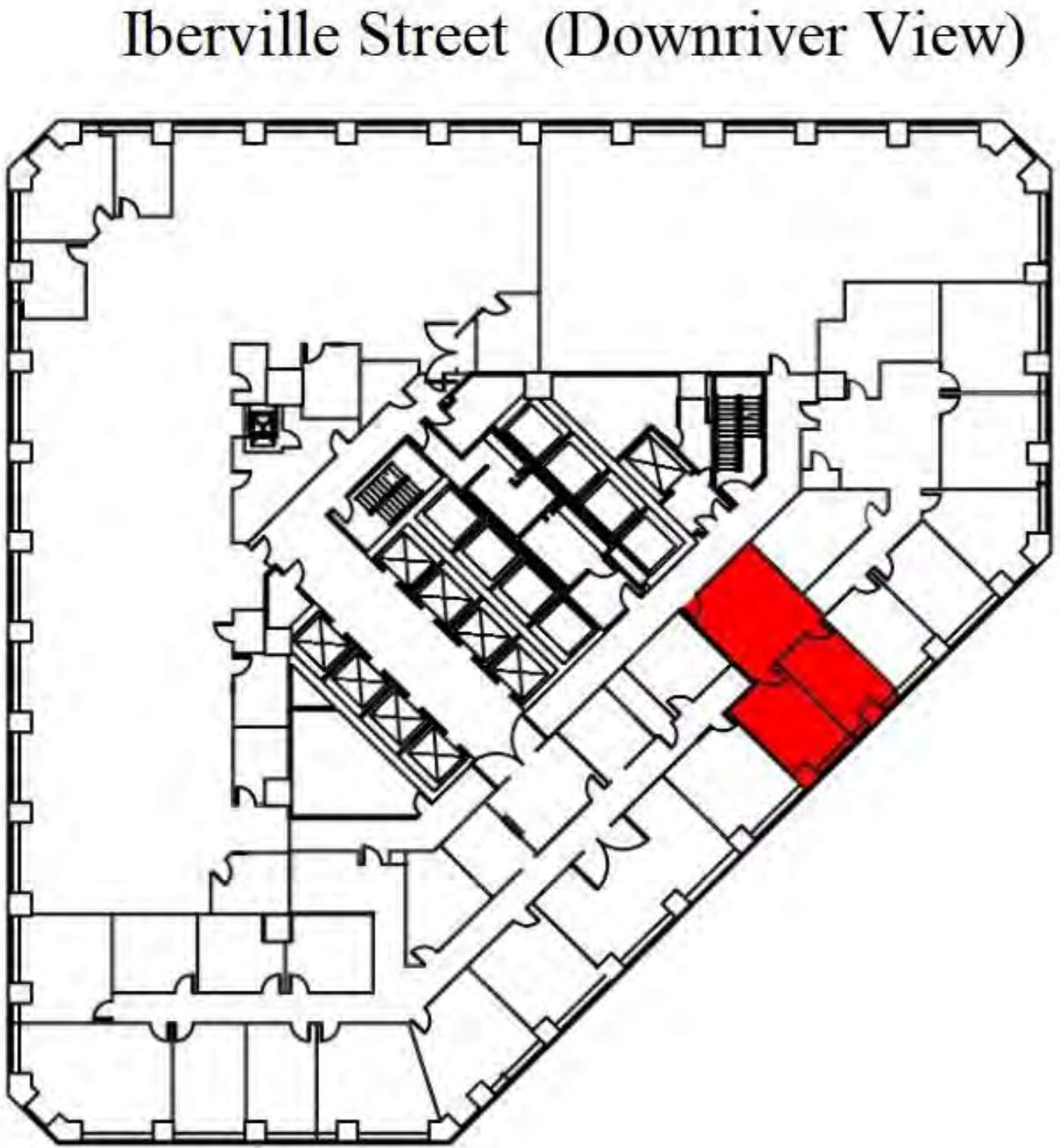


SUITE #: 600
 SIZE: 21,833 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 900
 SIZE: 21,833 SF
 DATE AVAILABLE: IMMEDIATELY

South Peters Street
 Canal Street/French Quarter View



SUITE #: 1010
 SIZE: 779 SF
 DATE AVAILABLE: IMMEDIATELY

Iberville Street (Downriver View)
 Canal Street UpRiver View

River Side

Canal Street/French Quarter View



SUITE #: 1030
SIZE: 3,298 SF
DATE AVAILABLE: IMMEDIATELY

River Side



SUITE #: 1125
SIZE: 1,416 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 1140
SIZE: 2,257 SF
LEASED

SUITE #: 1130
SIZE: 2,460 SF
DATE AVAILABLE: IMMEDIATELY

SUITE 1140
1,416 SF LEASED

SUITE 1130
2,460 SF

SUITE 1125
1,416 SF

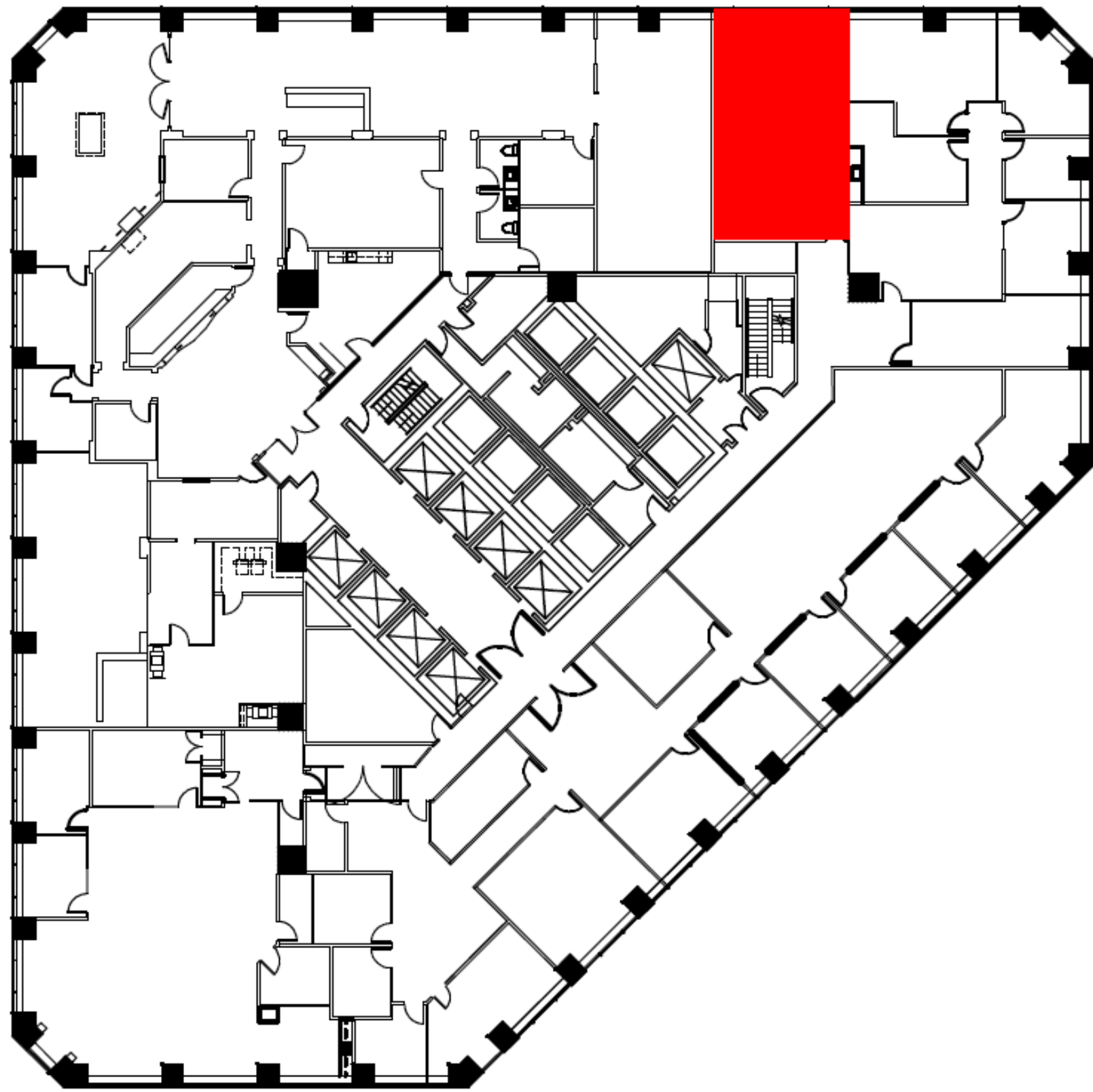
CANAL STREET



SUITE #: 1460
 SIZE: 1,685 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1470
 SIZE: 662 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1480
 SIZE: 978 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1585
 SIZE: 1,020 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2200
 SIZE: 7,616 SF
 DATE AVAILABLE: IMMEDIATELY

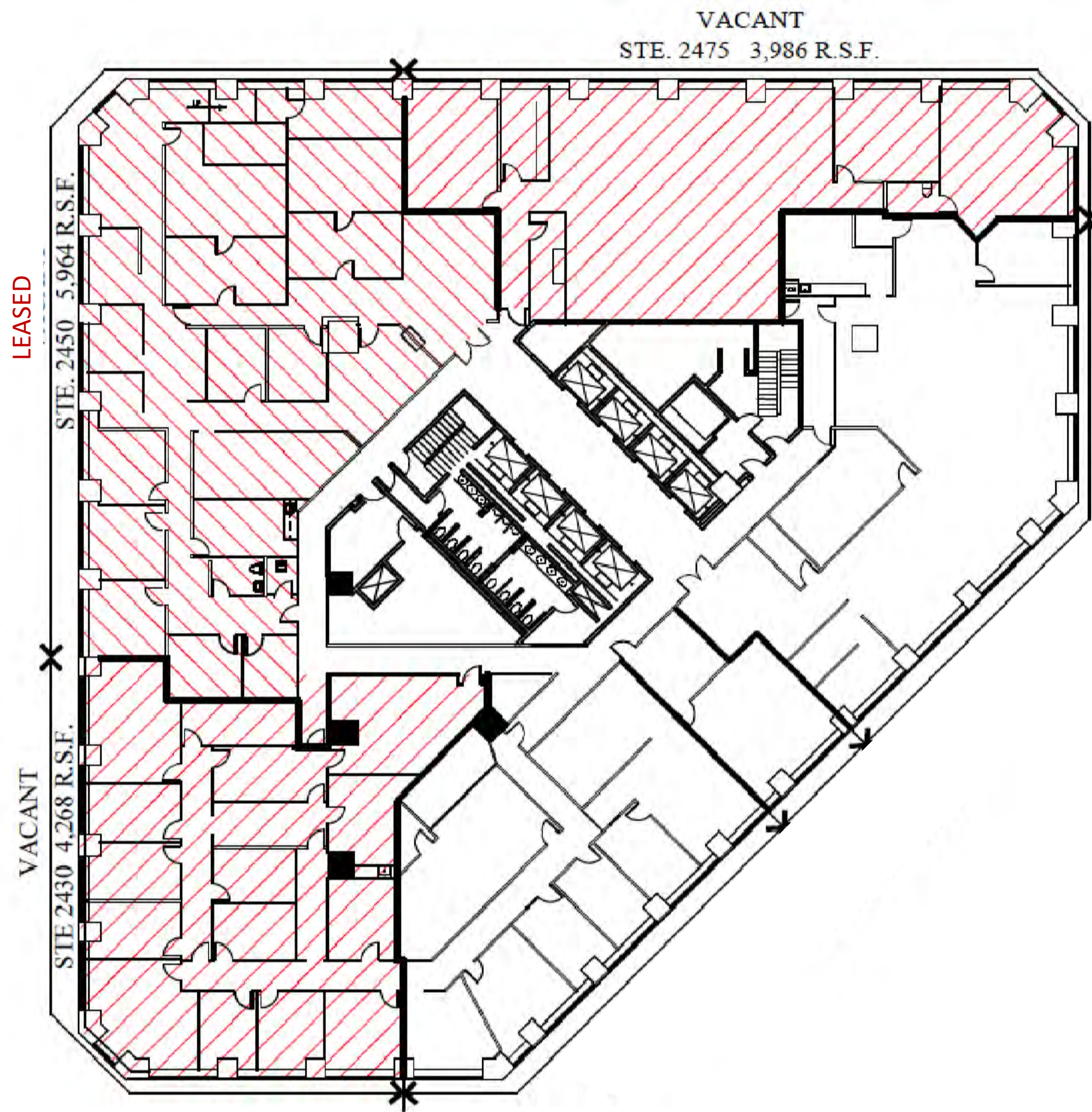


SUITE #: 2315
SIZE: 1,774 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 2325
SIZE: 4,206 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 2330
SIZE: 1,884 SF
DATE AVAILABLE: IMMEDIATELY

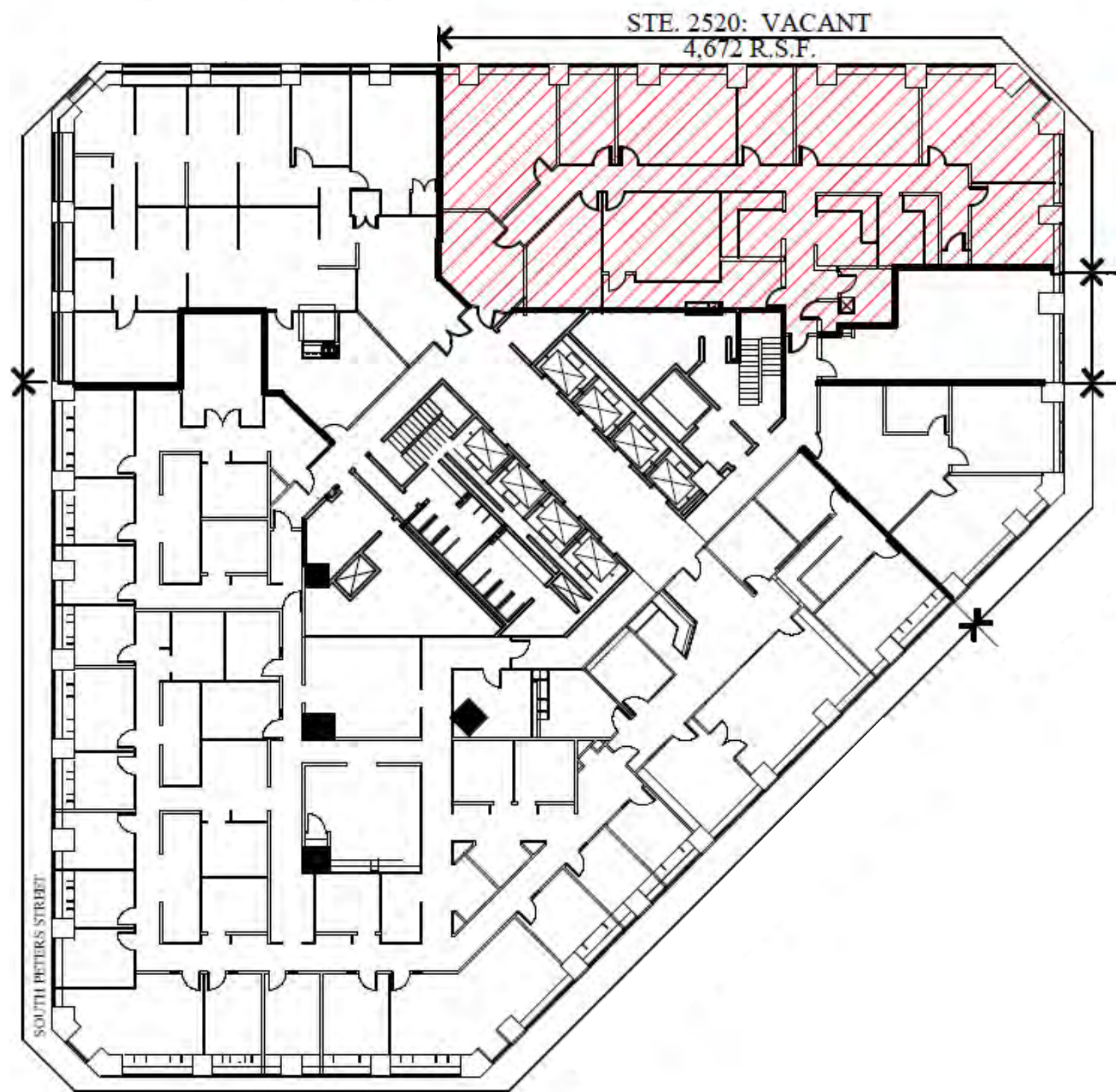
SUITE #: 2350
SIZE: 3,051 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 2430
SIZE: 4,268 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 2450
SIZE: 5,964 SF
DATE AVAILABLE: **LEASED**

SUITE #: 2475
SIZE: 3,986 SF
DATE AVAILABLE: IMMEDIATELY



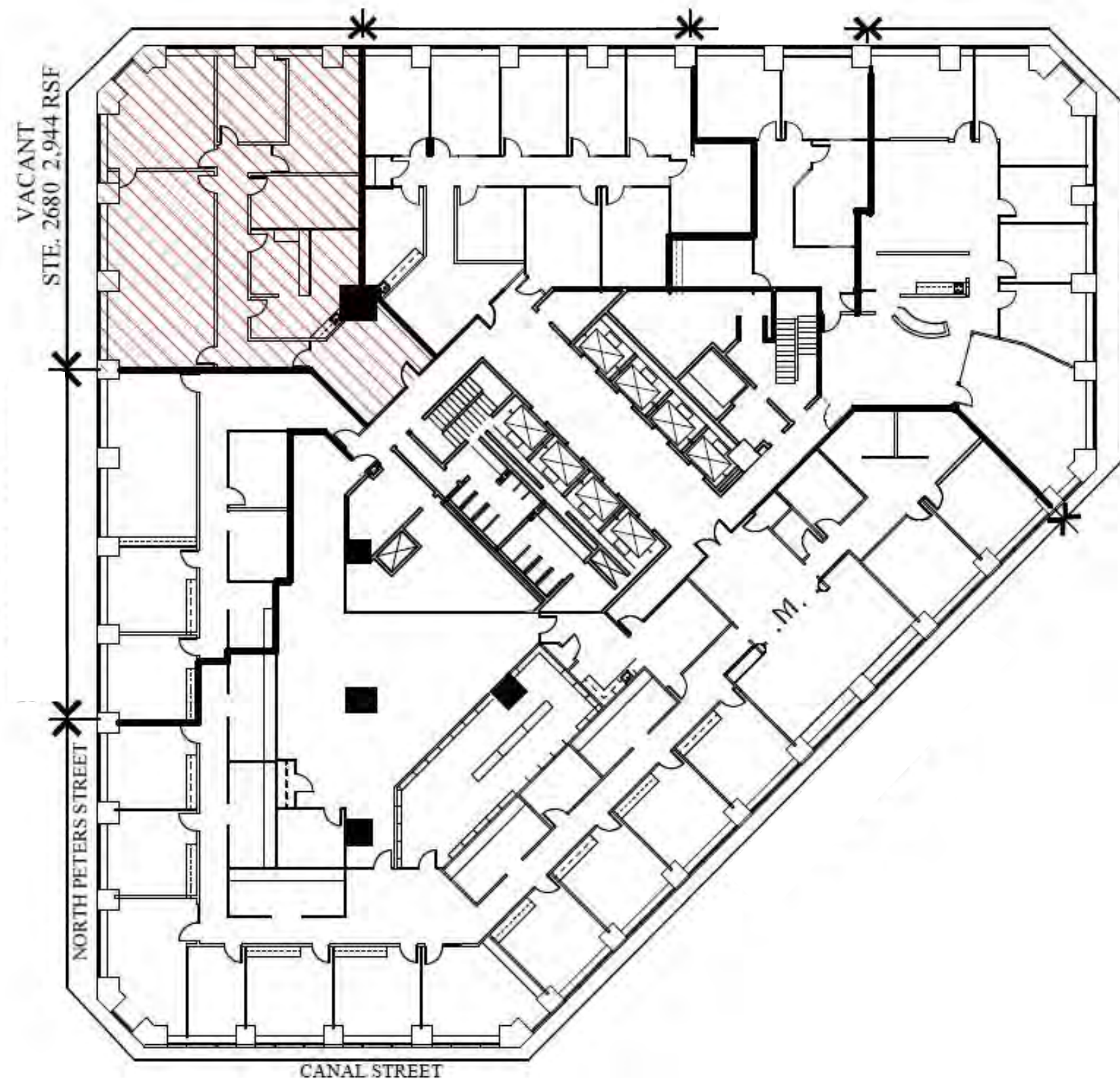
SUITE #: 2550
 SIZE: 4,672 SF
 DATE AVAILABLE: IMMEDIATELY

South Peters Street



SUITE #: 2690
 SIZE: 2,131 SF
 DATE AVAILABLE: IMMEDIATELY

Canal Street UpRiver View



SUITE #: 2680
 SIZE: 2,944 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2820
 SIZE: 8,806 SF
 DATE AVAILABLE: IMMEDIATELY

STE 2900: VACANT
12,574 R.S.F.



SUITE #: 2900
SIZE: 12,574 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 2960
SIZE: 1,582 SF
DATE AVAILABLE: IMMEDIATELY

STE. 2960
VACANT
1,582 RSF

400

Poydras

Tower

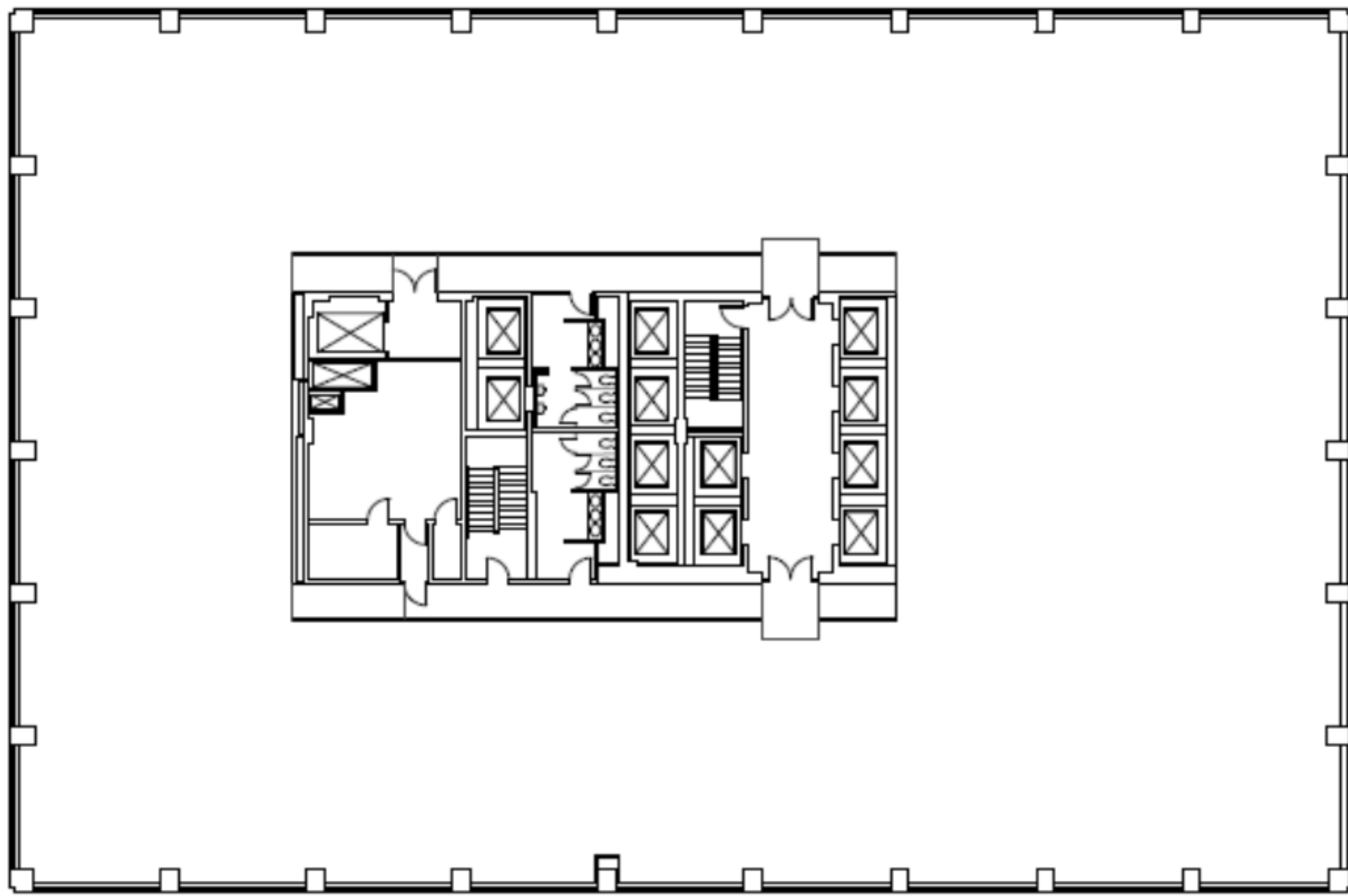


400 Poydras Tower, formerly known as the **Texaco Center**, located at 400 Poydras Street in New Orleans, is a 32-story, 442 foot tall office tower. Developed in 1983 by Joseph C. Canizaro, this modern building features more than 620,000 square of office space with an average of 22,000 rentable square feet per floor.

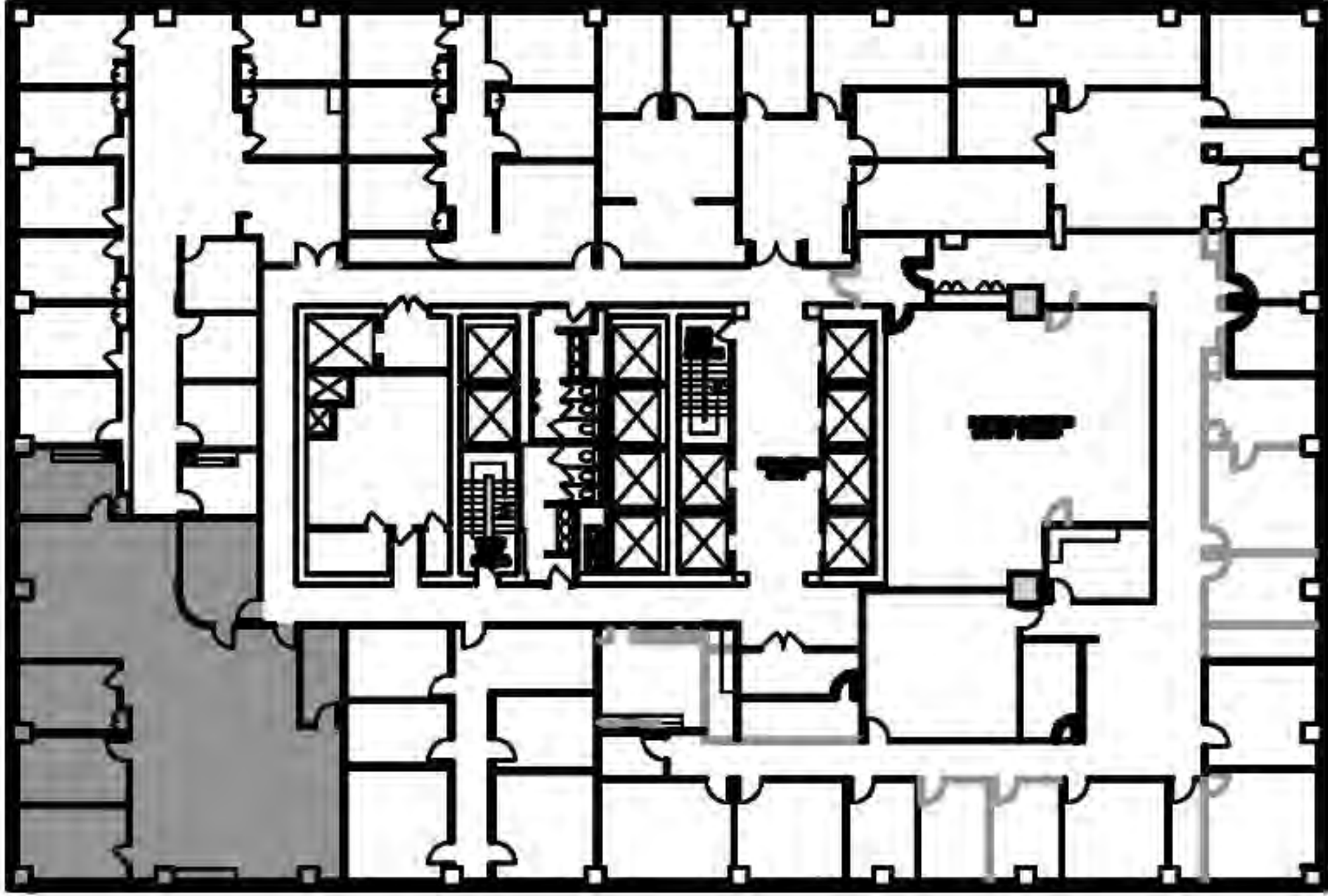
400 Poydras Street, designed by Skidmore, Owings and Merrill, features an exterior curtain wall of black granite with insulated glass. Tree- shaded landscaping, high quality interior finishes featuring polished Rosse Imperial granite and chrome, and a showcase of regional artwork provide an atmosphere of refinement and culture.

Contact:
 Cres Gardner
 Beau Box Commercial Real Estate Email:
cgardner@beaubox.com Phone: 504.261.2032



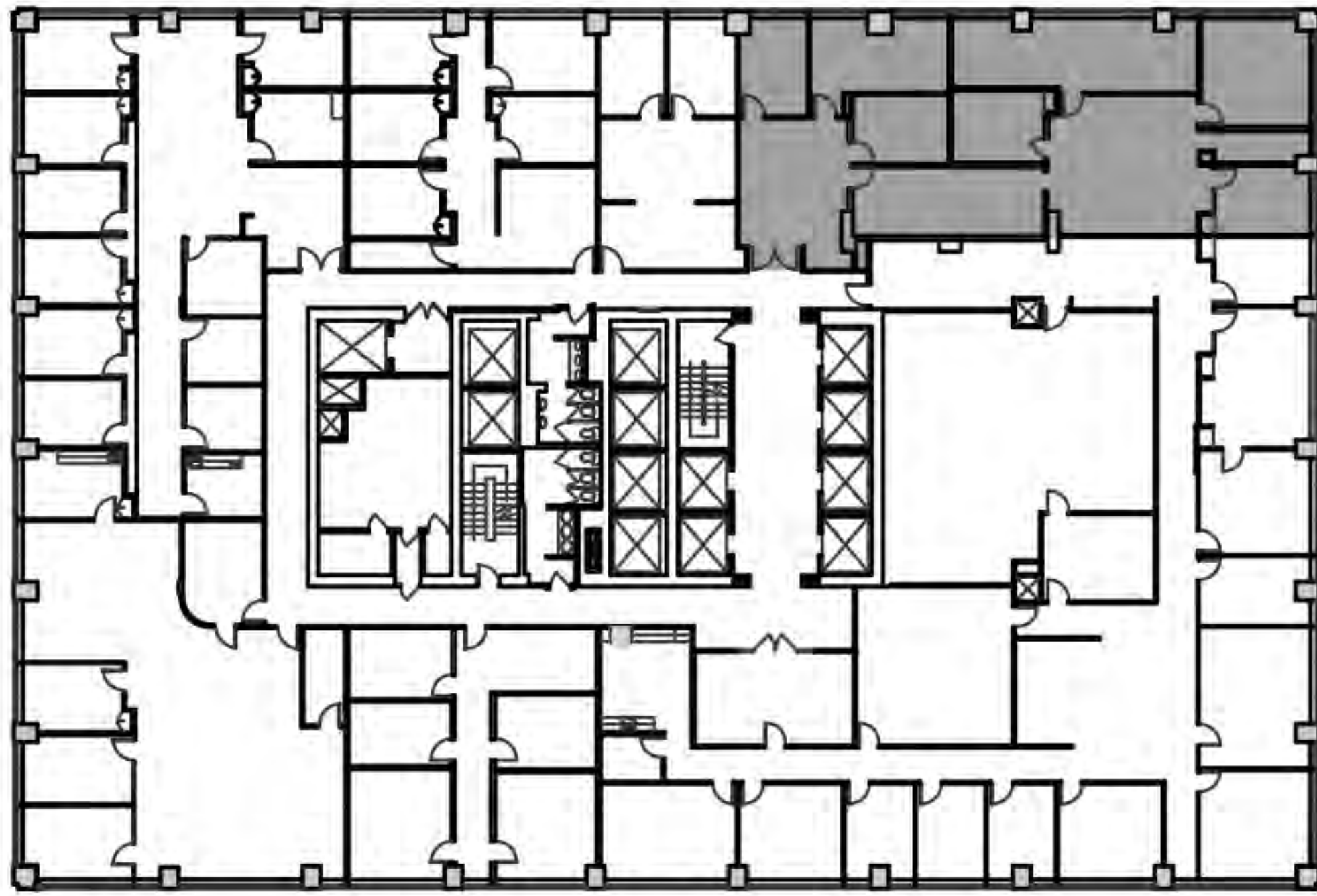


SUITE #: 700
 SIZE: 22,594 SF
 DATE AVAILABLE: IMMEDIATELY



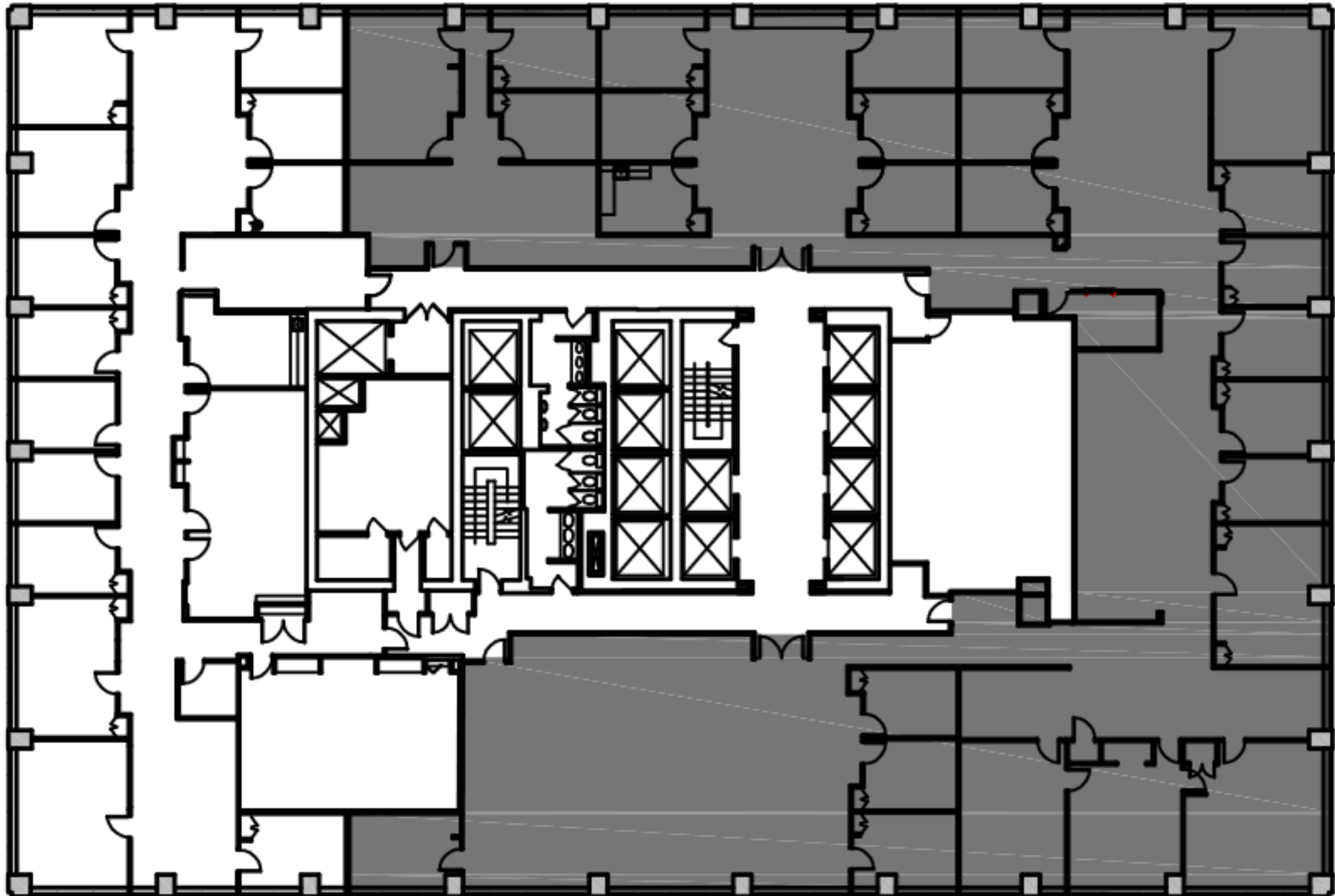
CONSTANCE STREET

SUITE #: 1100
 SIZE: 2,746 SF
 DATE AVAILABLE: IMMEDIATELY



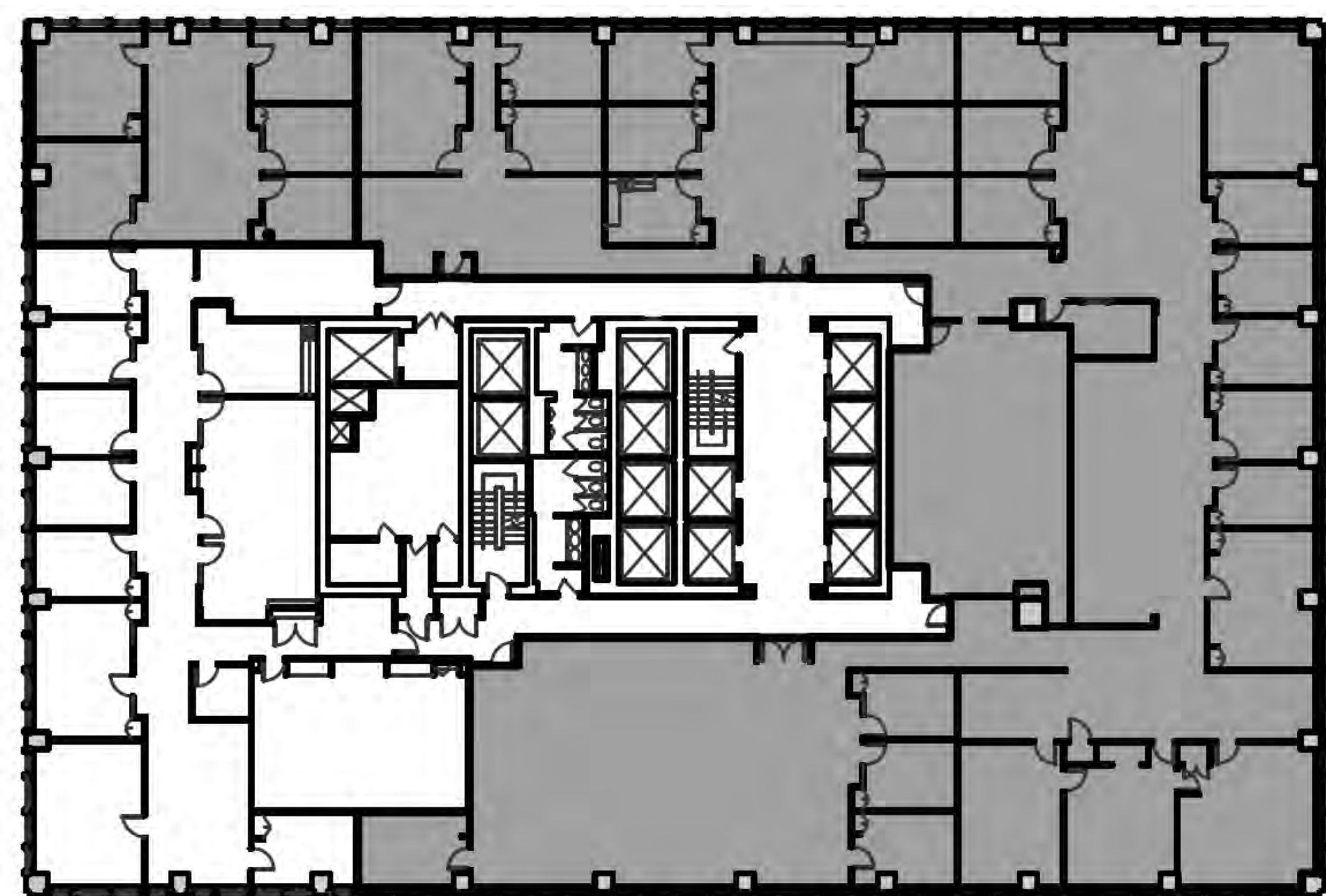
CONSTANCE STREET

SUITE #: 1175
 SIZE: 3,396 SF
 DATE AVAILABLE: IMMEDIATELY



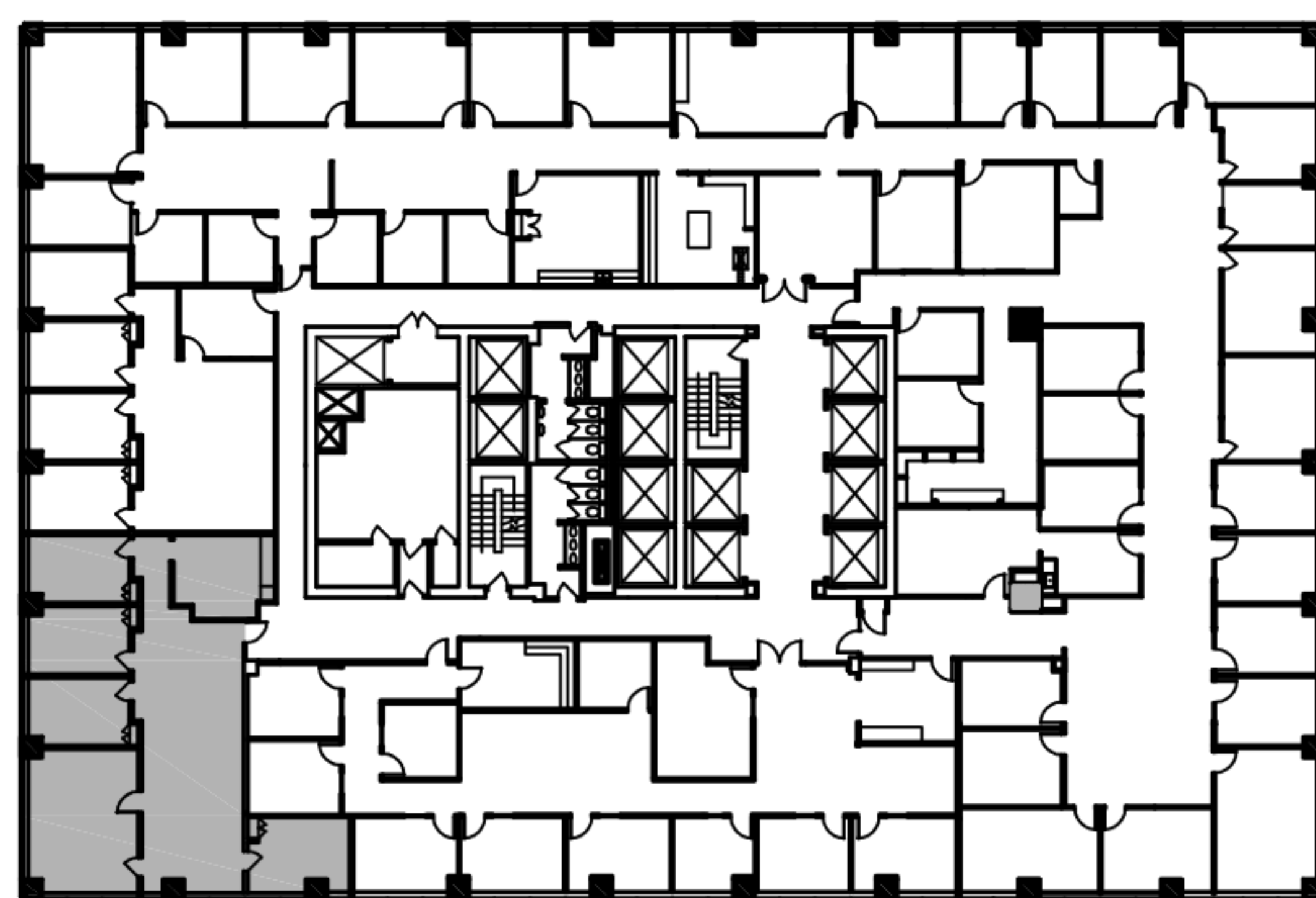
CONSTANCE STREET

SUITE #: 1250
 SIZE: 13,315 SF
 DATE AVAILABLE: IMMEDIATELY



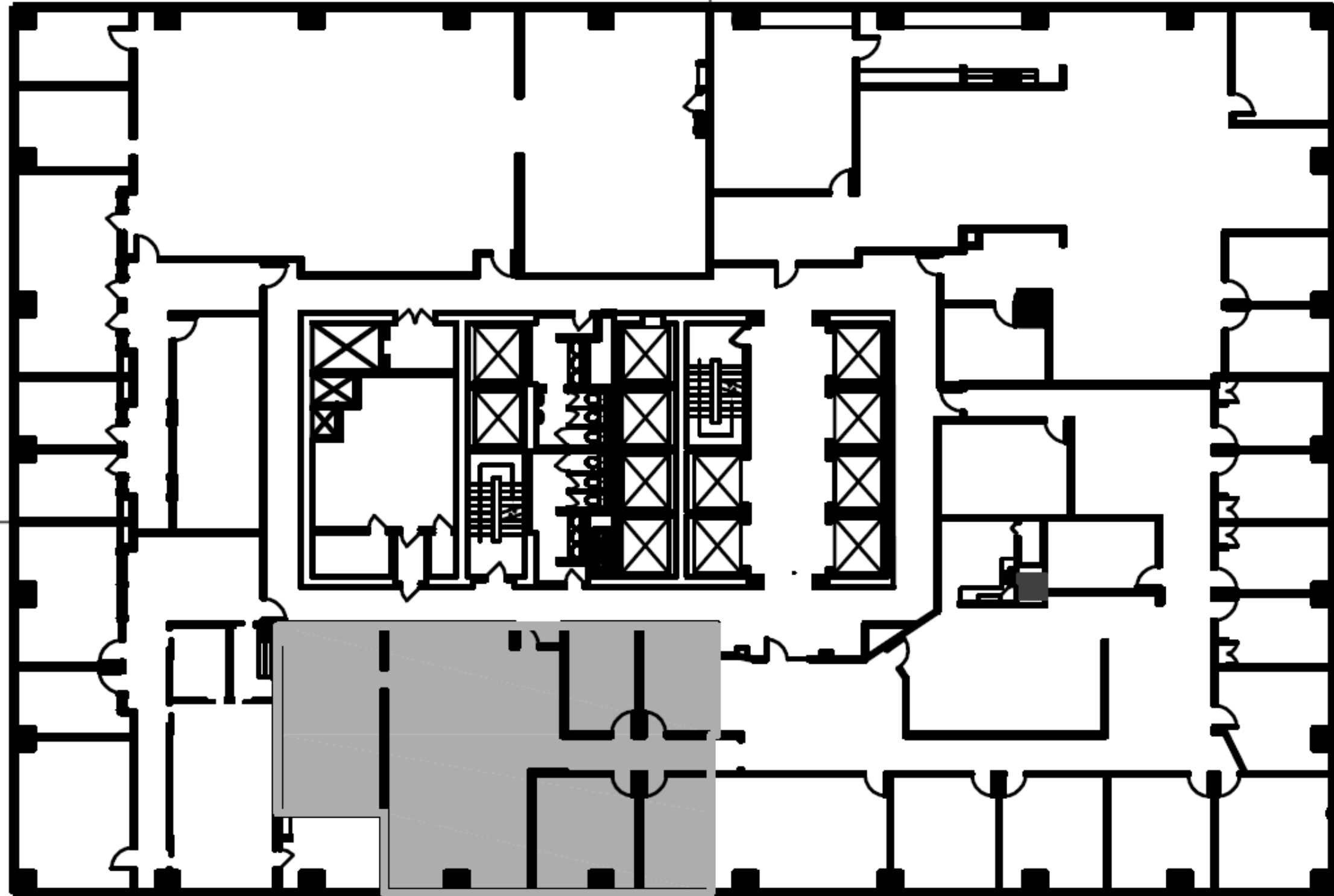
CONSTANCE STREET

SUITE #: 1250 COMBINED
 SIZE: 16,153 SF
 DATE AVAILABLE: IMMEDIATELY

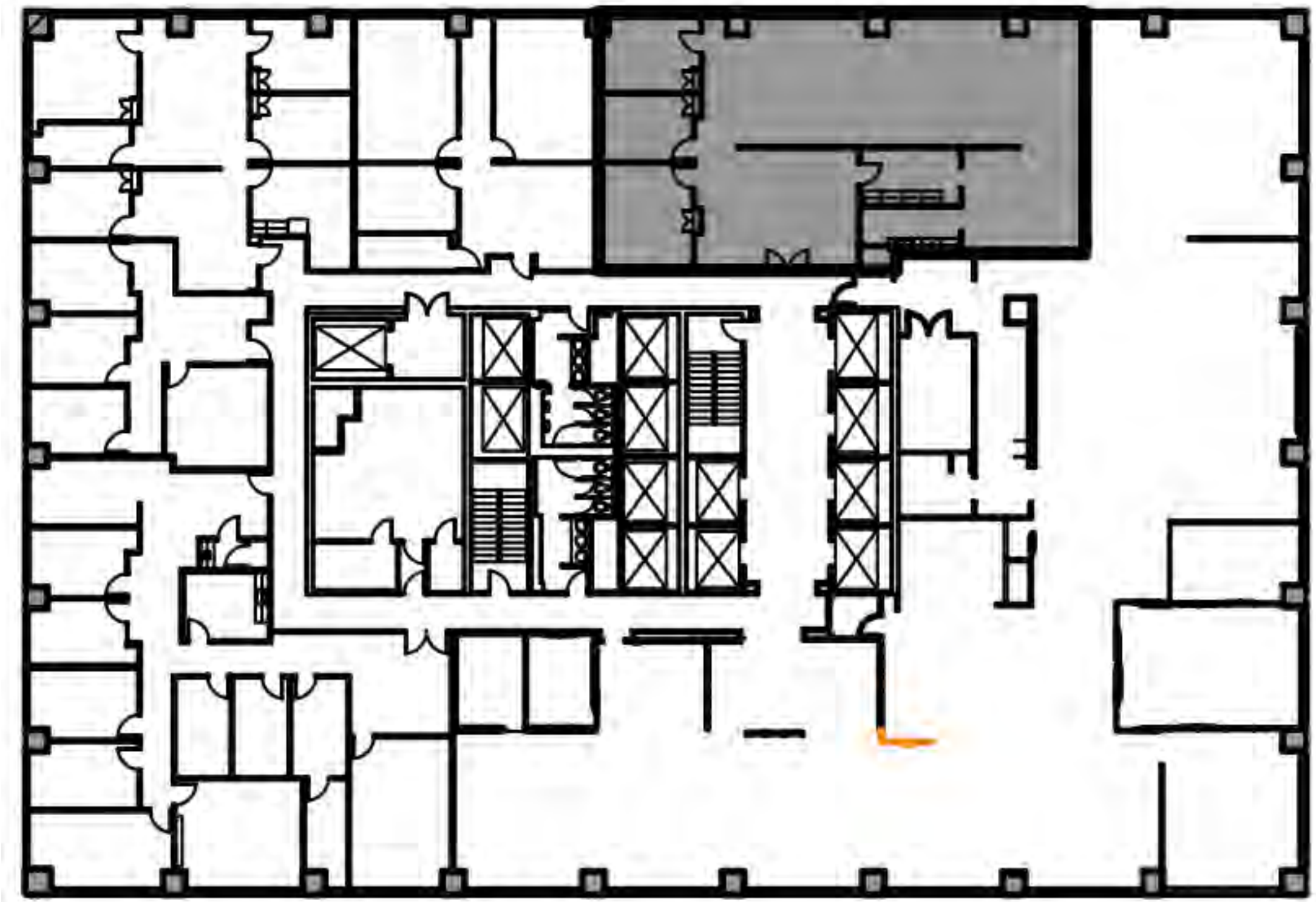


CONSTANCE STREET

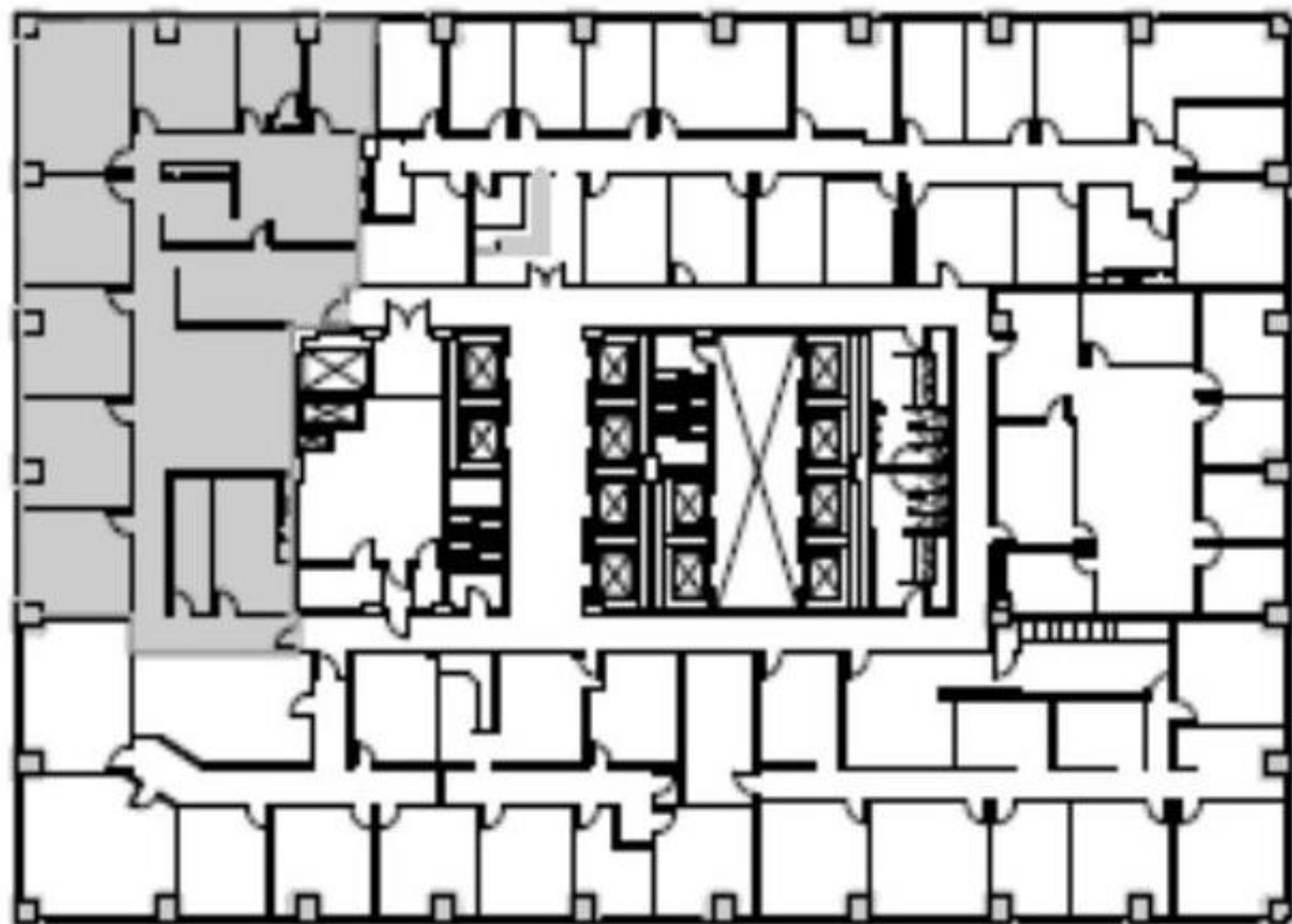
SUITE #: 1350
 SIZE: 2,052 SF
 DATE AVAILABLE: IMMEDIATELY



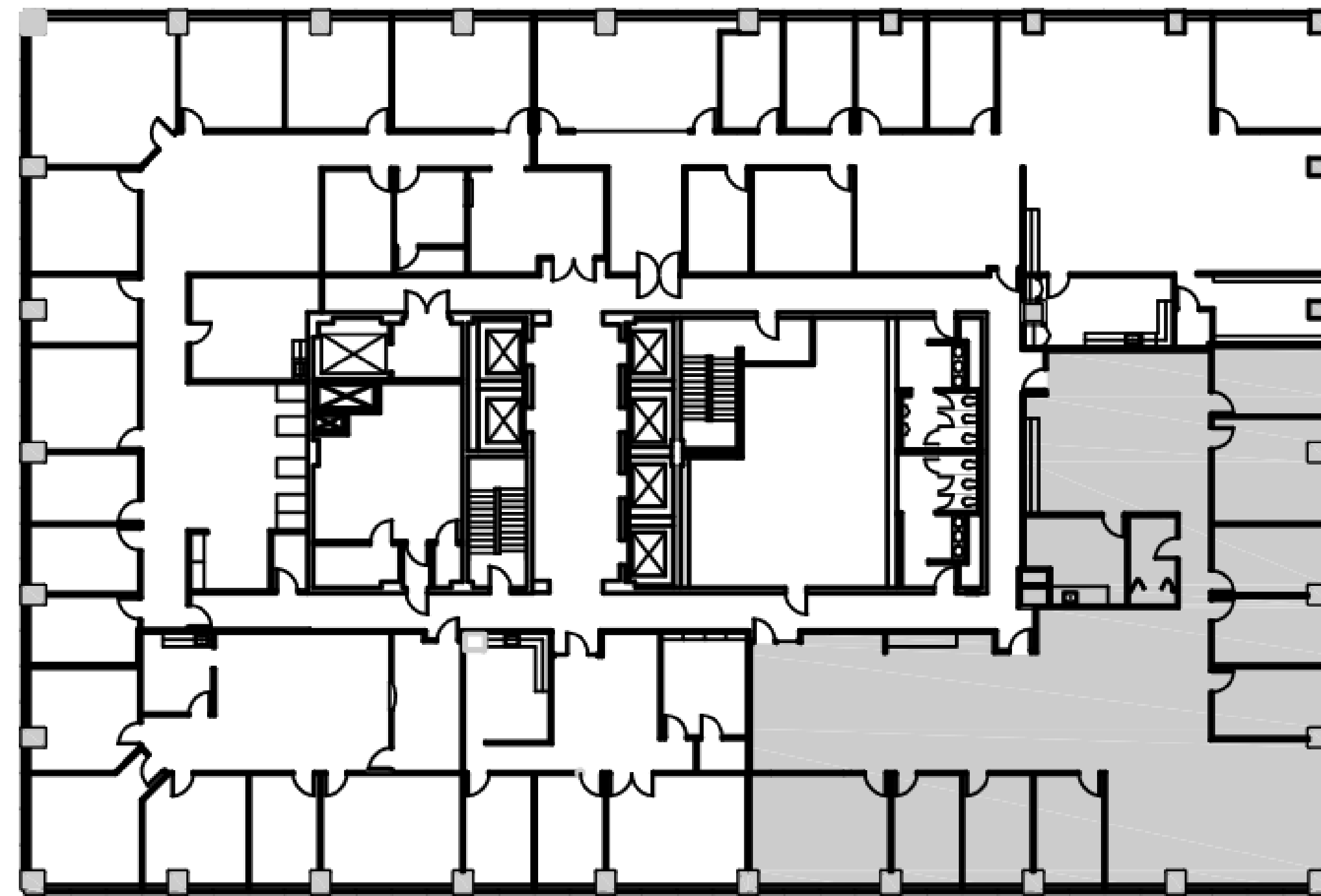
SUITE #: 1450
SIZE: 2,392 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 1720
SIZE: 2,835 SF
DATE AVAILABLE: IMMEDIATELY

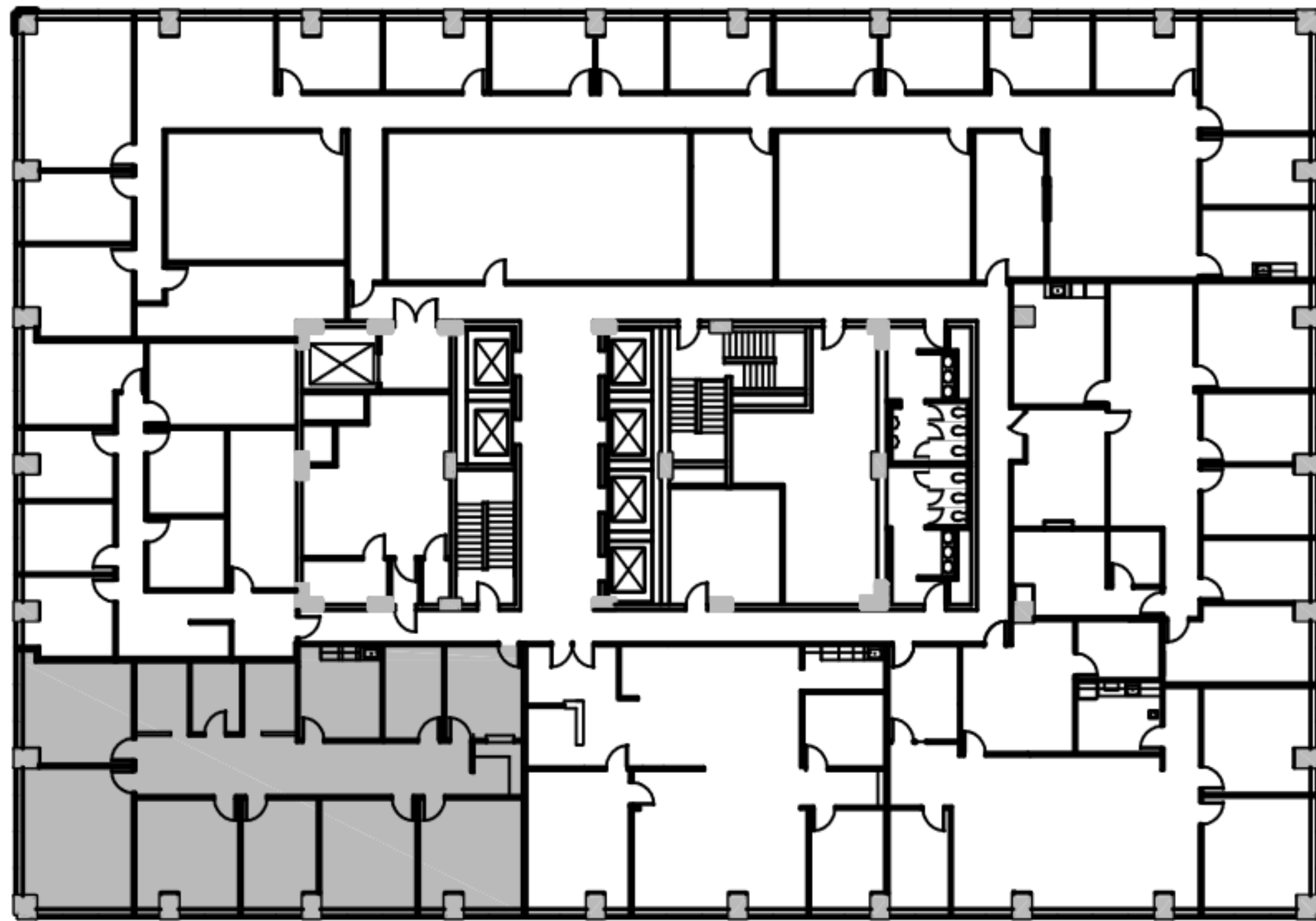


SUITE #: 1900
 SIZE: 4,346 SF
 DATE AVAILABLE: IMMEDIATELY



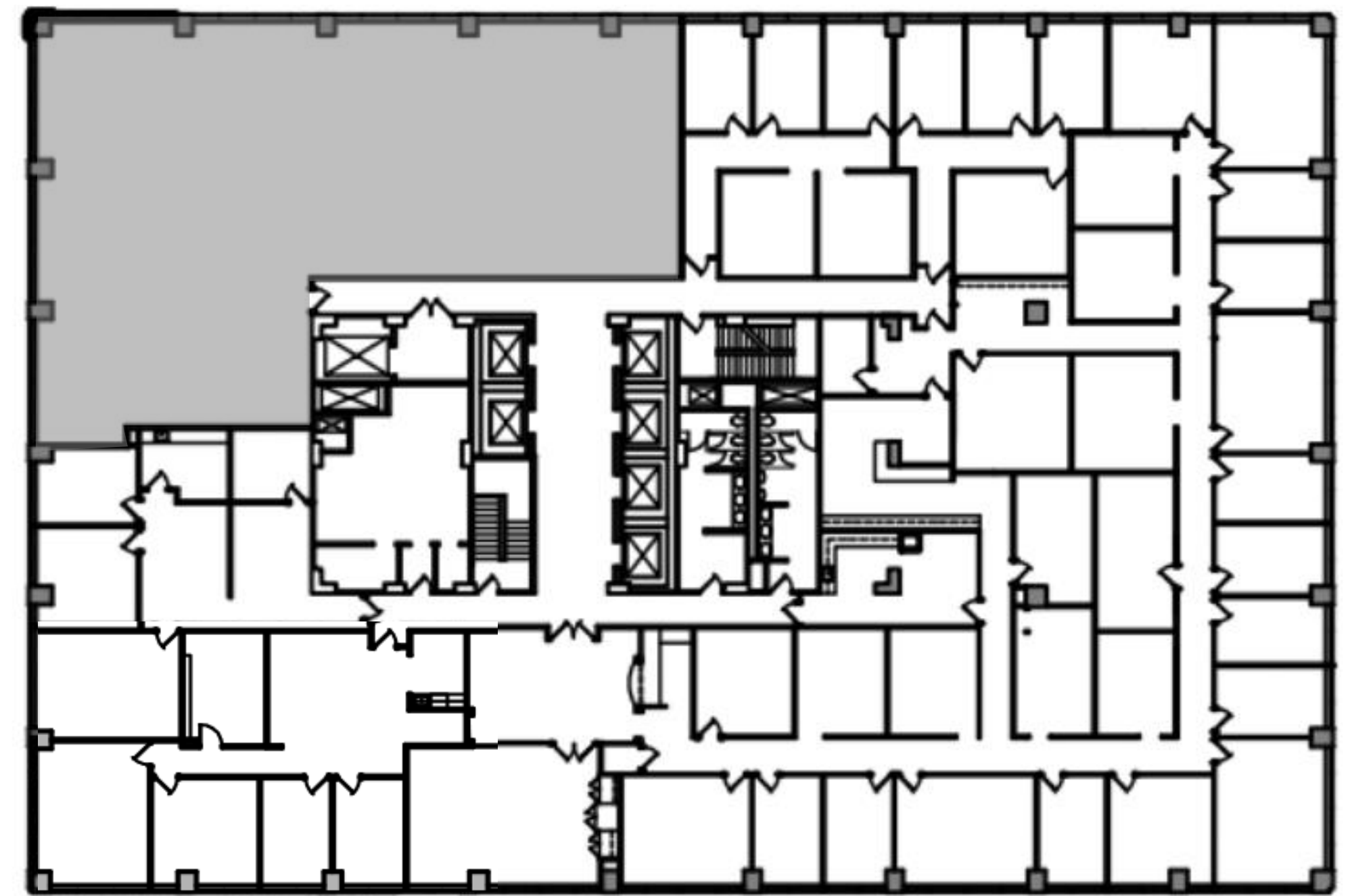
CONSTANCE STREET

SUITE #: 2040
 SIZE: 5,369 SF
 DATE AVAILABLE: IMMEDIATELY



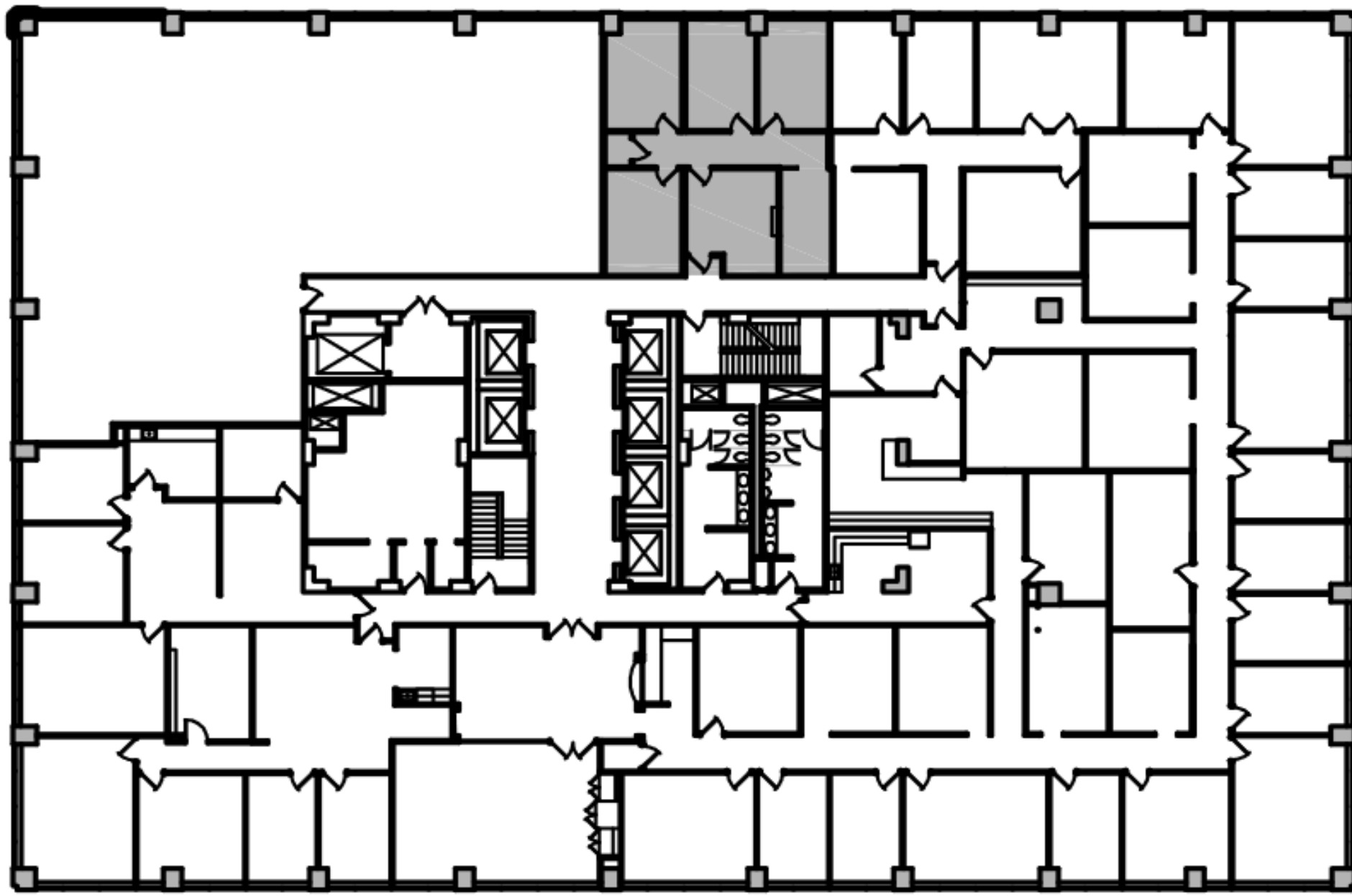
CONSTANCE STREET

SUITE #: 2107
 SIZE: 2,957 SF
 DATE AVAILABLE: IMMEDIATELY



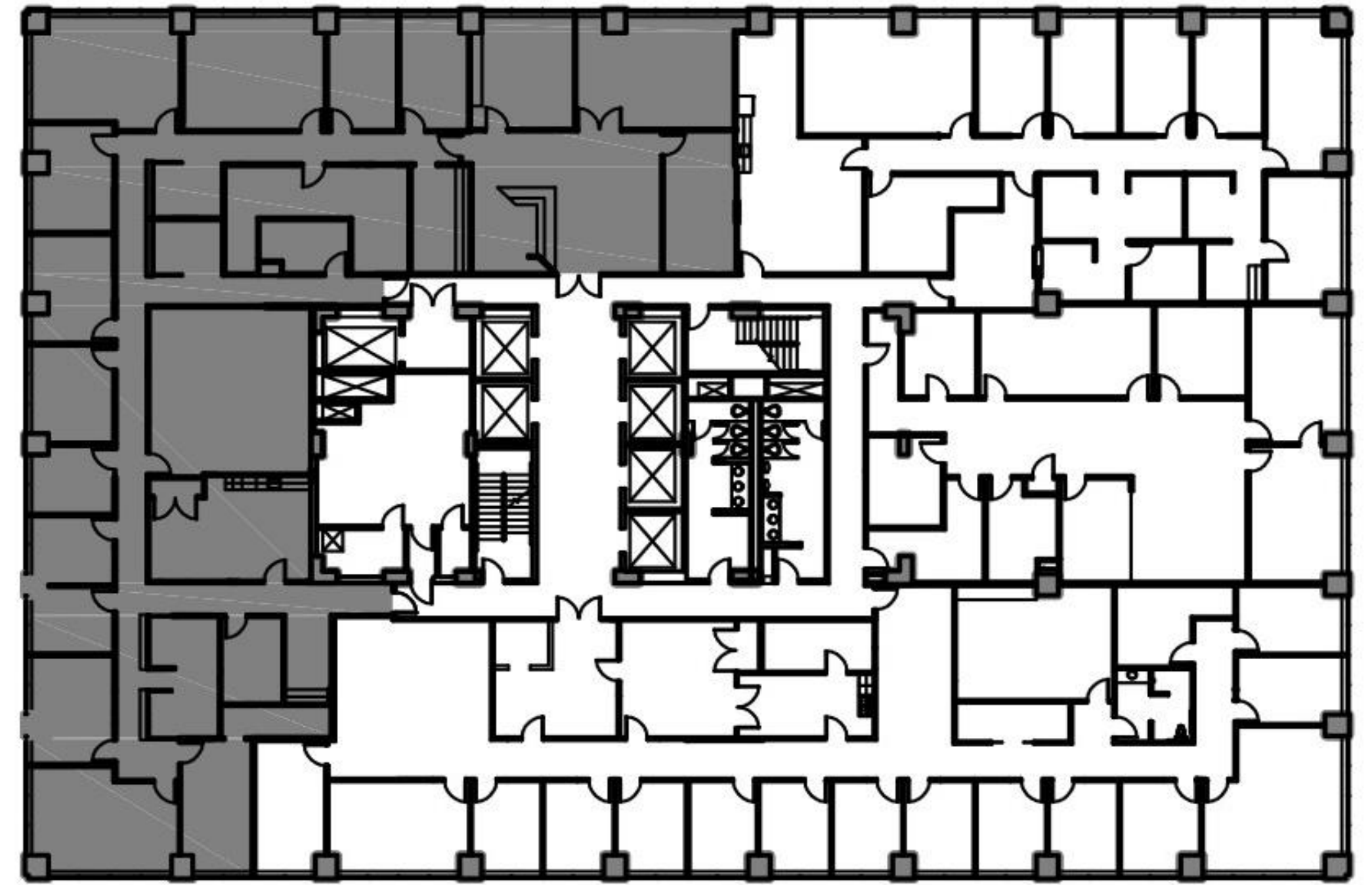
CONSTANCE STREET

SUITE #: 2350
 SIZE: 4,409 SF
 DATE AVAILABLE: IMMEDIATELY



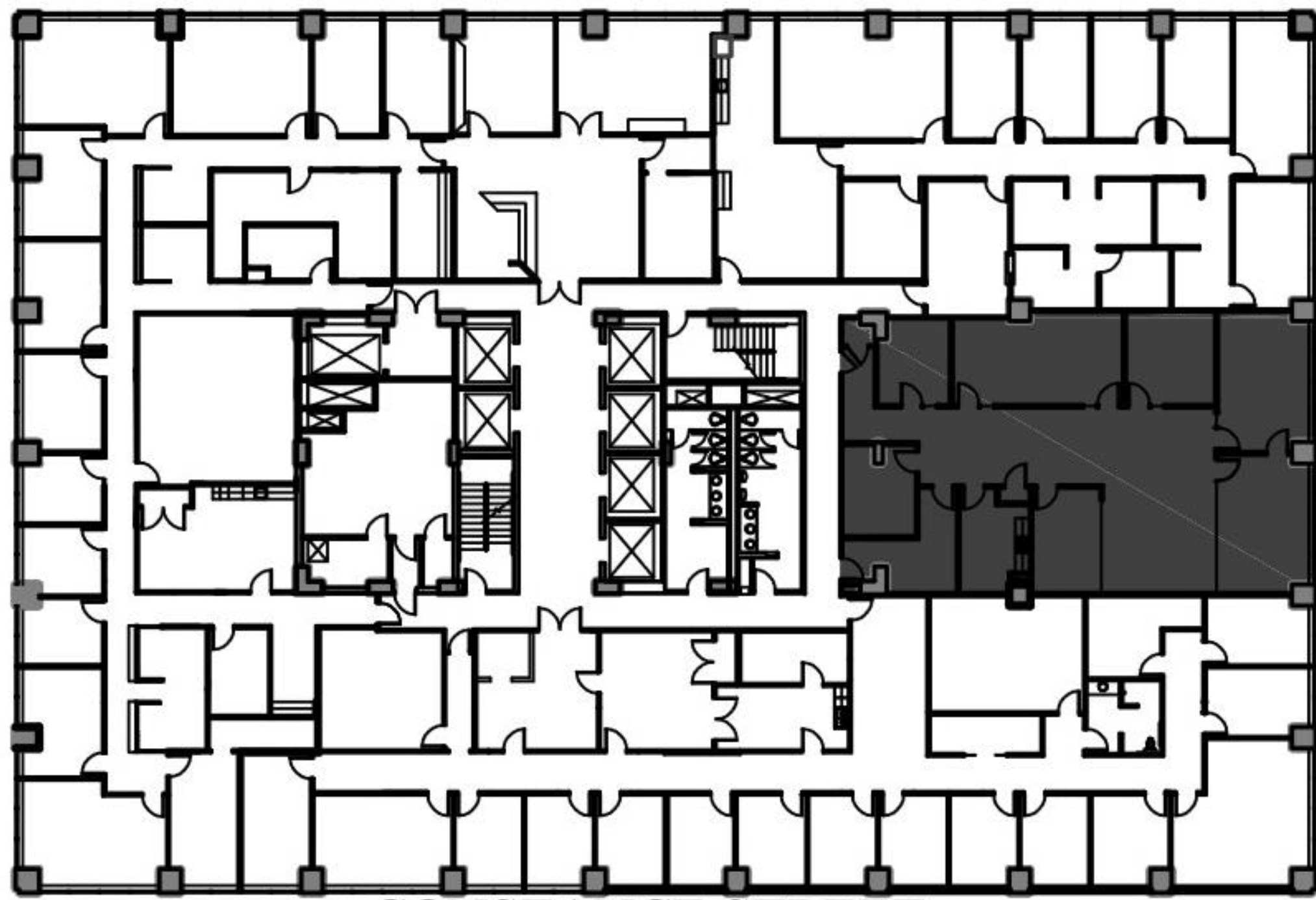
CONSTANCE STREET

SUITE #: 2375
SIZE: 1,311 SF
DATE AVAILABLE: IMMEDIATELY



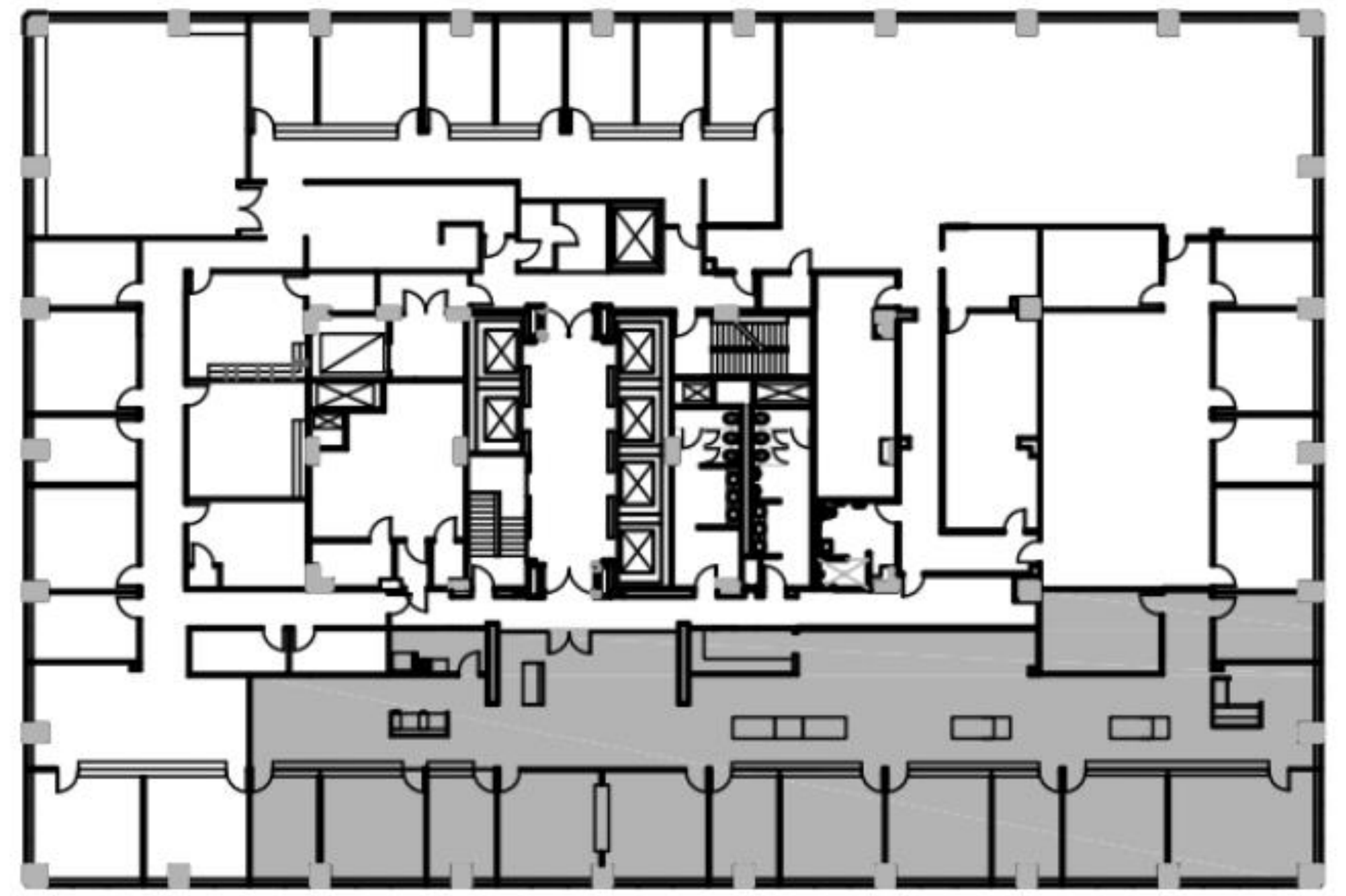
CONSTANCE STREET

SUITE #: 2400
SIZE: 8,011 SF
DATE AVAILABLE: IMMEDIATELY



CONSTANCE STREET

SUITE #: 2430
 SIZE: 3030 SF
 DATE AVAILABLE: IMMEDIATELY



CONSTANCE STREET

SUITE #: 2900
 SIZE: 6,515 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 3100

TENANT A-1: 1,688 SF

TENANT A-2: 2,700 SF

TENANT B: 4,773 SF

TENANT C: 3,050 SF

DATE AVAILABLE: IMMEDIATELY

First Bank and Trust Tower



The **First Bank and Trust Tower** (also known as the **First Bank Tower** and previously known as the **LL&E Tower** and **909 Poydras Tower**), located at 909 Poydras Street in New Orleans, is a 36-story, 481 feet-tall office tower designed in the post-modern style by Welton Becket & Associates and developed by Joseph C. Canizaro.

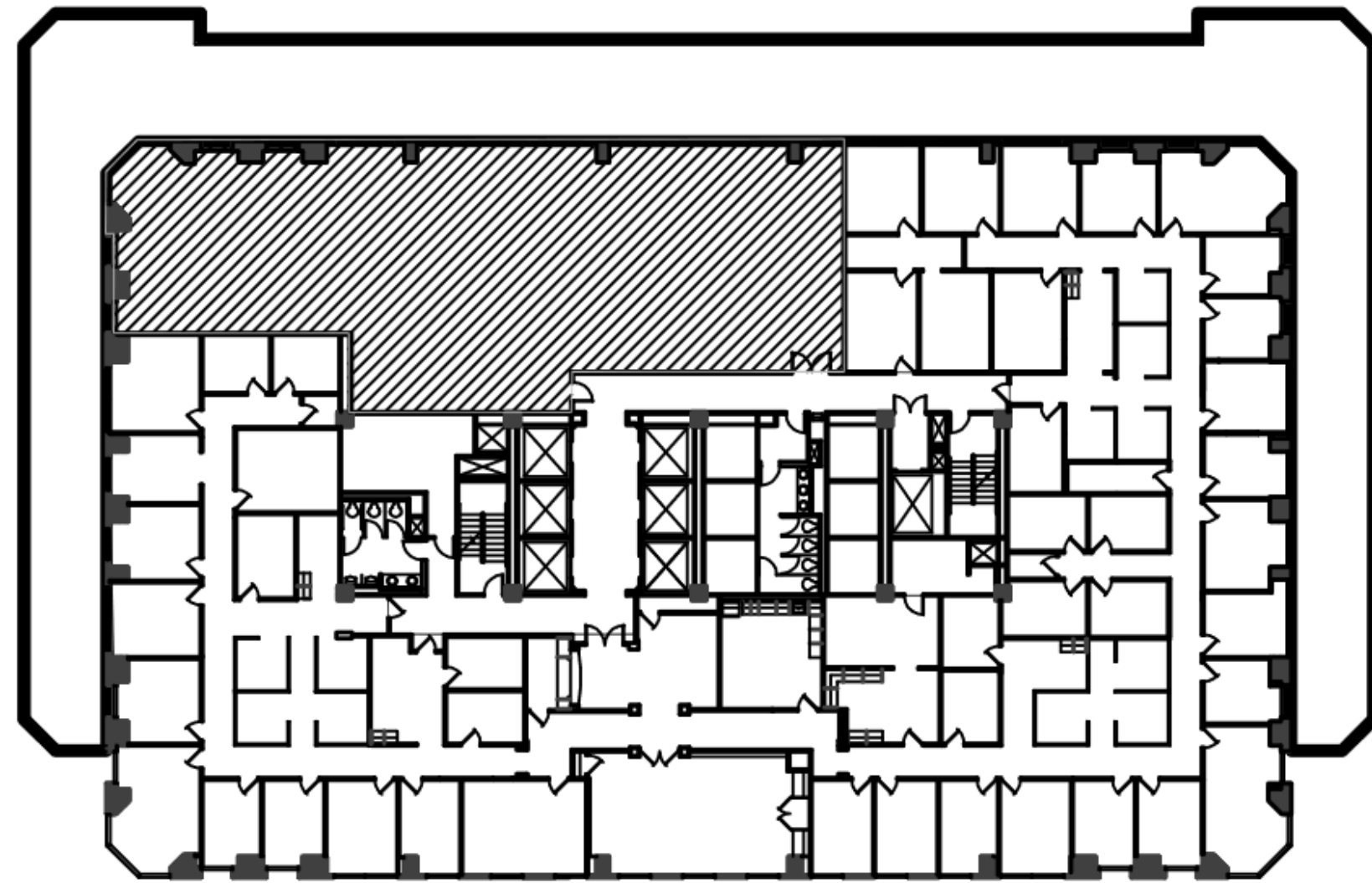
It is the fifth tallest building in the city of New Orleans. Floors 2-8 are parking levels, and 10-36 hold office space. Hertz Investment Group is the current owner, having acquired the building in 2005. The exterior of the building is clad in granite and bronze tinted glass. The exterior of the building is illuminated by spotlights at night, making it one of the most visible buildings in New Orleans' night time skyline. The 7 levels of parking are accessed from O'Keefe Avenue. In front of the main entrance on Poydras Street are a pair of bronze sculptures by Enrique Alf  rez depicting David and a lute player.

Contact:
Cres Gardner
Beau Box Commercial Real Estate
Email: cgardner@beaubox.com
Phone: [504.261.2032](tel:504.261.2032)



O'KEEFE AVENUE

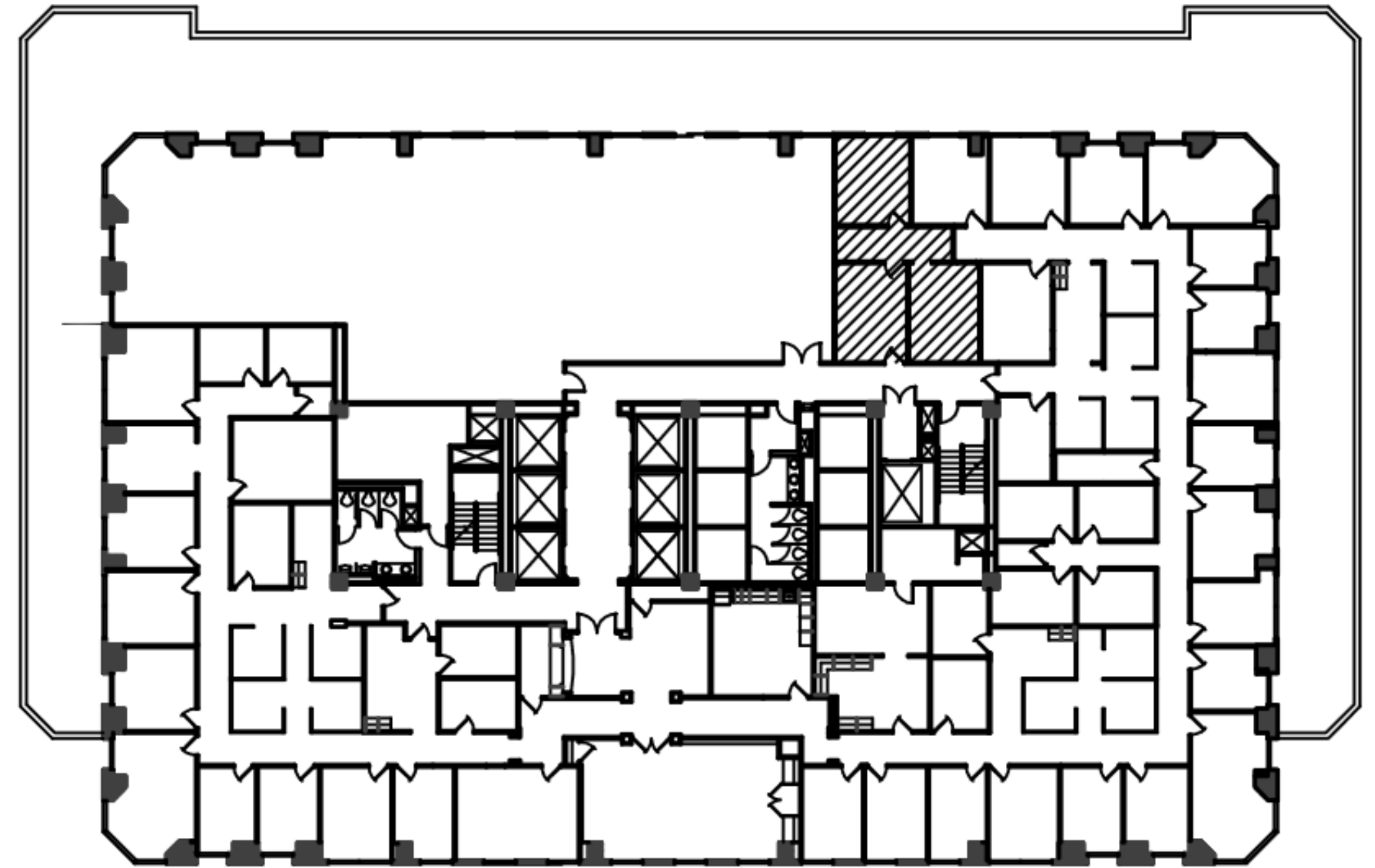
PERDIDO STREET



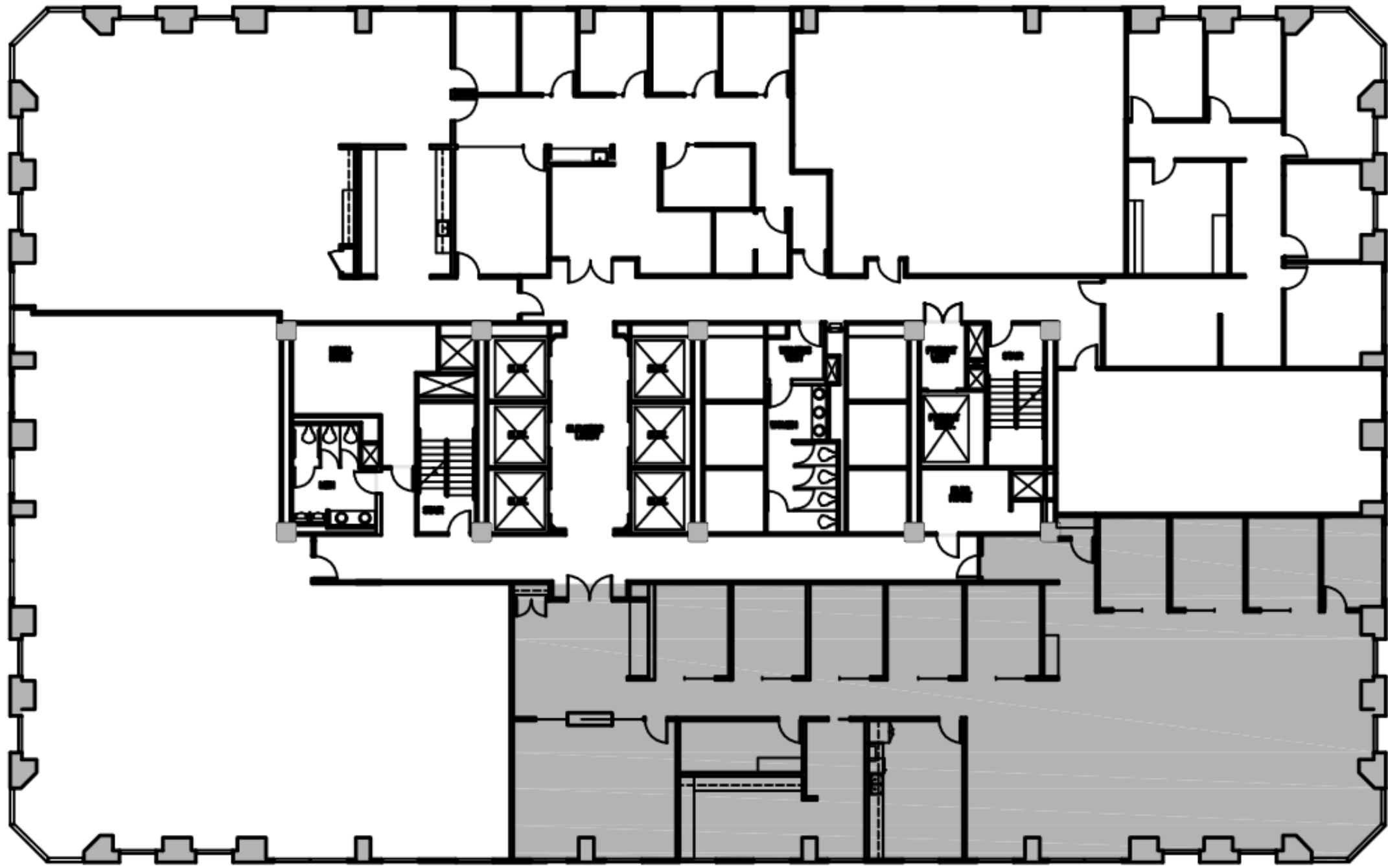
POYDRAS STREET

SUITE #: 1050
SIZE: 4,899 SF
DATE AVAILABLE: IMMEDIATELY

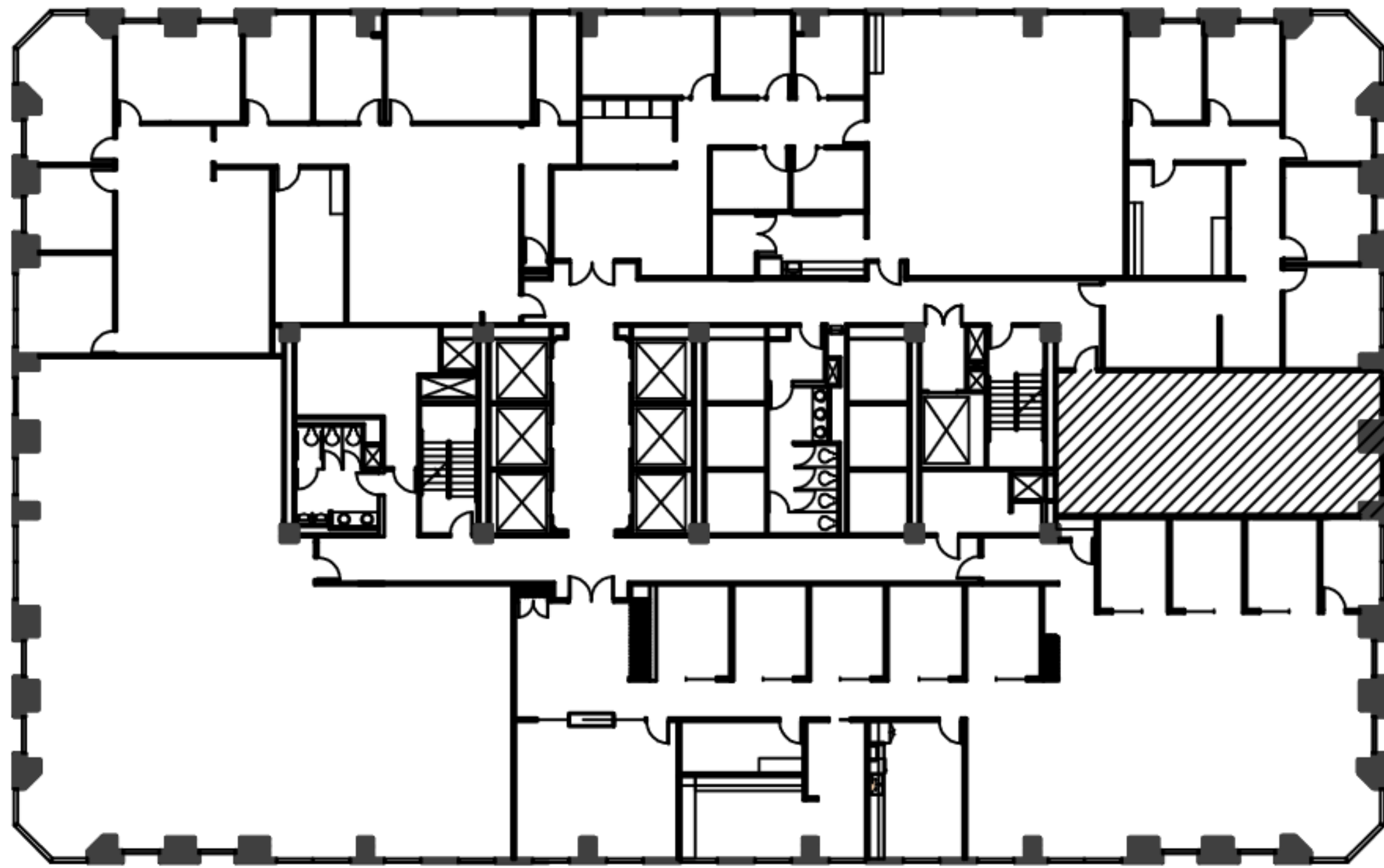
PENN STREET



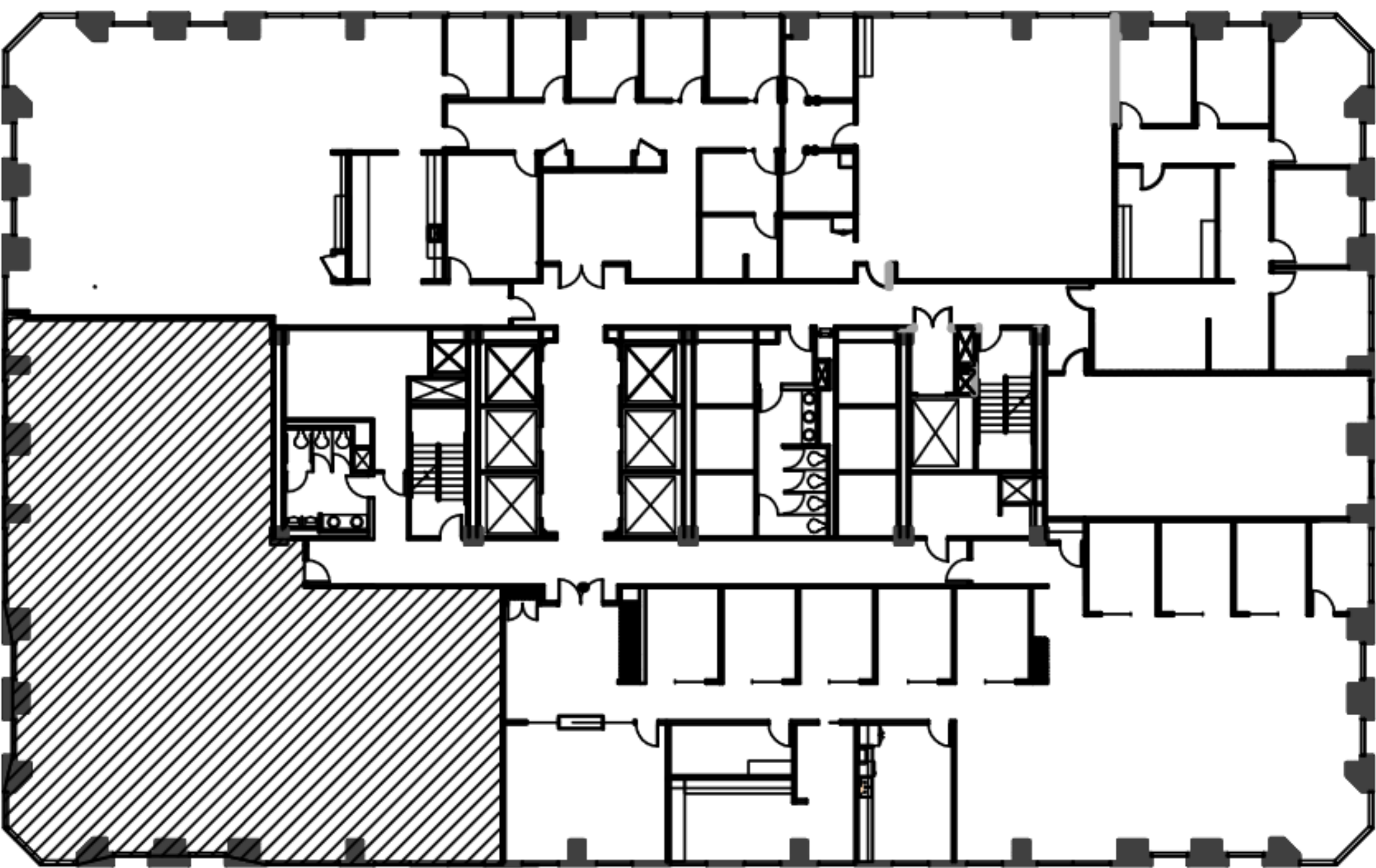
SUITE #: 1075
SIZE: 896 SF
DATE AVAILABLE: IMMEDIATELY



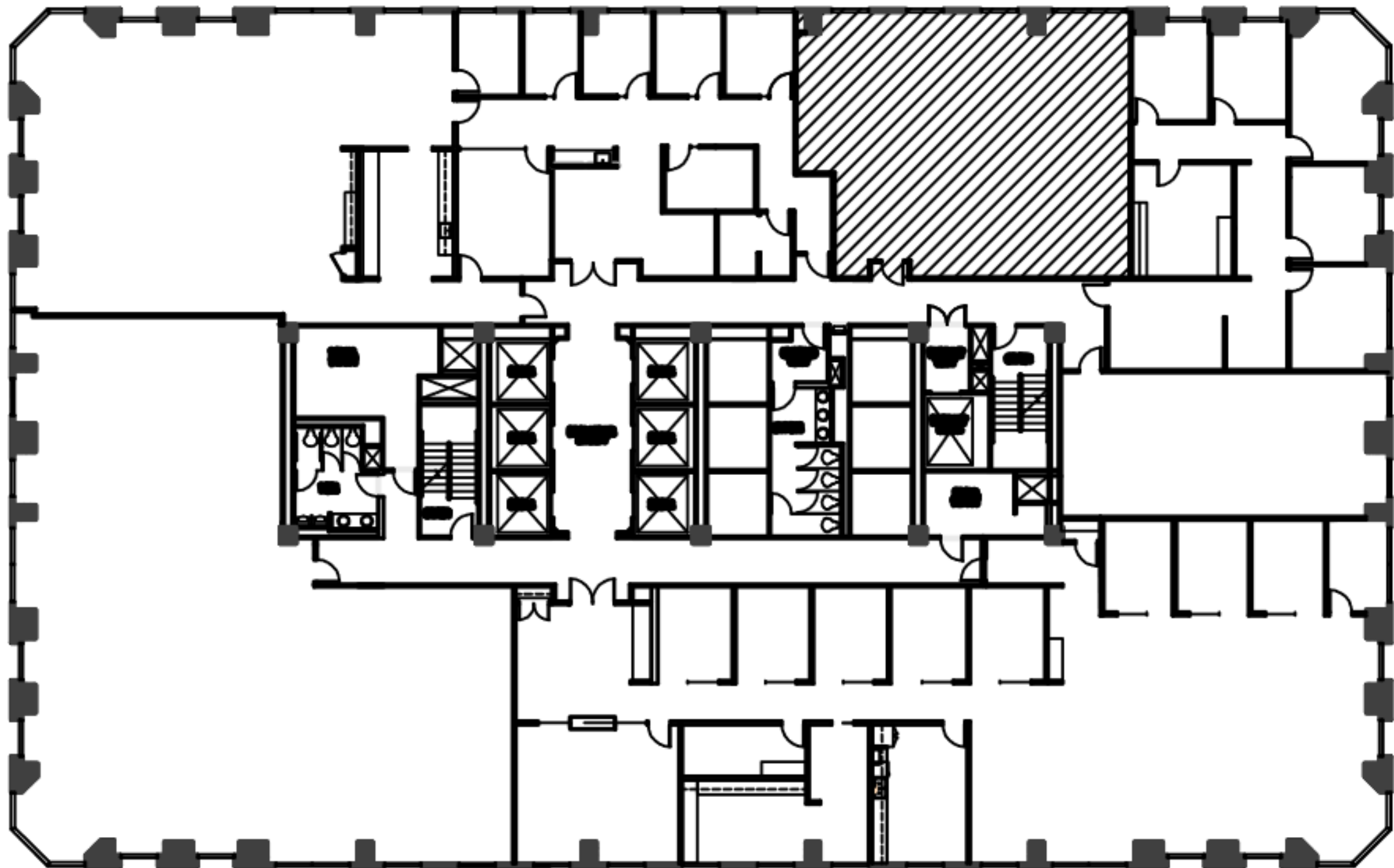
SUITE #: 1100
 SIZE: 5,523 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1180
 SIZE: 1,009 SF
 DATE AVAILABLE: IMMEDIATELY



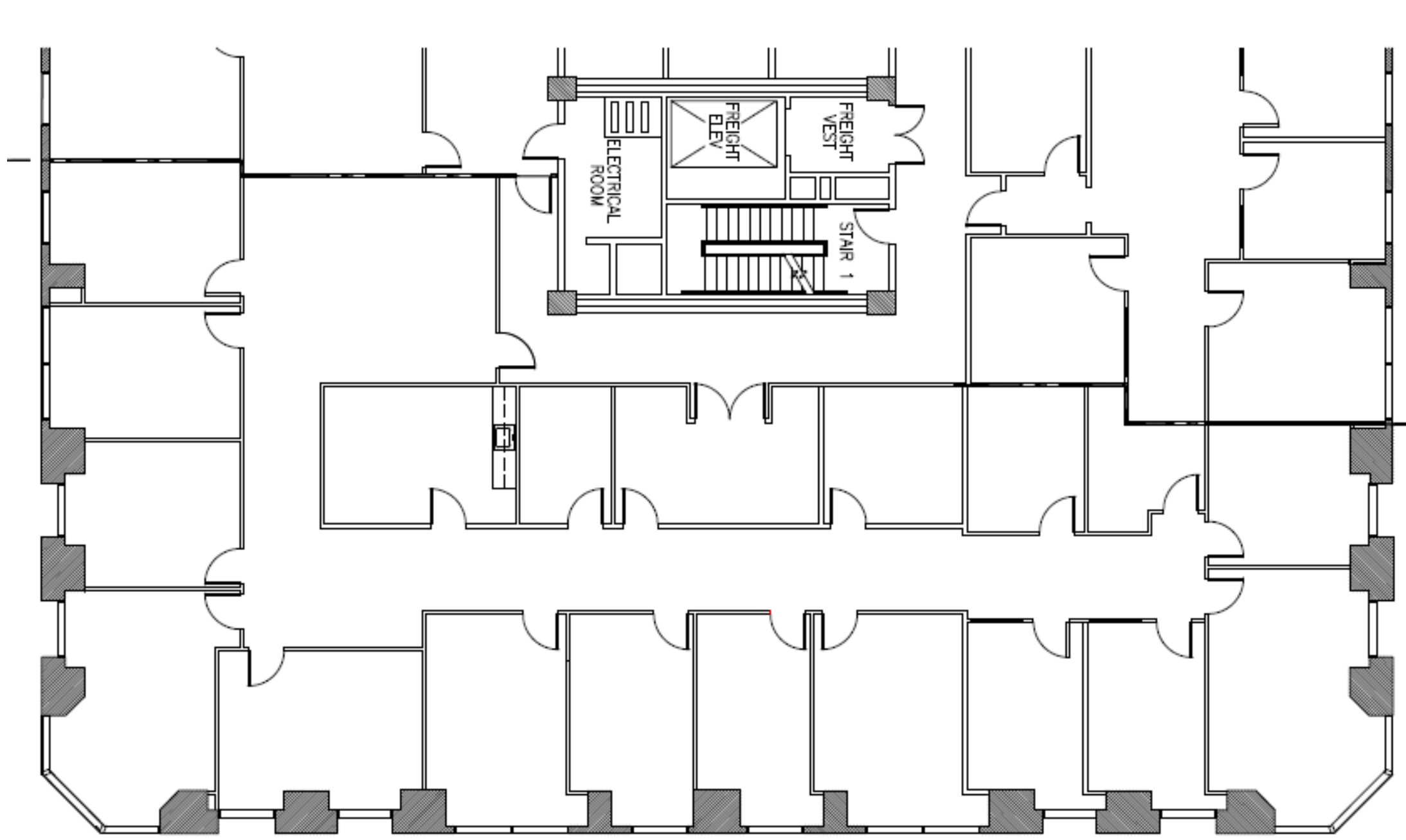
SUITE #: 1125
SIZE: 4,427 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 1165
SIZE: 1,791 SF
DATE AVAILABLE: IMMEDIATELY

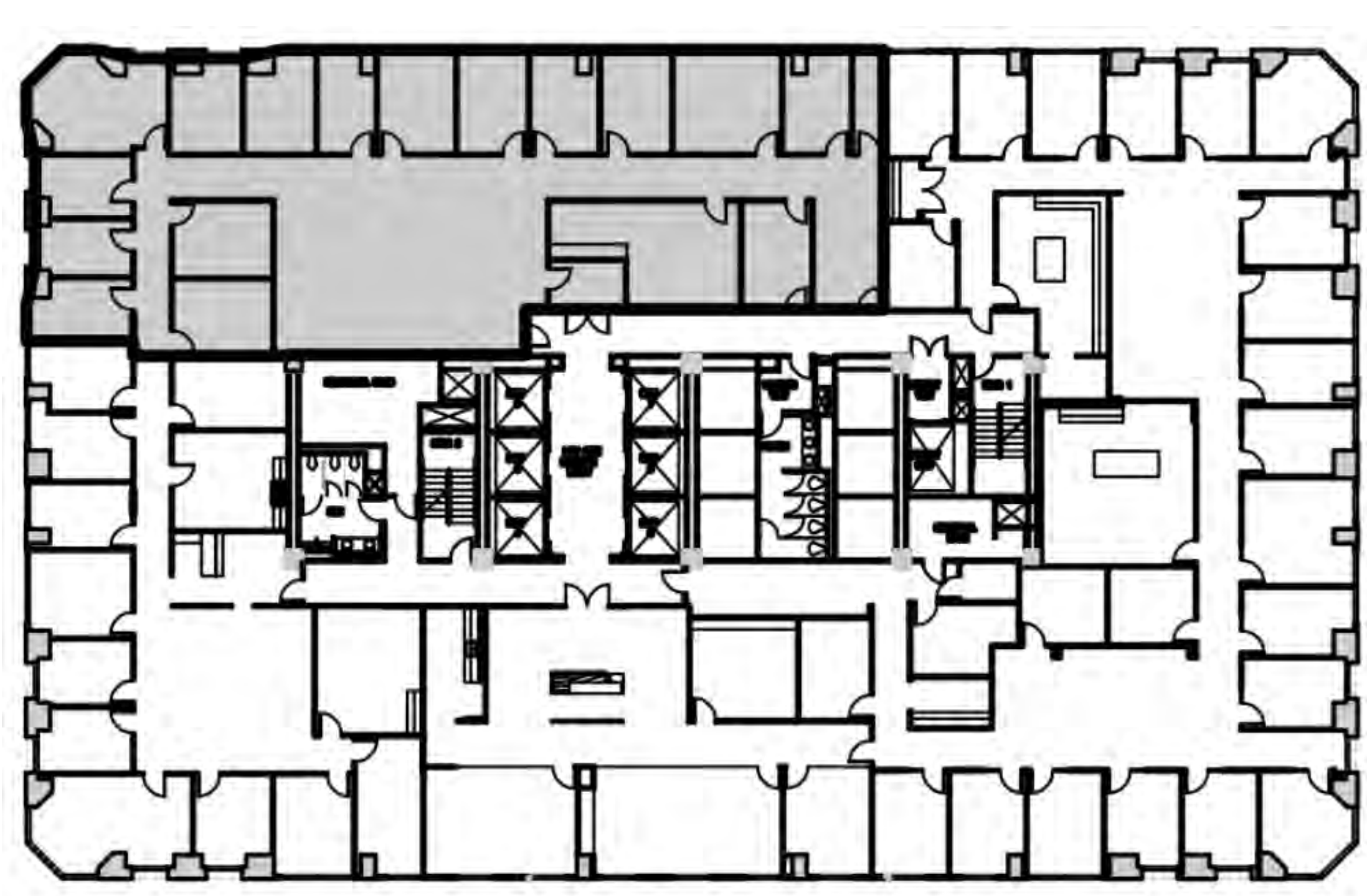


SUITE #: 1550
 SIZE: 4,151 SF
 DATE AVAILABLE: IMMEDIATELY

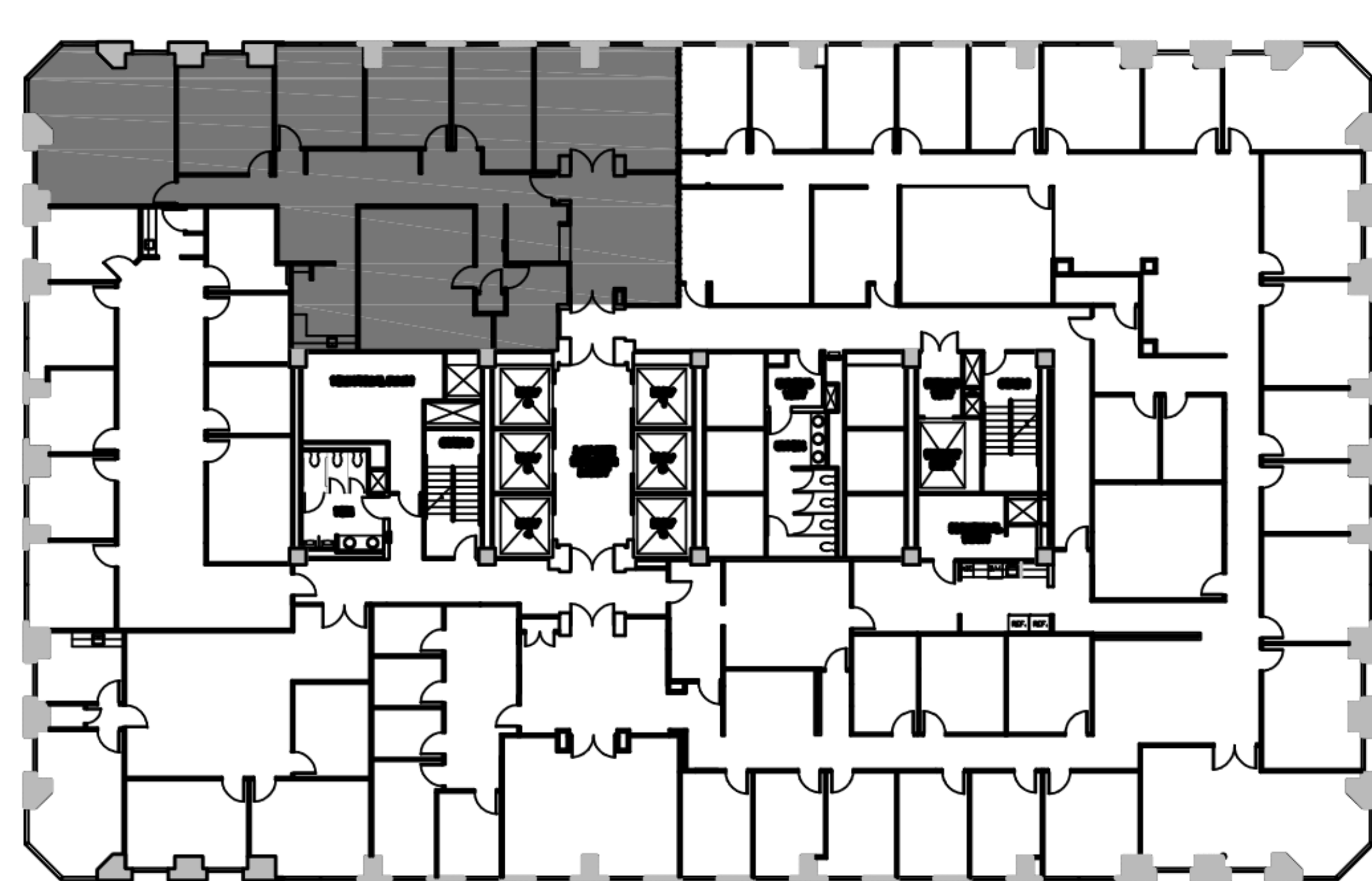


PENN STREET

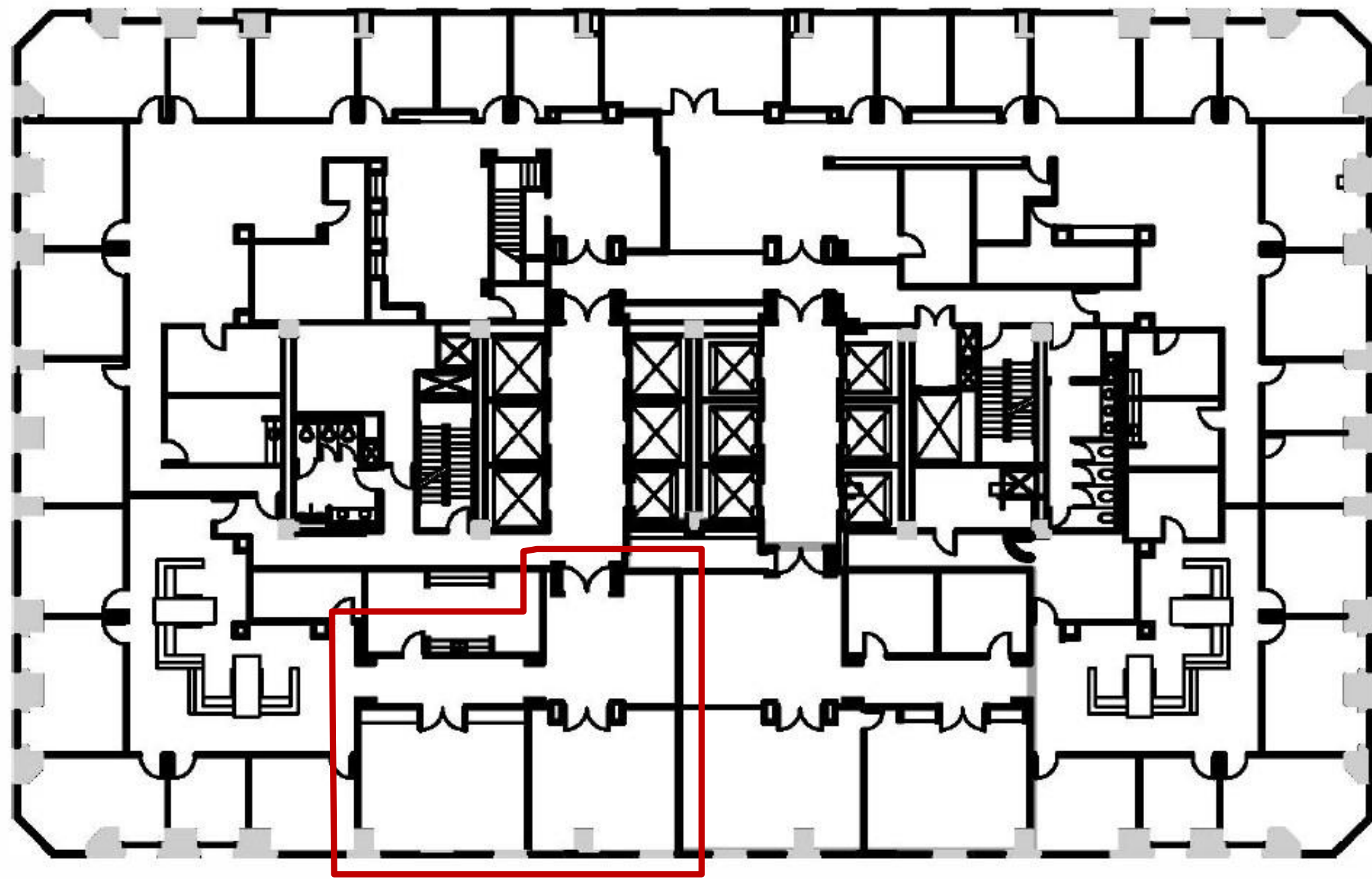
SUITE #: 1860
 SIZE: 7,570 SF
 DATE AVAILABLE: IMMEDIATELY



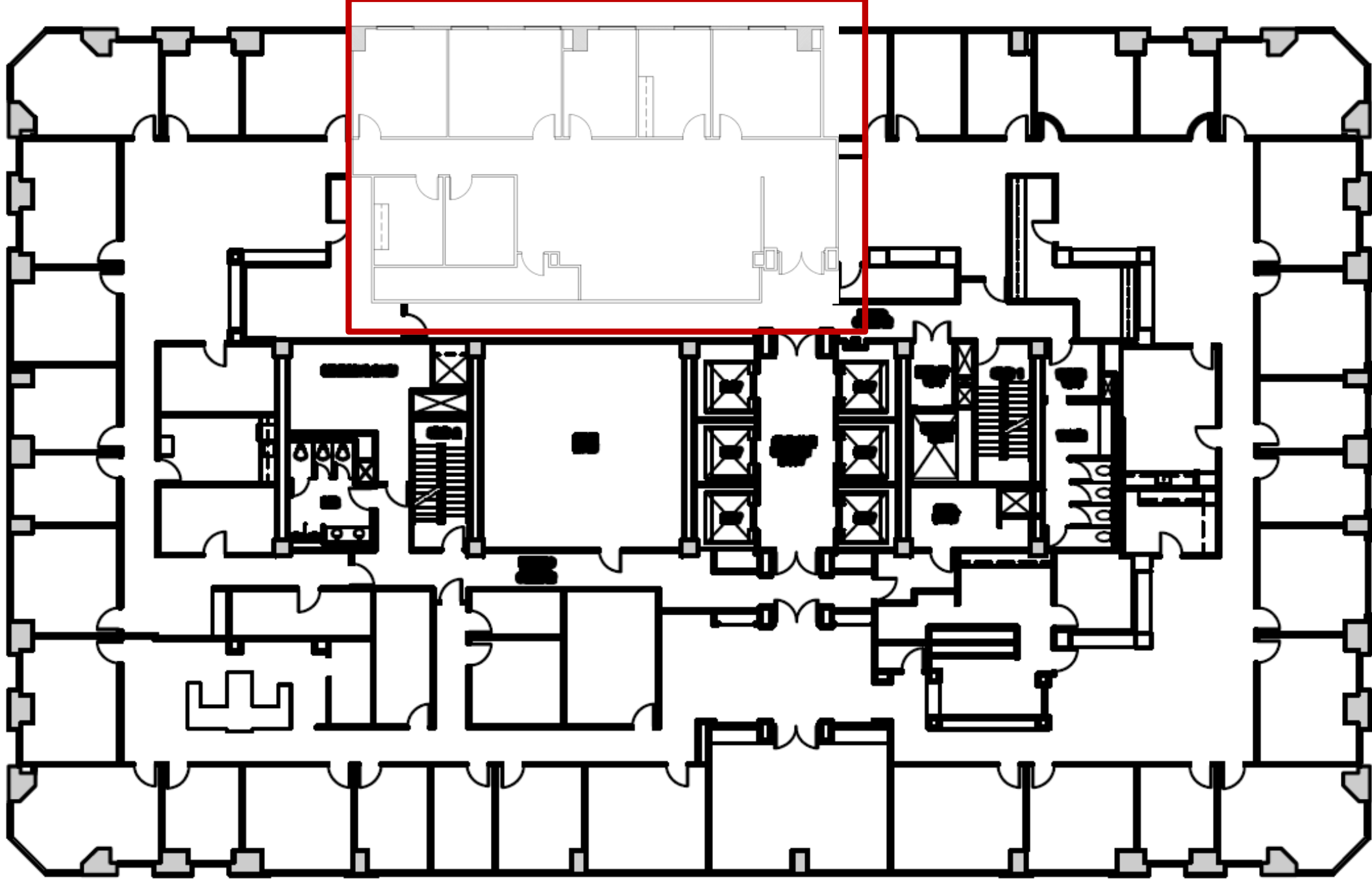
SUITE #: 2050
 SIZE: 5,381 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2250
 SIZE: 3,394 SF
 DATE AVAILABLE: IMMEDIATELY



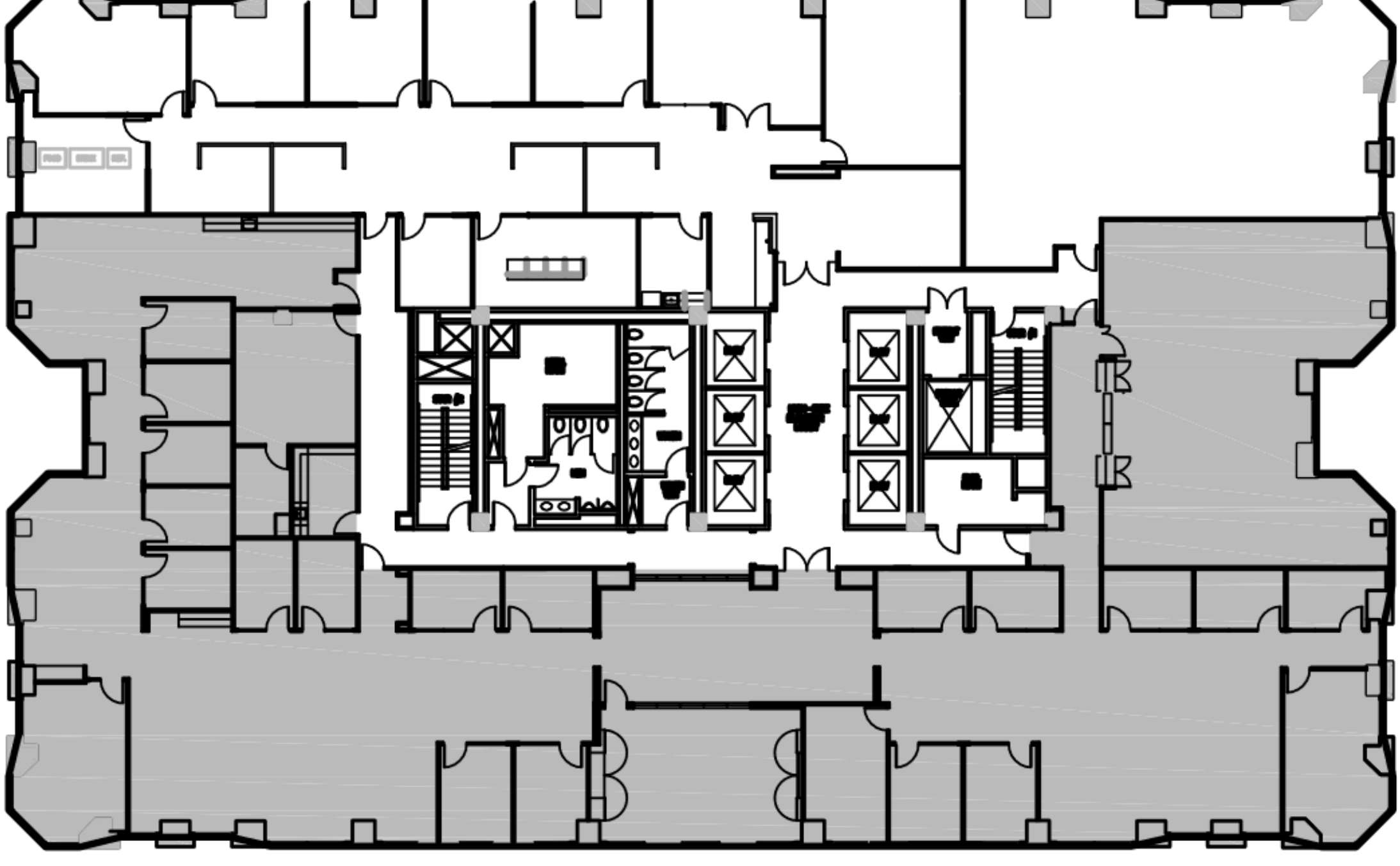
SUITE #: 2380
 SIZE: 2,310 SF
 DATE AVAILABLE: IMMEDIATELY



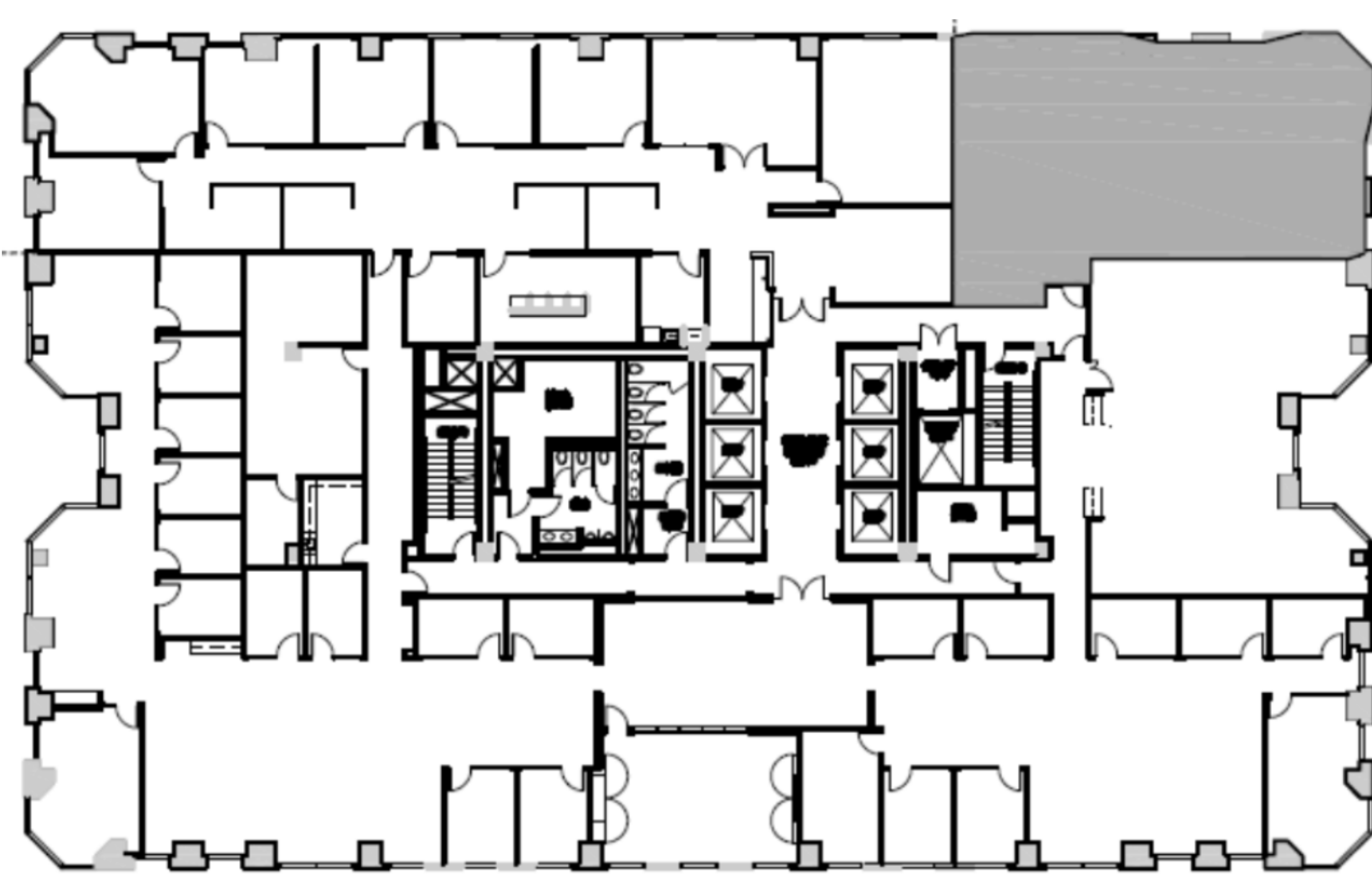
SUITE #: 2570
 SIZE: 2,660 SF
 DATE AVAILABLE: IMMEDIATELY



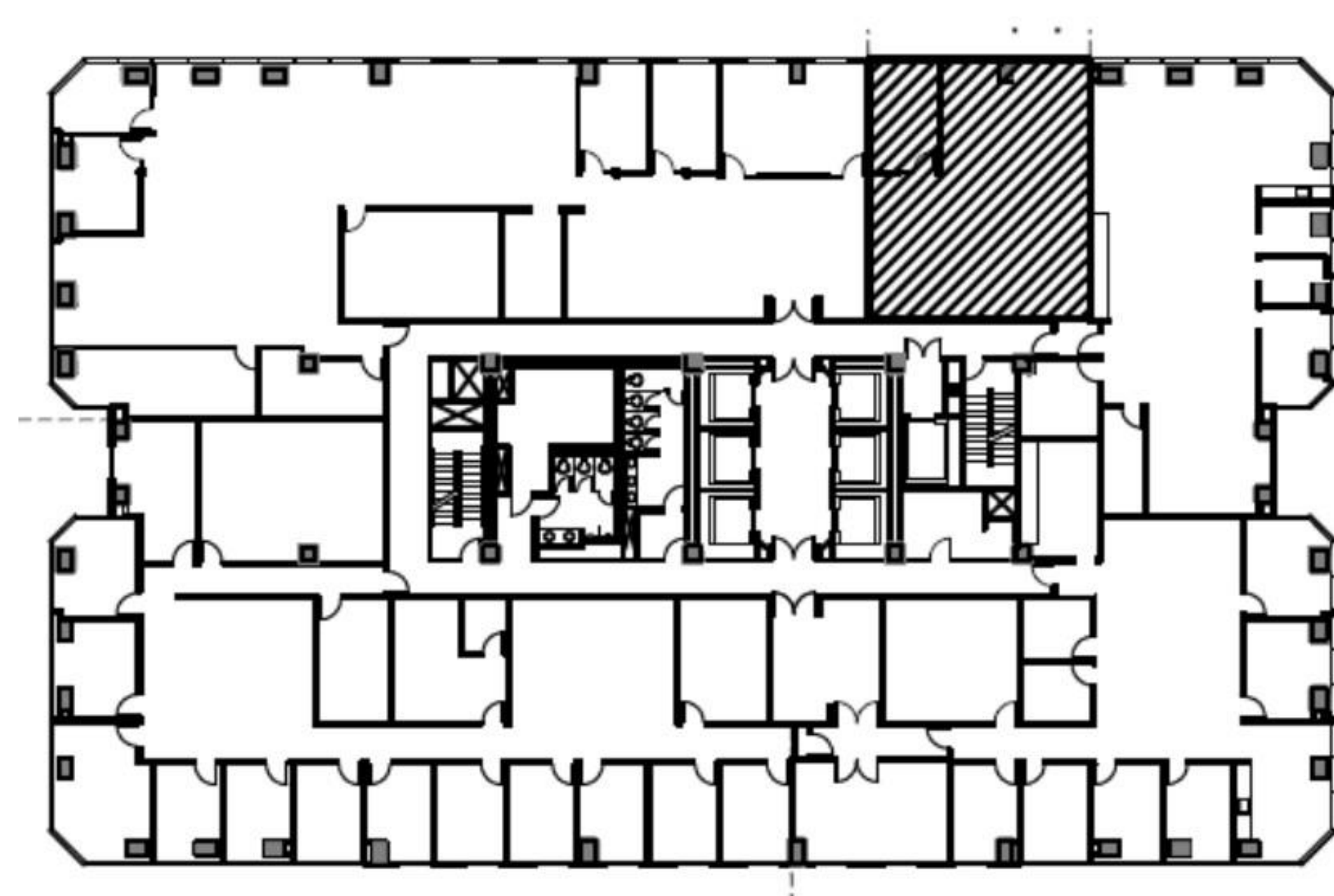
SUITE #: 2810
 SIZE: 905 SF
 DATE AVAILABLE: IMMEDIATELY



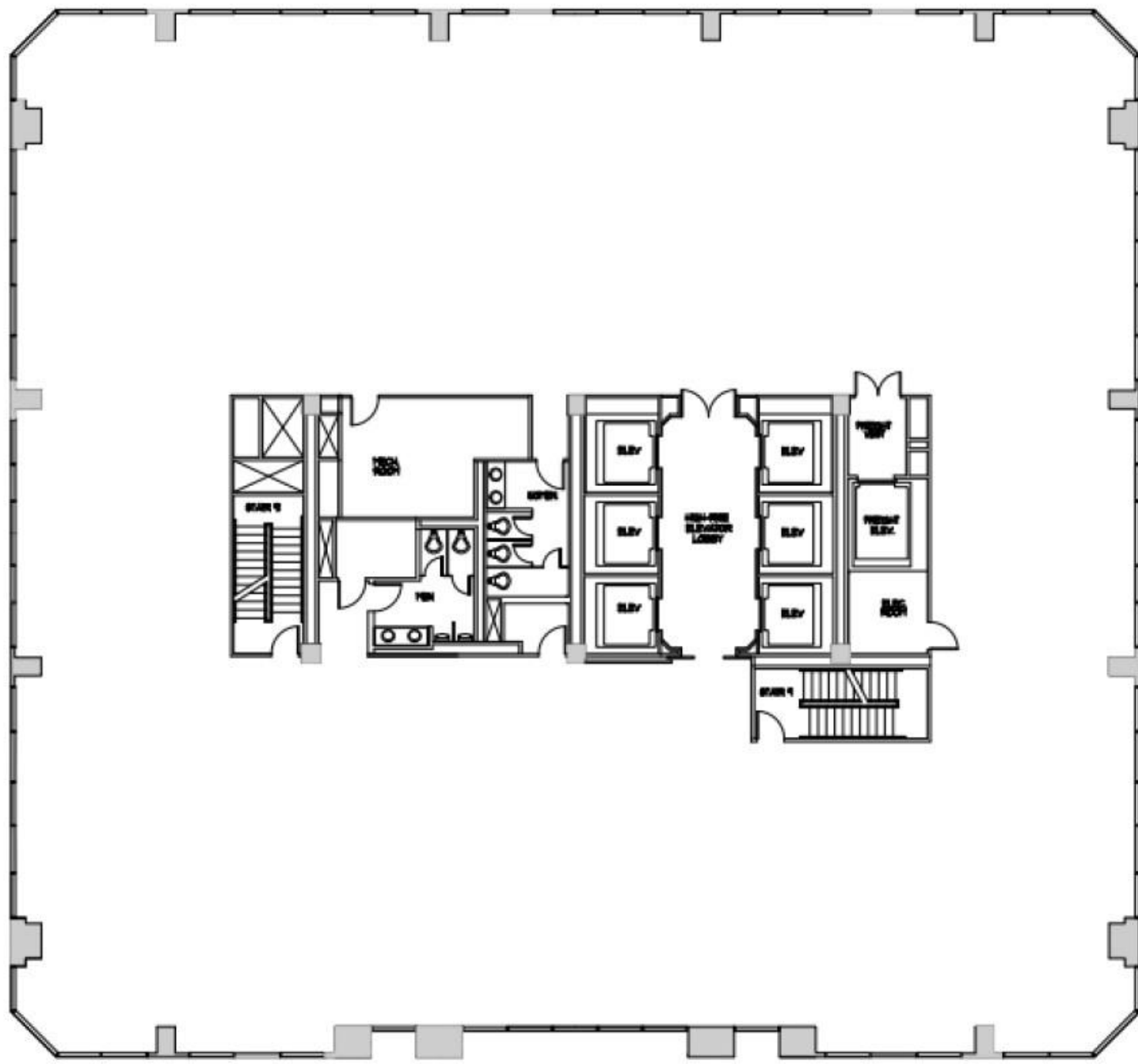
SUITE #: 2900
 SIZE: 12,193 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2925
 SIZE: 2,079 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 3075
 SIZE: 1,384 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 3500
SIZE: 12,866 SF
DATE AVAILABLE: IMMEDIATELY

Benson Tower



Benson Tower (formerly **Dominion Tower** and the **CNG Tower**), located at 1450 Poydras Street in New Orleans, is a 26-story, 406 feet-tall office tower. The building was purchased by late the Tom Benson on September 15, 2009 and renamed the Benson Tower.

In 2012, Ochsner Health System MOVED executives and as many as 750 administrative employees to the top four floors as well as the 2nd and 3rd floor space with balconies overlooking Champions Square and the Mercedes-Benz Superdome; second floor space is utilized for Benson's television station, Fox affiliate WVUE (Channel 8) for the station's morning newscast, sporting events and by lease for other parties.

The office tower consists of 487,760 square feet and boasts a 97 percent lease rate.

Contact:
Colleen Berthelot Lewis
Leasing Agent
Phone: +15045815005
clewis@corp-realty.com

1515

Poydras
Building



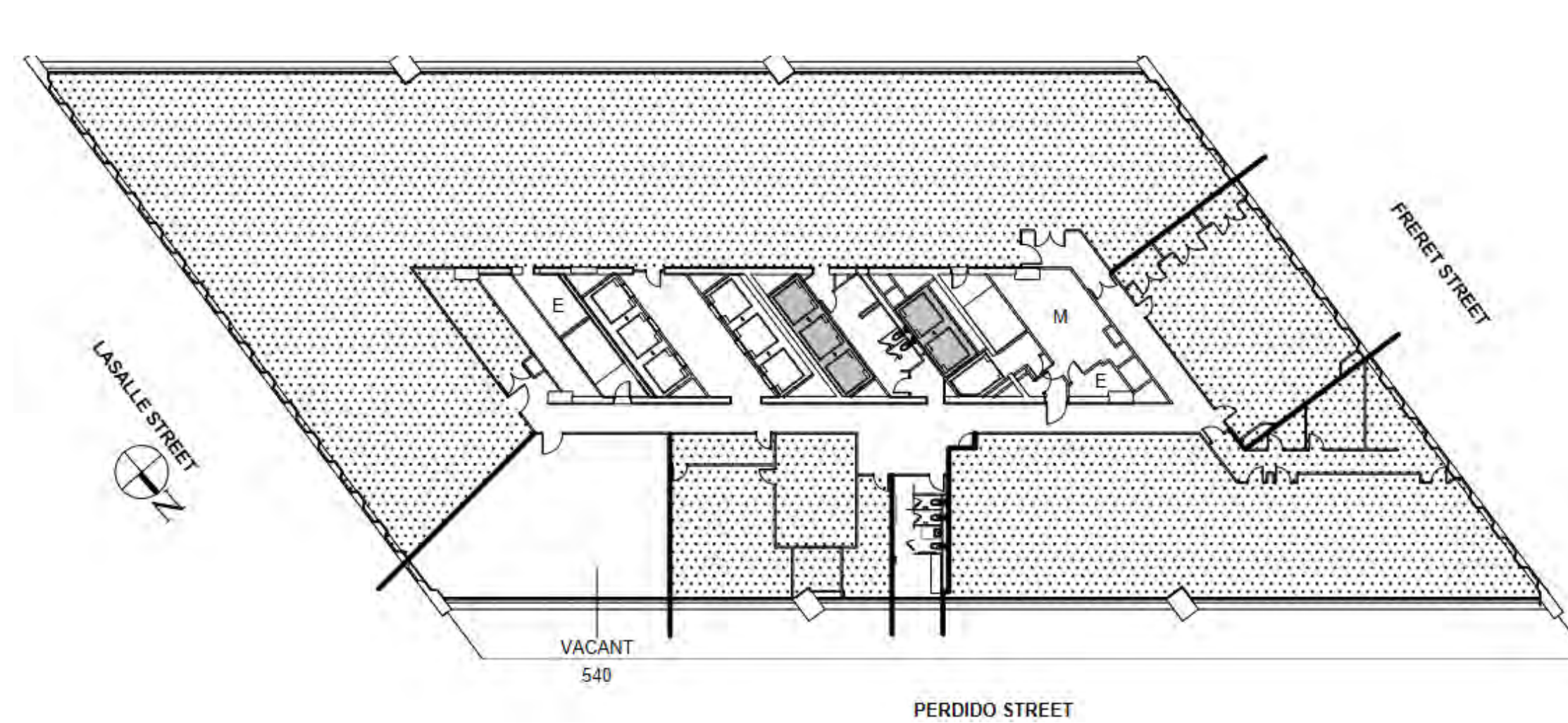
1515 Poydras Building, located at 1515 Poydras Street in New Orleans, is a 27-story, 341-foot-tall office tower located across from the Mercedes-Benz Superdome.

The building offers a distinctive parallelogram design with vertical windows fronting Freret and LaSalle Streets and horizontal windows fronting Poydras and Perdido Streets.

- Tenants and visitors enjoy:
- Superior Freeway Access
 - Attached Parking Garage
 - 24 hour Courtesy Guard
 - After-Hours Card-Key Access
 - On-Site Management
 - Conference Room
 - On-site Food Court
 - Restaurants, Hotels and Banks within walking distance

Contact:
 Greg Riera, CCIM
 504.585.2678
greg.riera@am.jll.com
 1515 Poydras St., Suite 105,
 New Orleans, LA 70112 1515Poydras.com

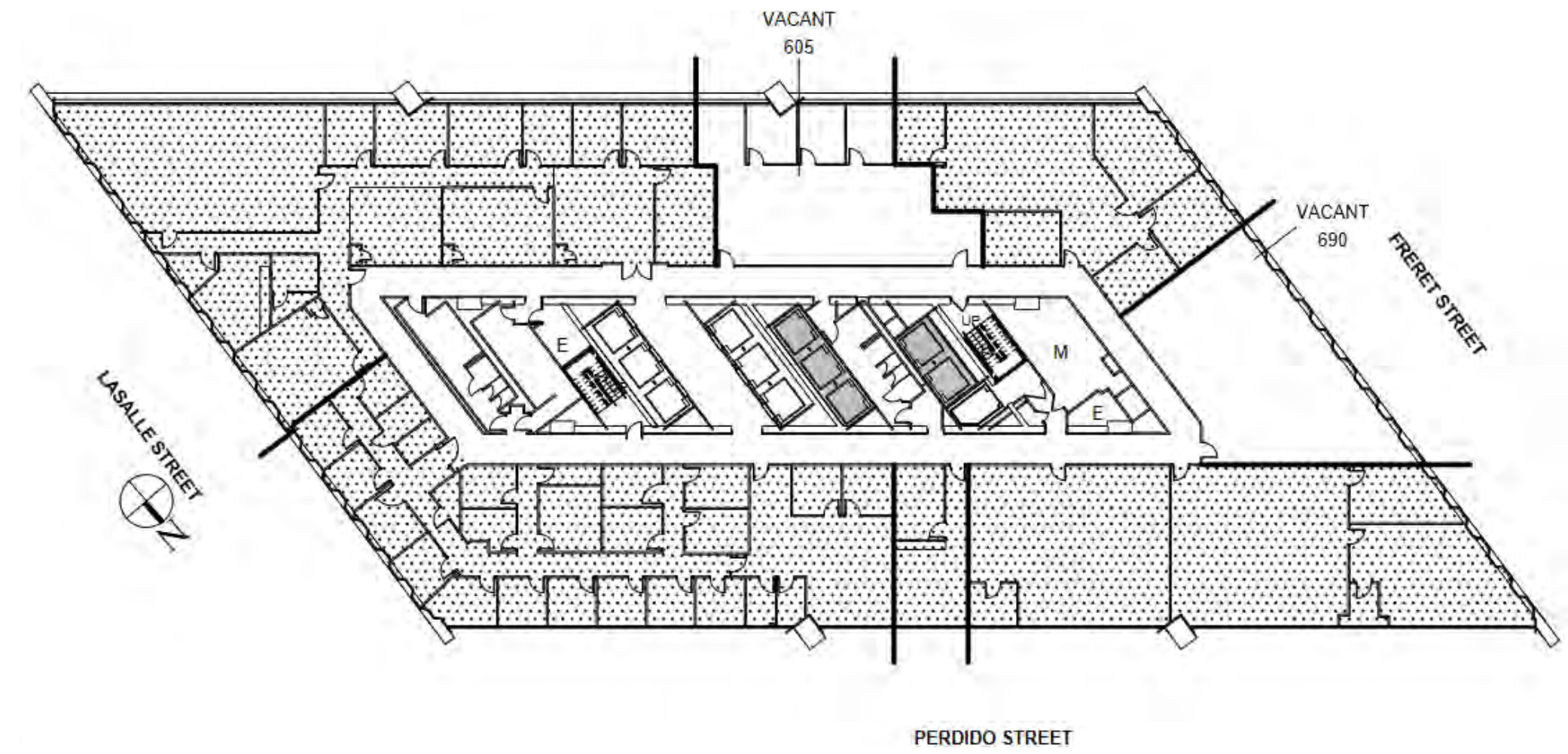




SUITE #: 540
 SIZE: 2,186 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 550
 SIZE: 1,254 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 560
 SIZE: 4,479 SF
 DATE AVAILABLE: IMMEDIATELY

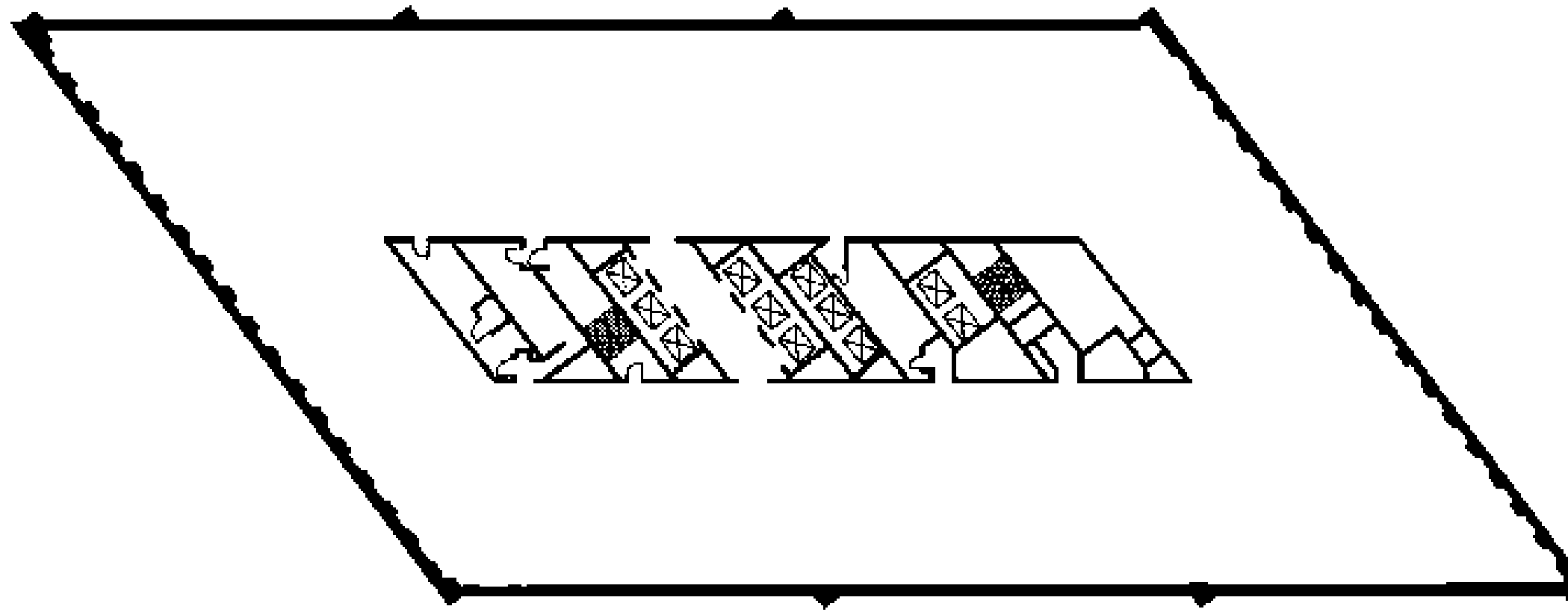


SUITE #: 600
 SIZE: 2,266 SF
 DATE AVAILABLE: IMMEDIATELY

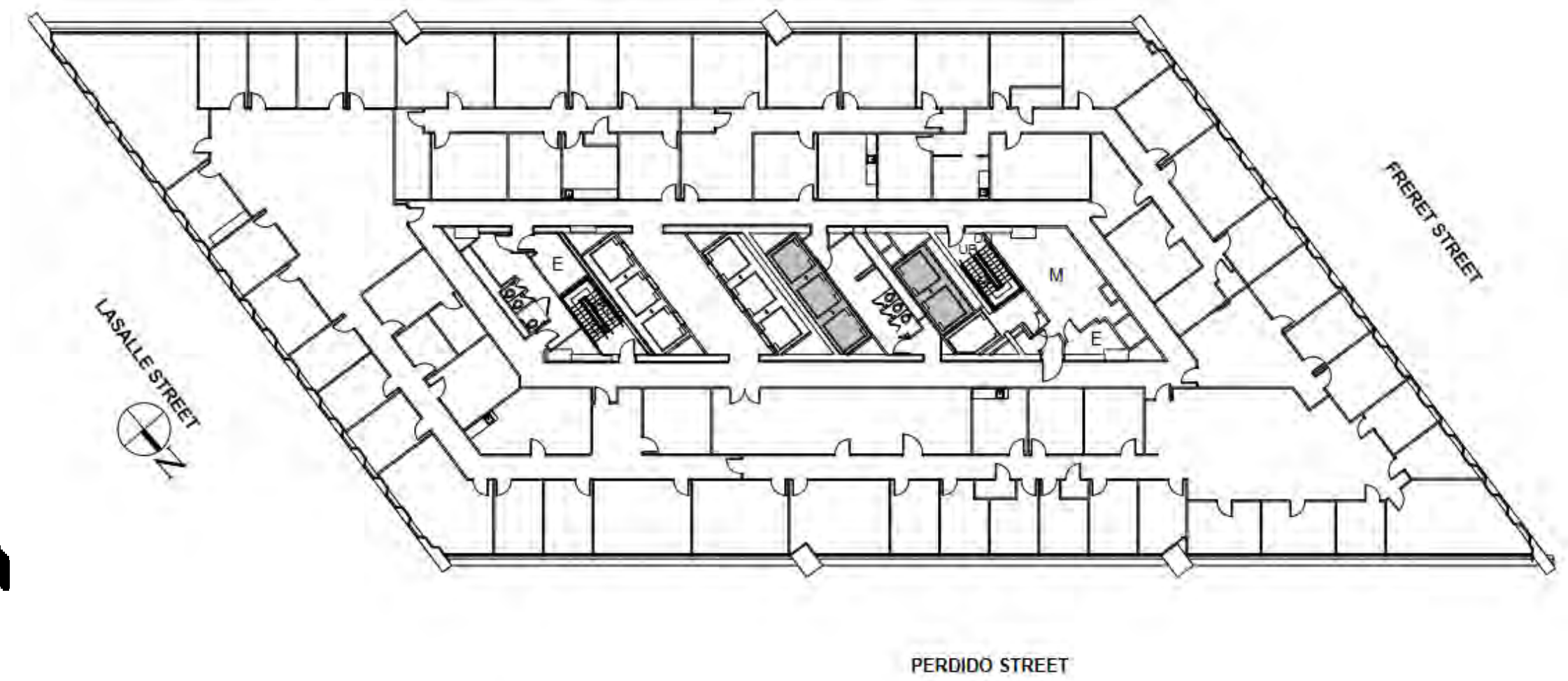
SUITE #: 605
 SIZE: 1,726 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 660
 SIZE: 567 SF
 DATE AVAILABLE: IMMEDIATELY

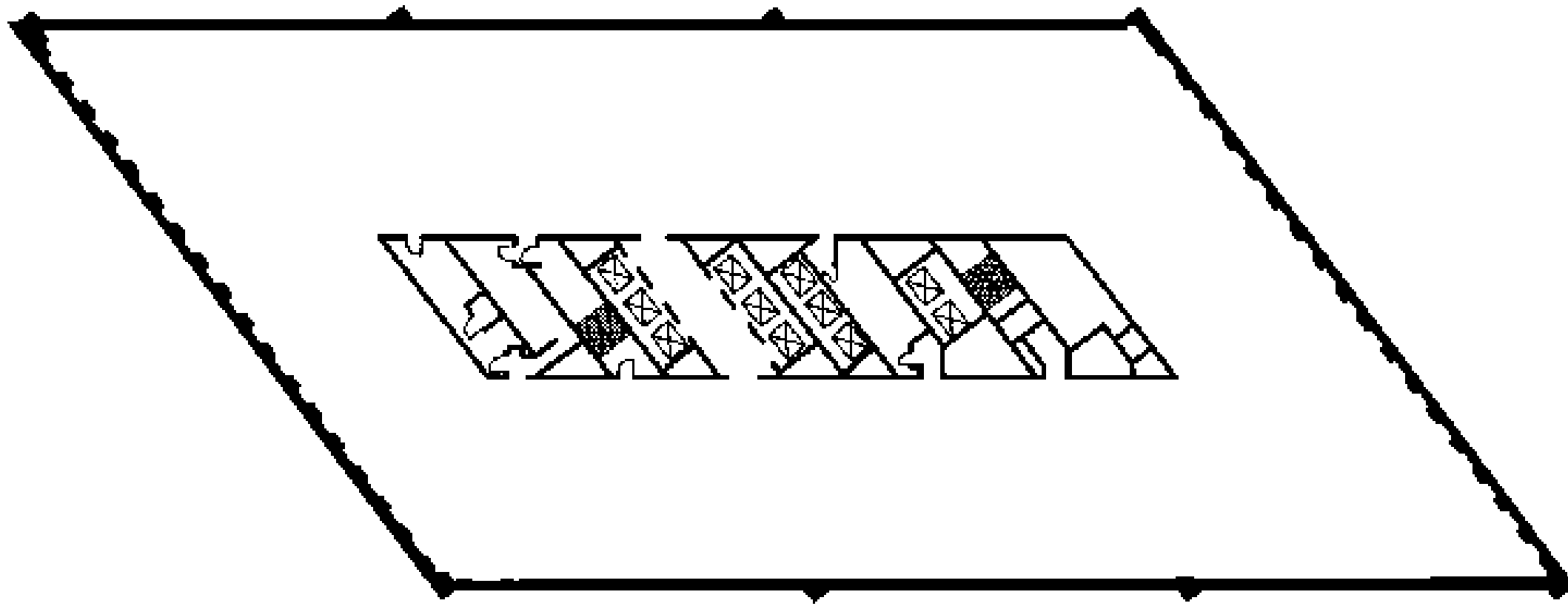
SUITE #: 690
 SIZE: 1,811 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 700
 SIZE: 21,949 SF
 DATE AVAILABLE: IMMEDIATELY

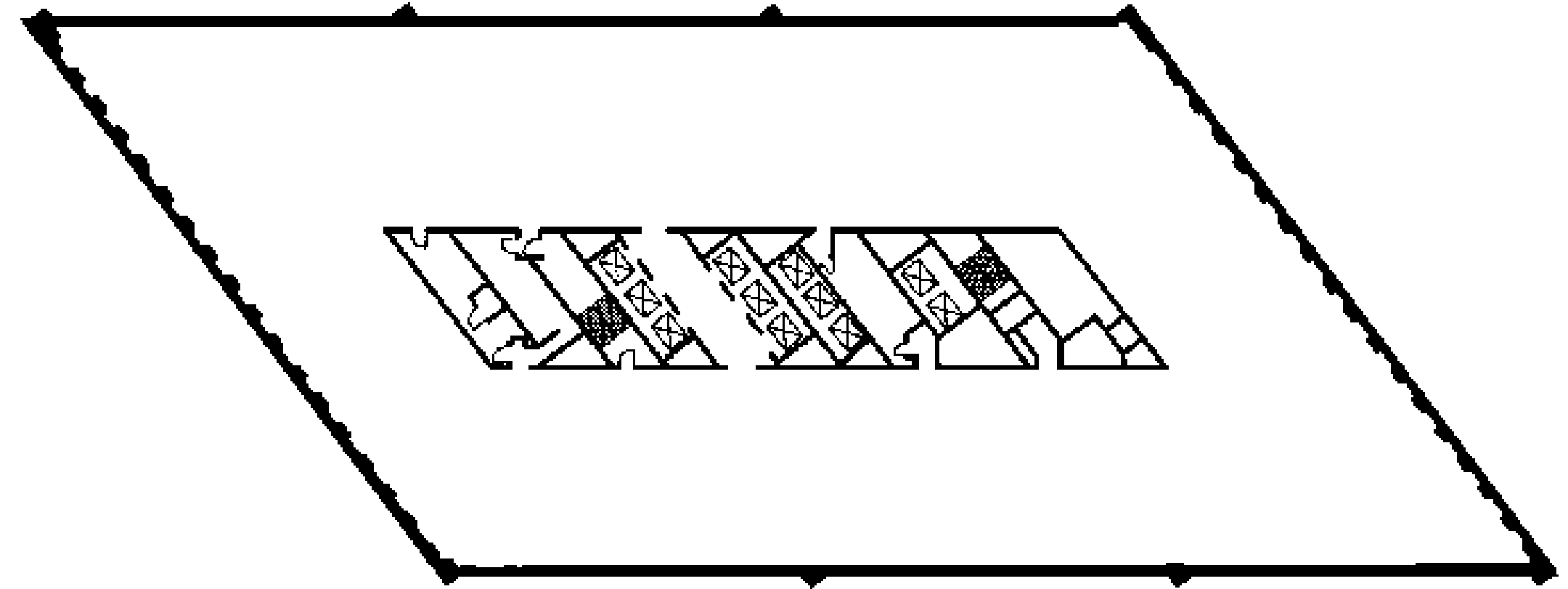


SUITE #: 810
 SIZE: 3,142 SF
 DATE AVAILABLE: IMMEDIATELY



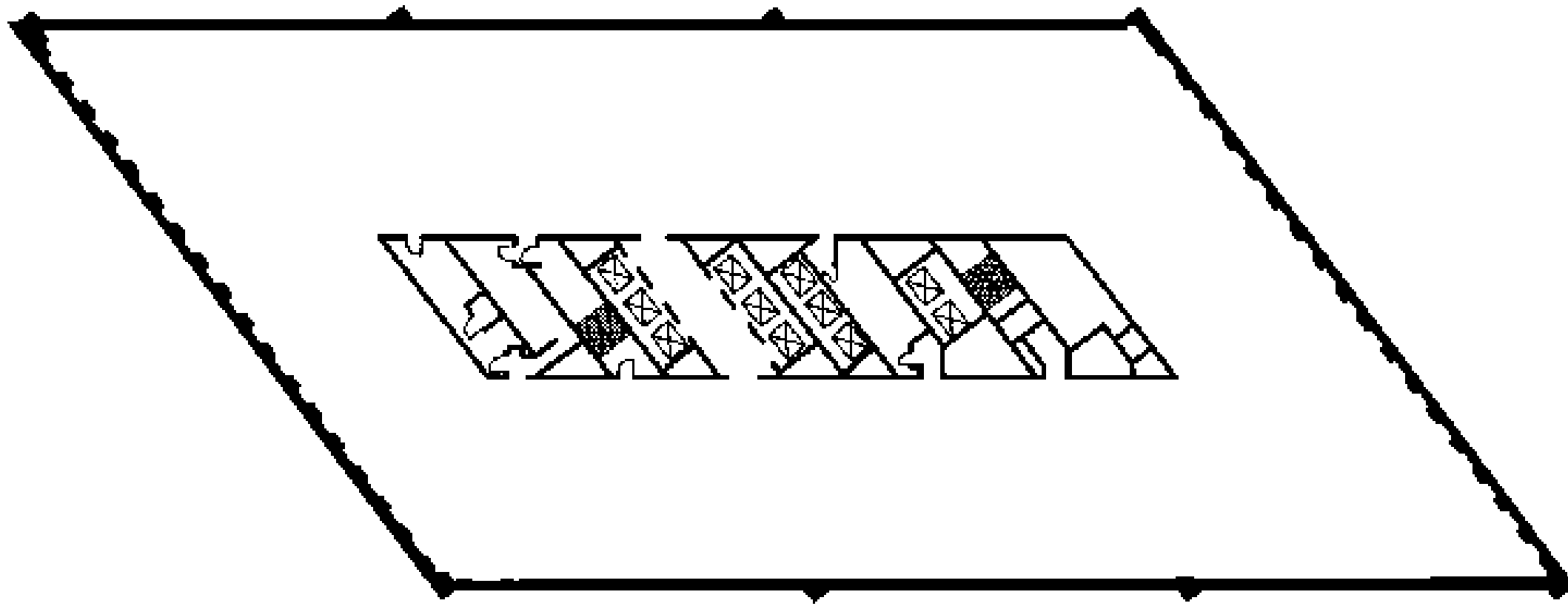
SUITE #: 900
 SIZE: 9,451 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 950
 SIZE: 13,503 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1005
 SIZE: 2,149 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1050
 SIZE: 2,208 SF
 DATE AVAILABLE: IMMEDIATELY

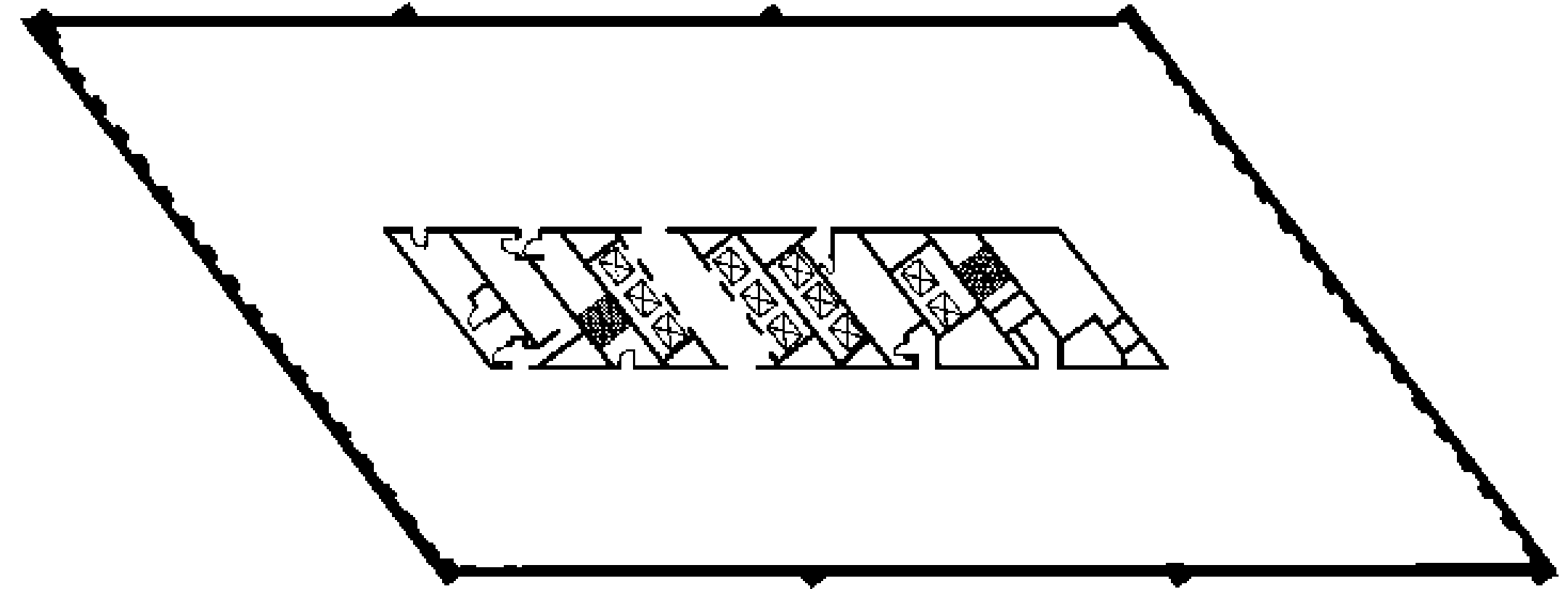


SUITE #: 1120
 SIZE: 1,960 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1130
 SIZE: 2,162 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1150
 SIZE: 4,083 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1160
 SIZE: 3,742 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1250
 SIZE: 2,095 SF
 DATE AVAILABLE: IMMEDIATELY

Entergy Corporation Building



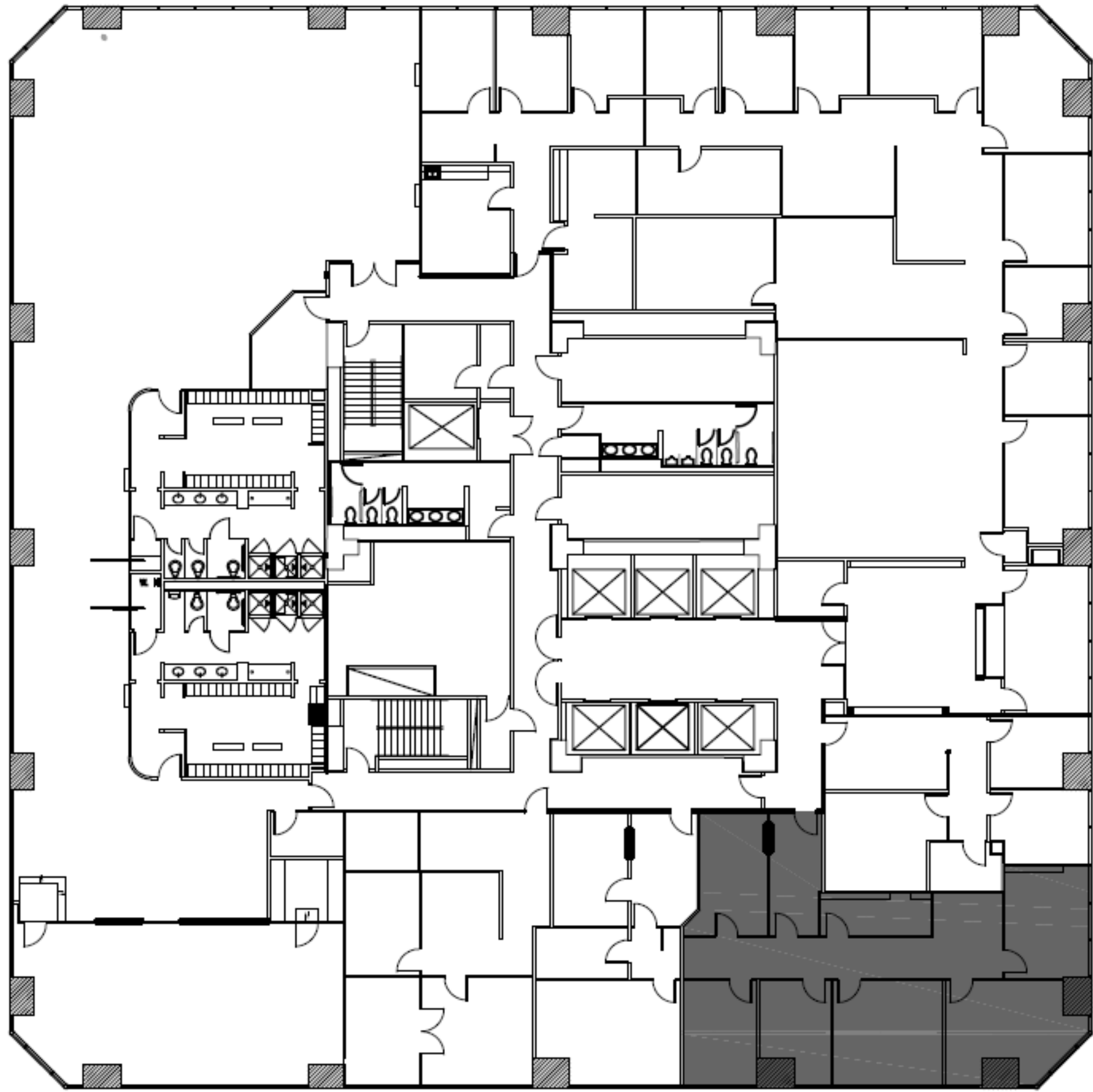
The Entergy Corporation Building, located at 639 Loyola Avenue was constructed in 1982. The 28-Story, Class-A, Central Business District office building is constructed of reinforced concrete with a 4" concrete floor slab, and stands on a foundation of driven concrete pile caps.

The property's exterior curtain wall consists of an aluminum anodized bronze-tone frame with granite and double-pane reflective-glass.

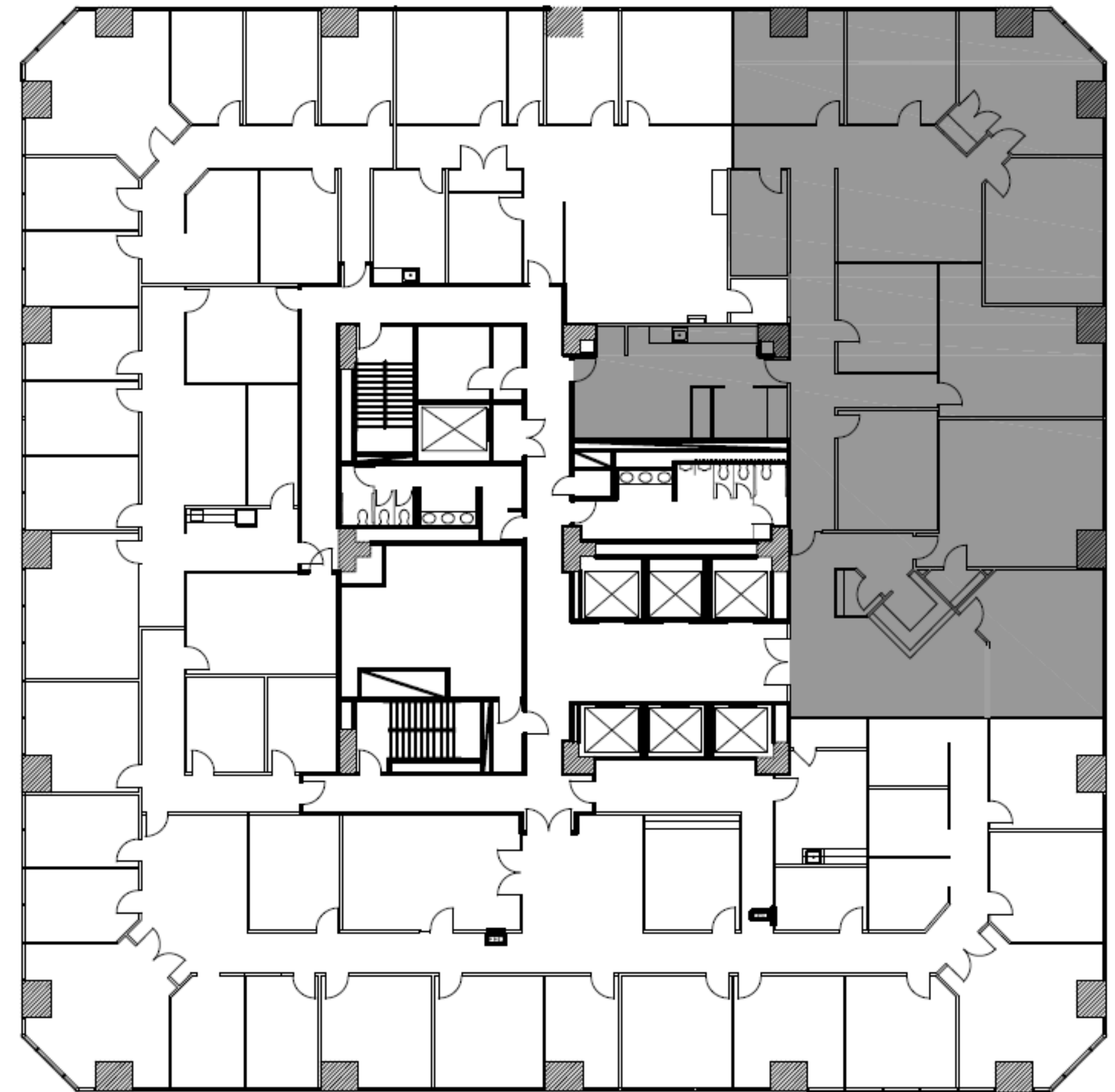
Contact:
Sandra Corrigan, SIOR
p: (504) 620.3565 scorrigan@srsa-realestate.com

Steve Reisig, CCIM p: (504)
620.0349
sreisig@srsa-realestate.com

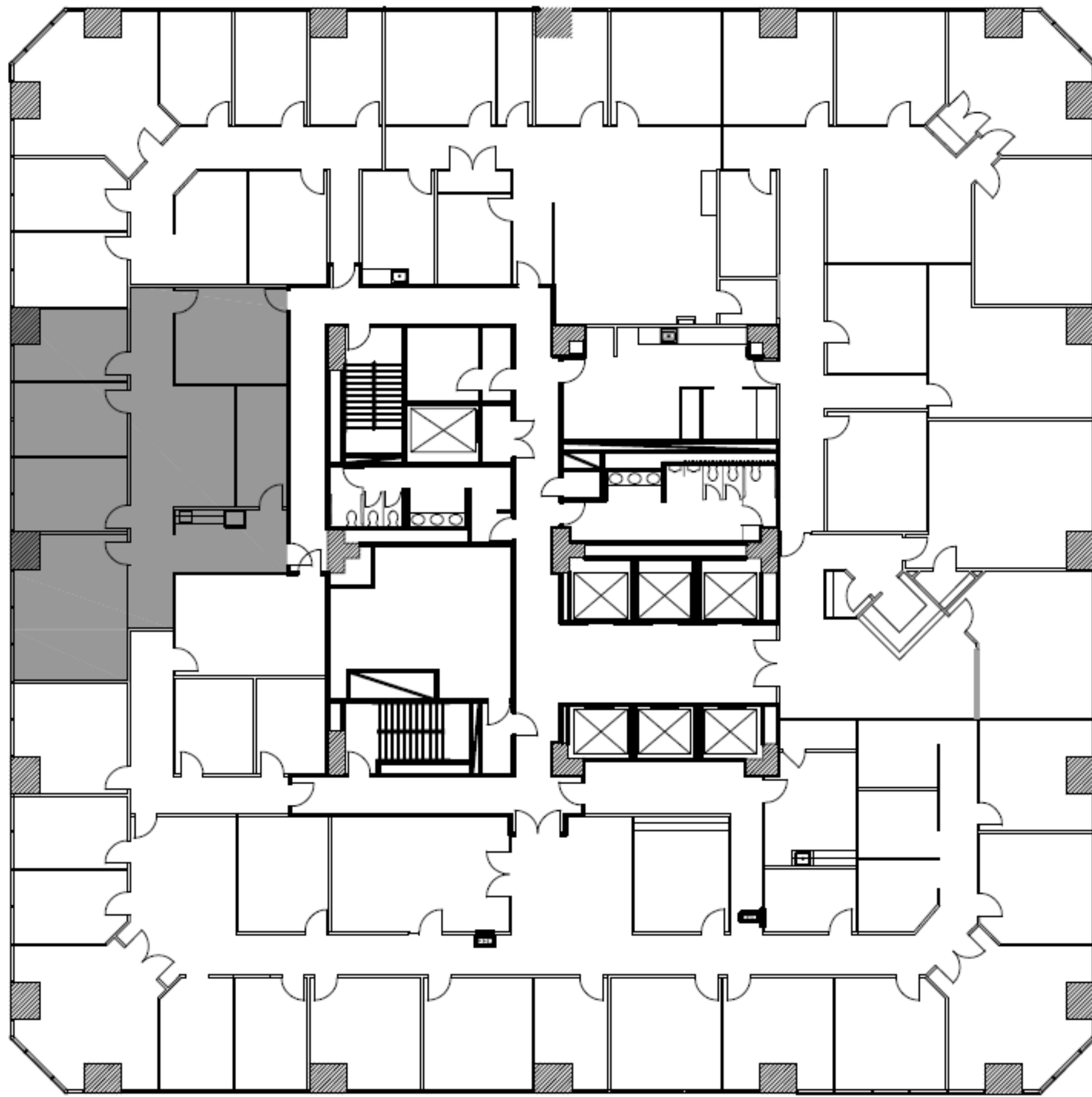




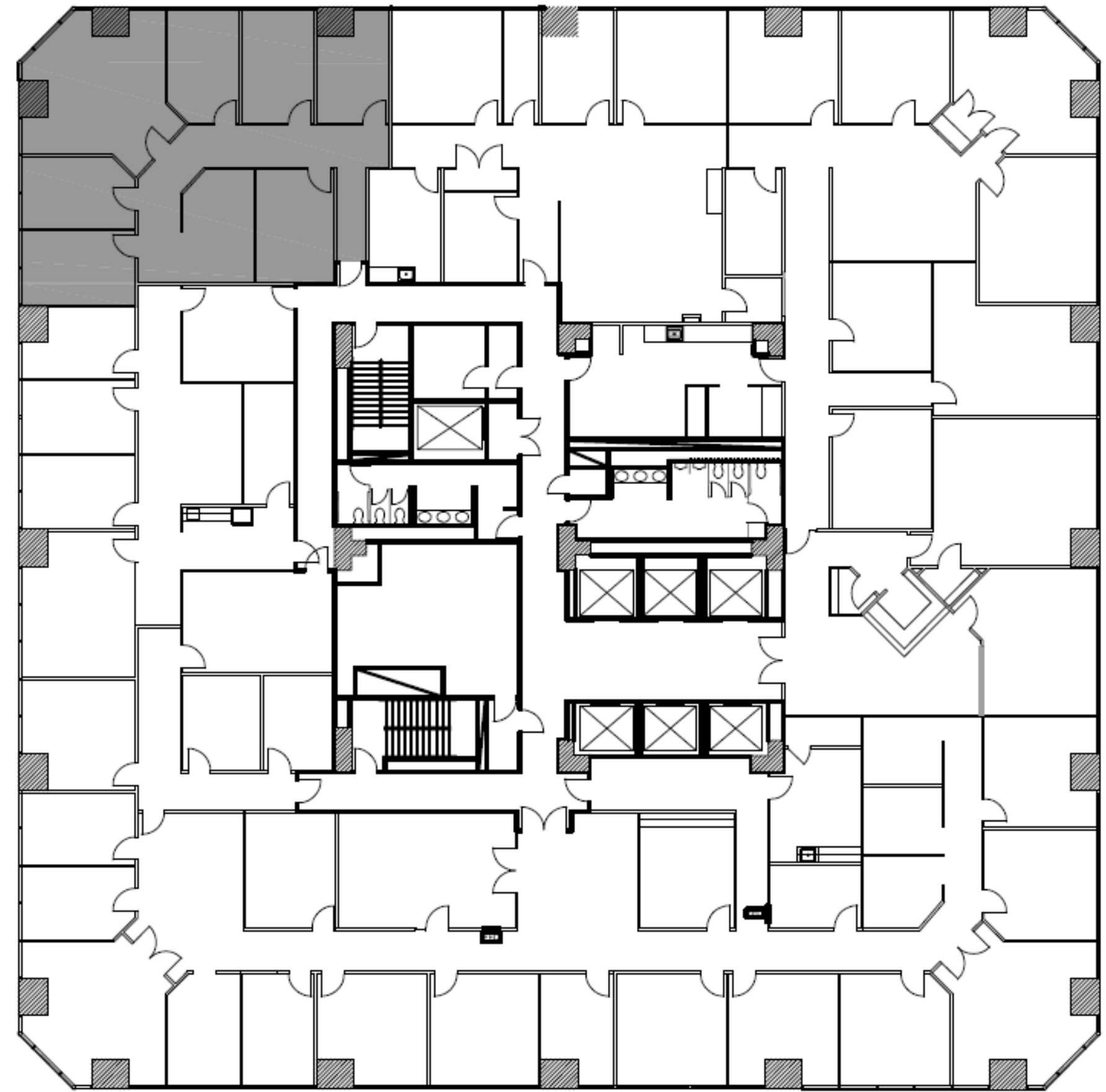
SUITE #: 1820
 SIZE: 1,852 SF
 DATE AVAILABLE: IMMEDIATELY



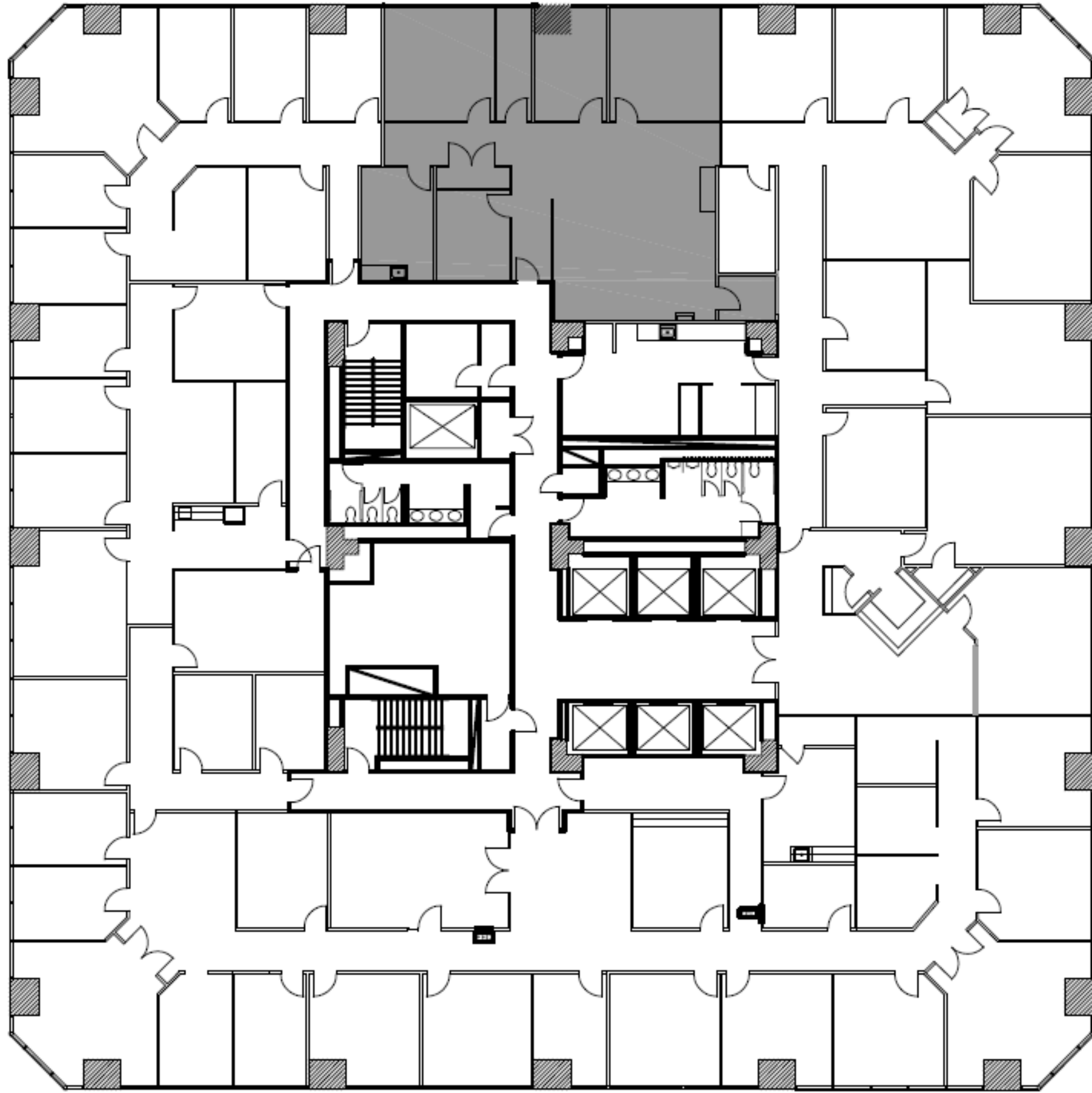
SUITE #: 2500
 SIZE: 5,361 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2560
 SIZE: 1,877 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2565
 SIZE: 2,055 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2570
SIZE: 2,142 SF
DATE AVAILABLE: IMMEDIATELY

DXC.Technology Building



1615 Poydras is a 23-floor office tower located across from the Mercedes-Benz Superdome. The building has the easiest access to and from the interstate system in the CBD.

The Class-A property is New Orleans owned and operated. Encompassing 508,741 rentable square feet, the Class A Property is 87.5% leased and serves as the base for DXC Technology Center.

High profile, local, national and international corporations including DXC.technology, Freeport-McMoRan, ANKOR Energy, Gillis Ellis & Baker, Kuchler Polk Weiner, Usry & Weeks, Duplantier Hrapmann Hogan & Maher, U.S. Coast Guard and Regus.

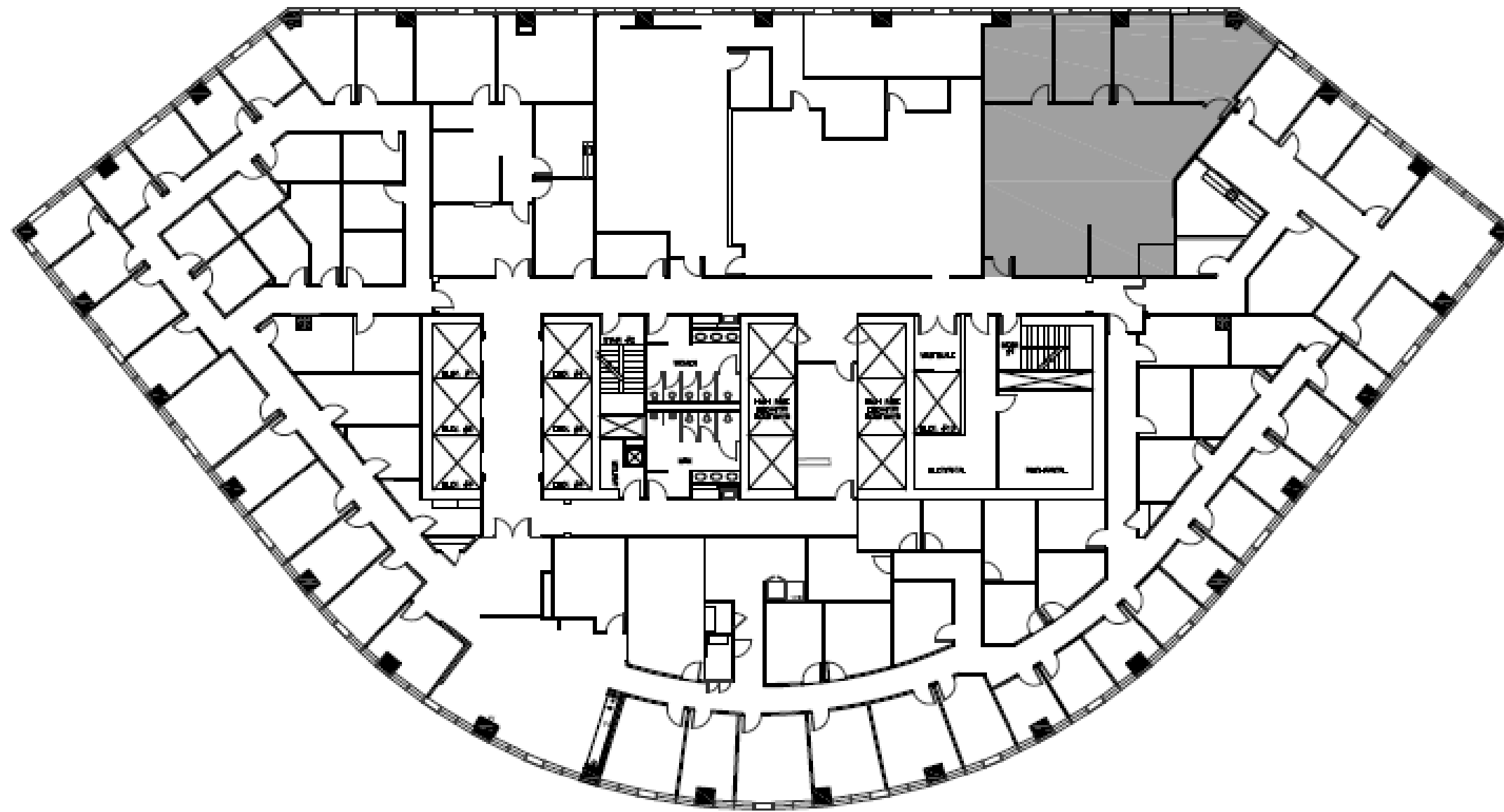
For leasing information, contact:
Gaines Seaman Stirling
Properties Office: 504-834-1111

Fax: 504-834-1145

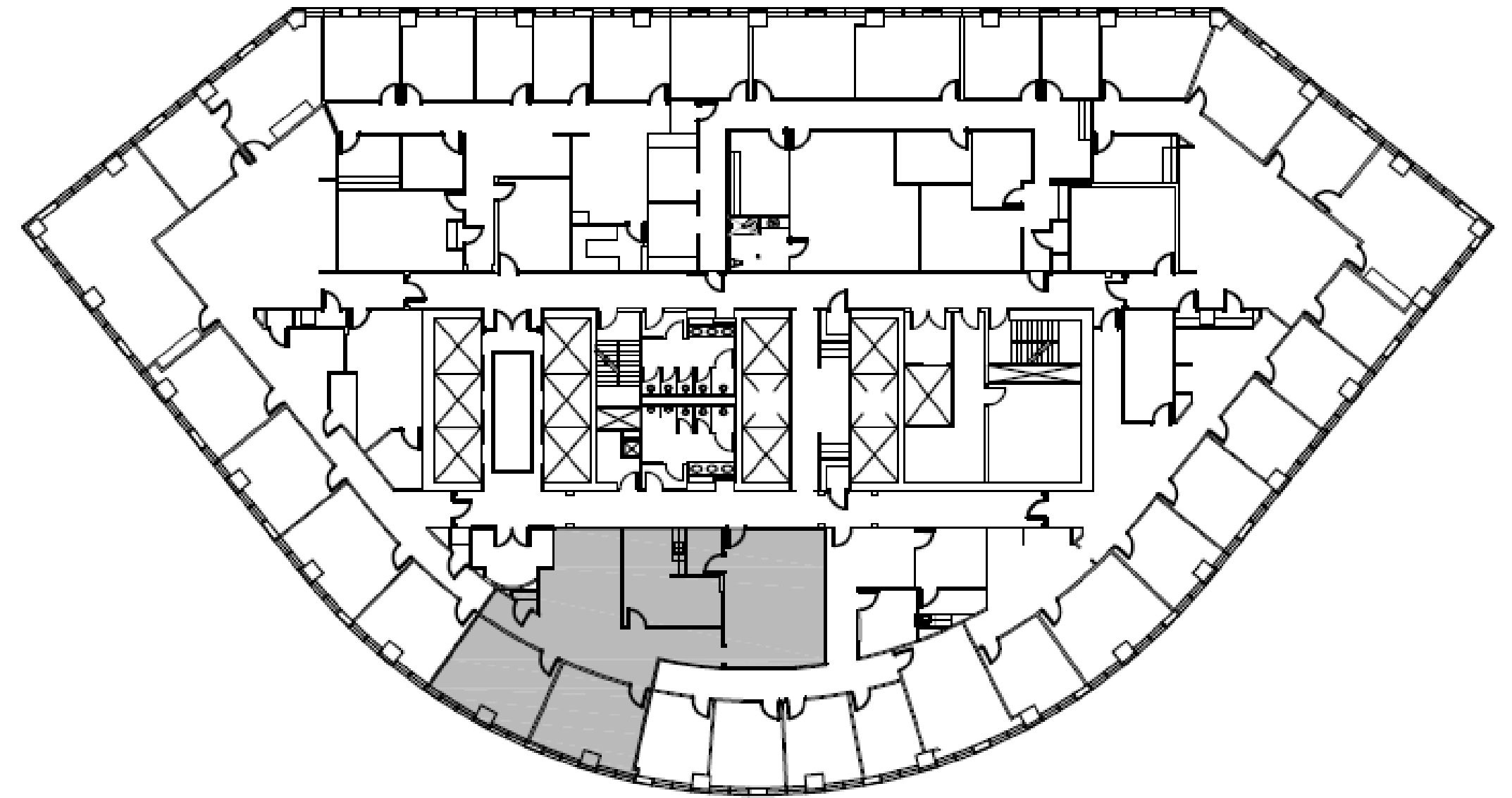
Cell: 504-289-6500

Email: gseaman@stirlingprop.com

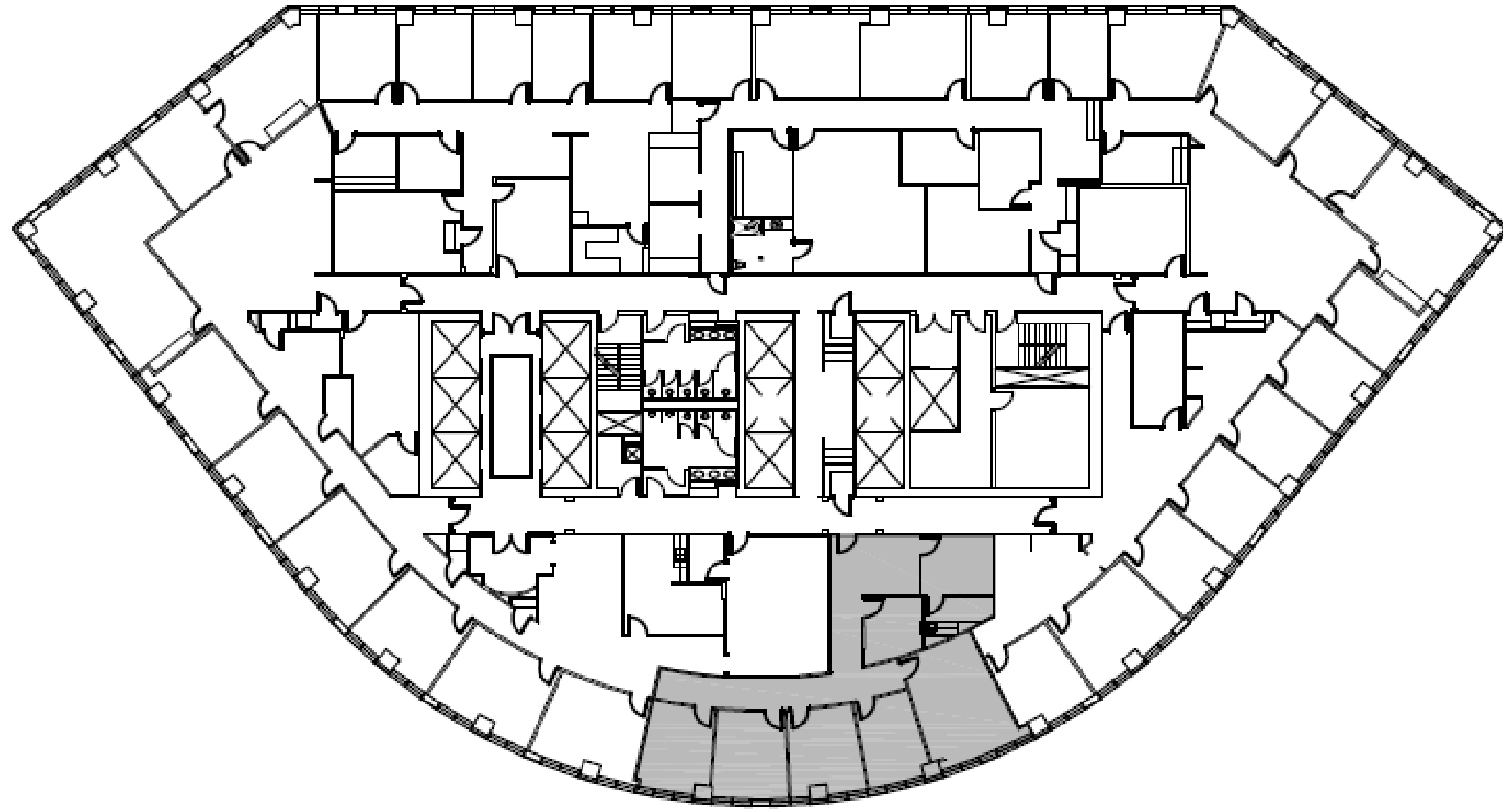




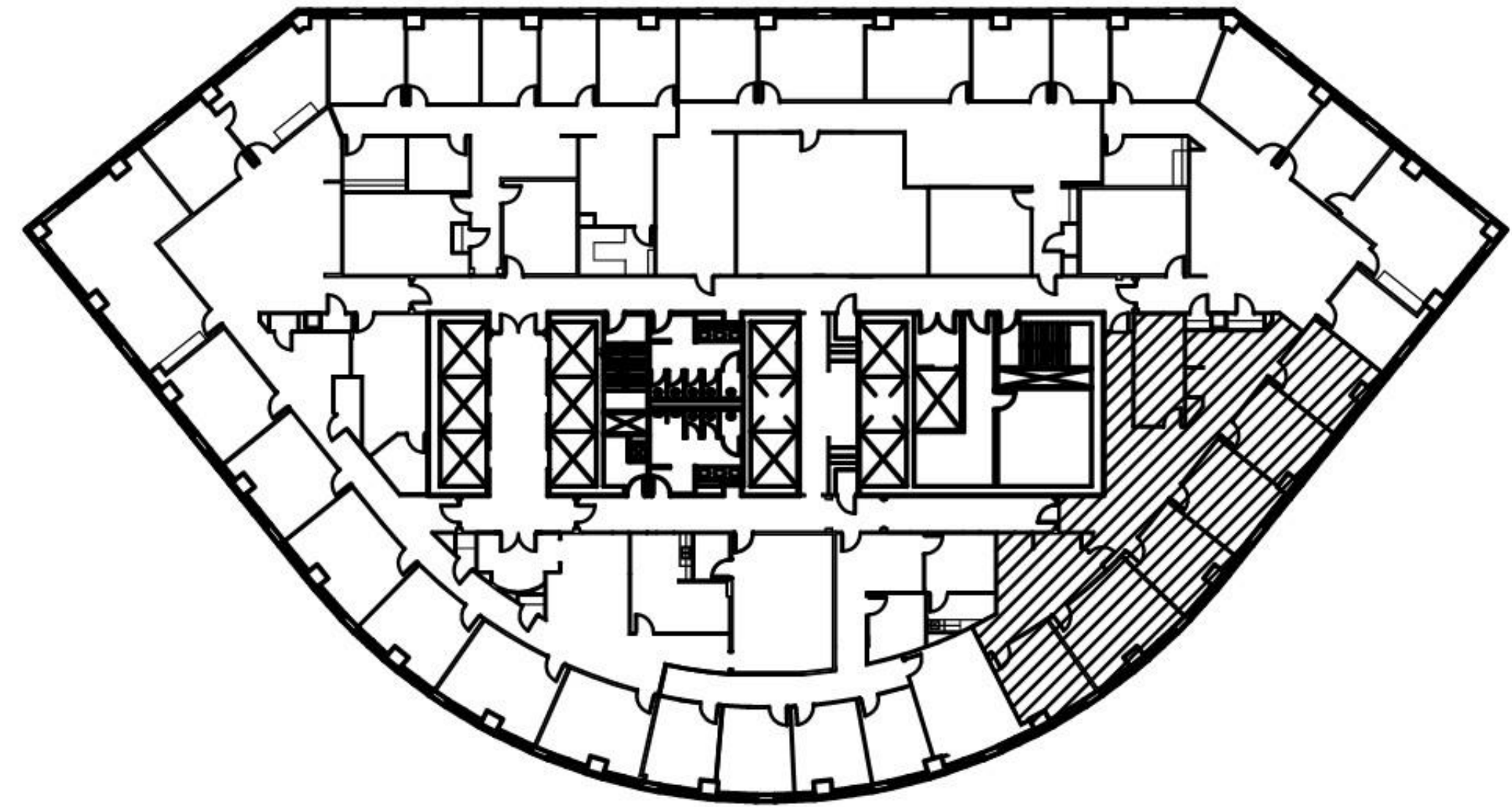
SUITE #: 925
 SIZE: 2,046 SF
 DATE AVAILABLE: IMMEDIATELY



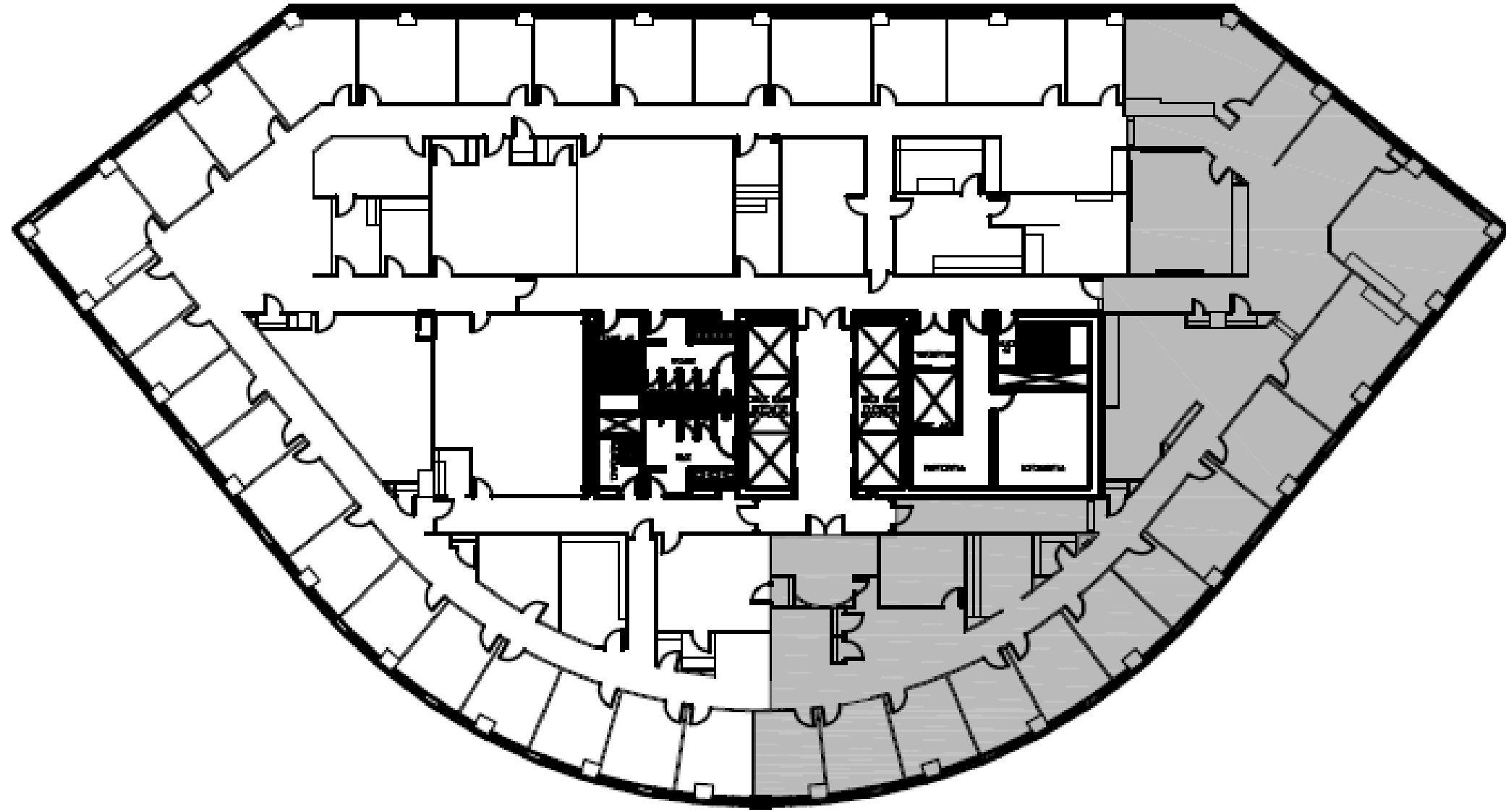
SUITE #: 1253
 SIZE: 1,891 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1255
 SIZE: 2,090 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 1275
 SIZE: 2,755 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2010
SIZE: 7,379 SF
DATE AVAILABLE: IMMEDIATELY

1555

Poydras
Building

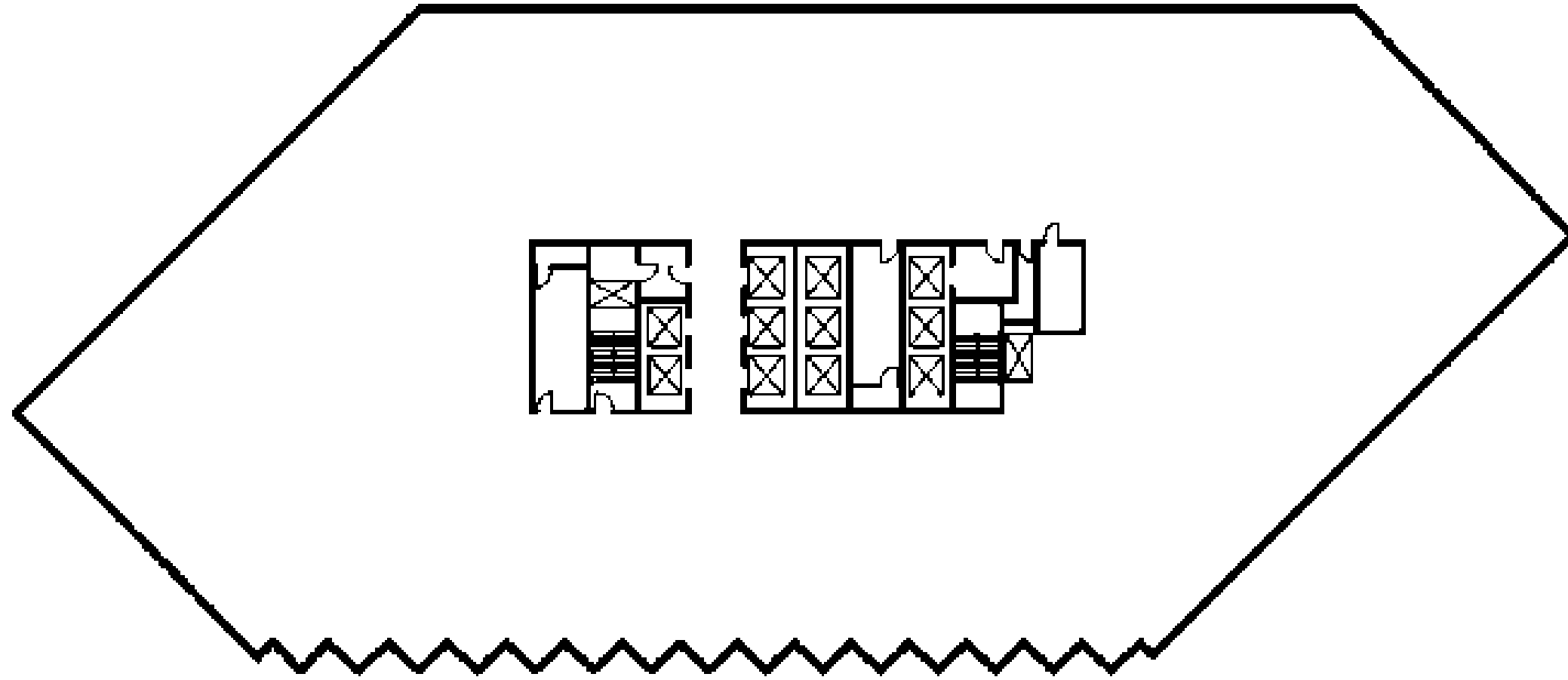


1555 Poydras (formerly the Exxon Building), is a high-rise office building located at 1555 Poydras Street in New Orleans, Louisiana. The building has 22 floors, and stands at a height of 262 feet. 1555 Poydras is the proud winner of the 2002 International BOMA Office Building of the Year Award!

Tulane University School of Medicine serves as the anchor tenant. The school has secured the leases to several of the upper floors, which house the School's Administration and Standardized Patient facilities, respectively. The building contains 467,671 rentable square feet with typical floor plates of approximately 22,331 rentable square feet.

- Tenants and visitors enjoy:
- Superior Freeway Access
 - Attached Parking Garage
 - 24 hour Courtesy Guard
 - After-Hours Card-Key Access
 - On-Site Management
 - Conference Room
 - On-site Food Court
 - Restaurants, Hotels and Banks within walking distance

Contact:
 Greg Riera, CCIM
 504.585.2678
greg.riera@am.jll.com, 1515Poydras.com
 1515 Poydras St., Suite 105,
 New Orleans, LA 70112

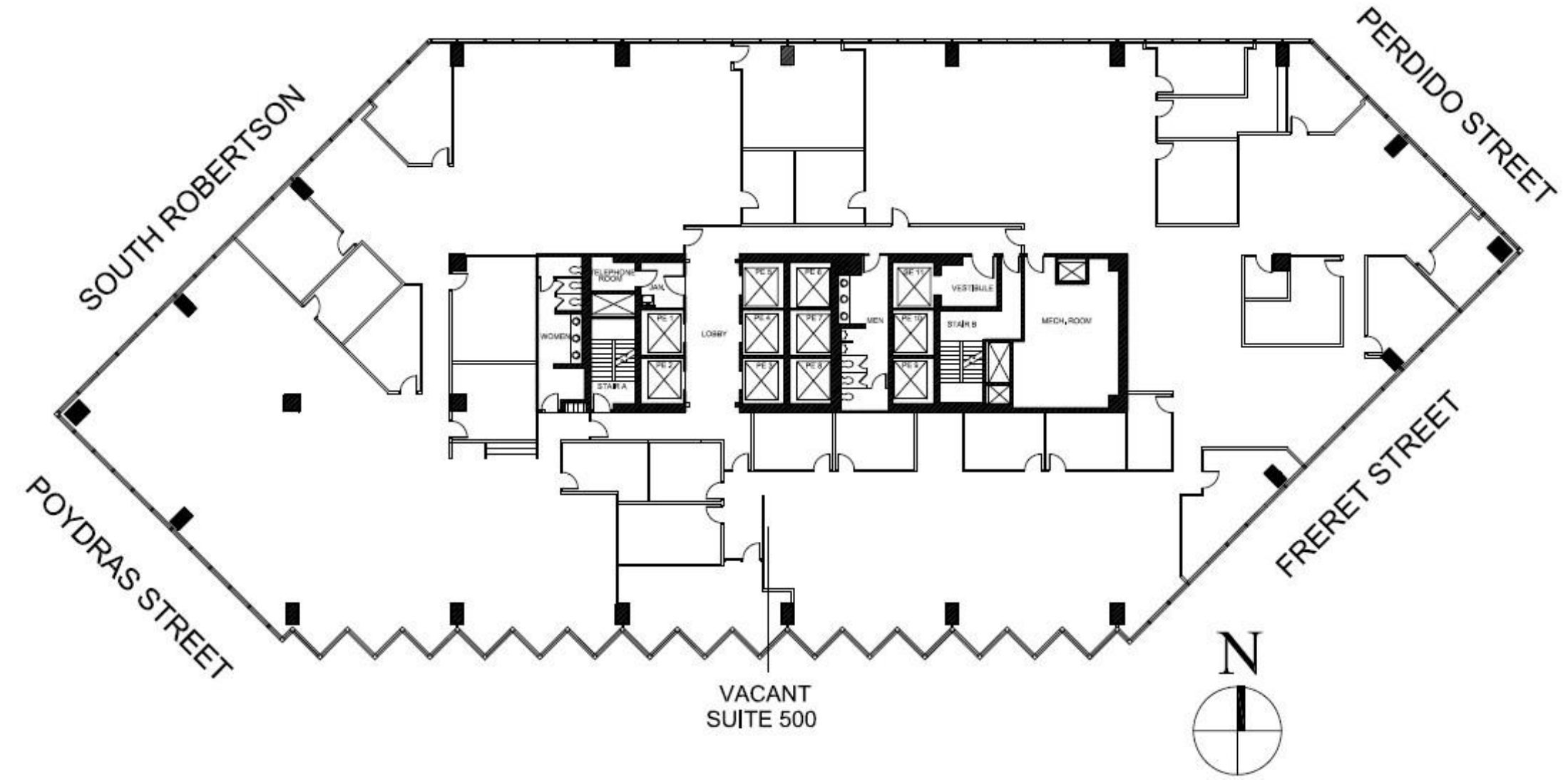


SUITE #: 400
 SIZE: 1,785 SF
 DATE AVAILABLE: IMMEDIATELY

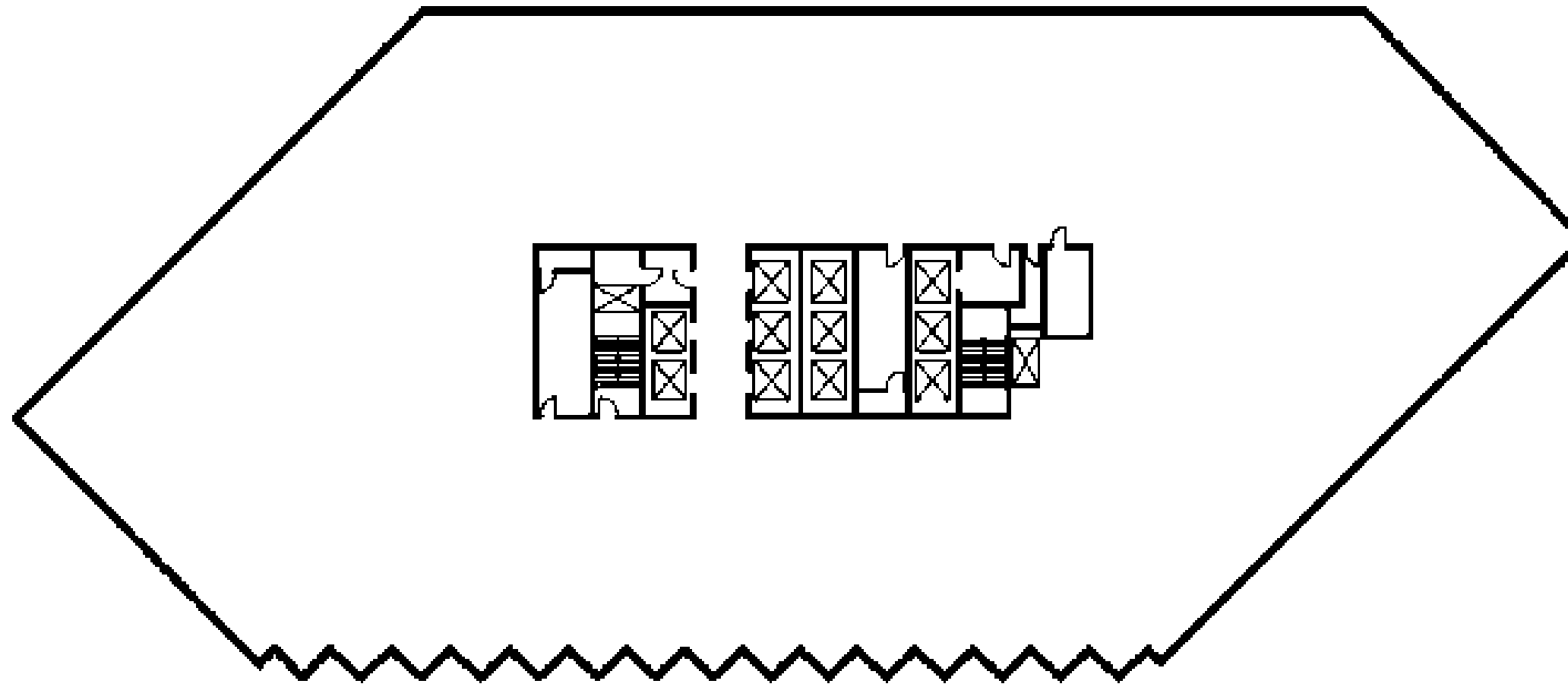
SUITE #: 410
 SIZE: 1,321 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 450
 SIZE: 1,110 SF
 DATE AVAILABLE: IMMEDIATELY

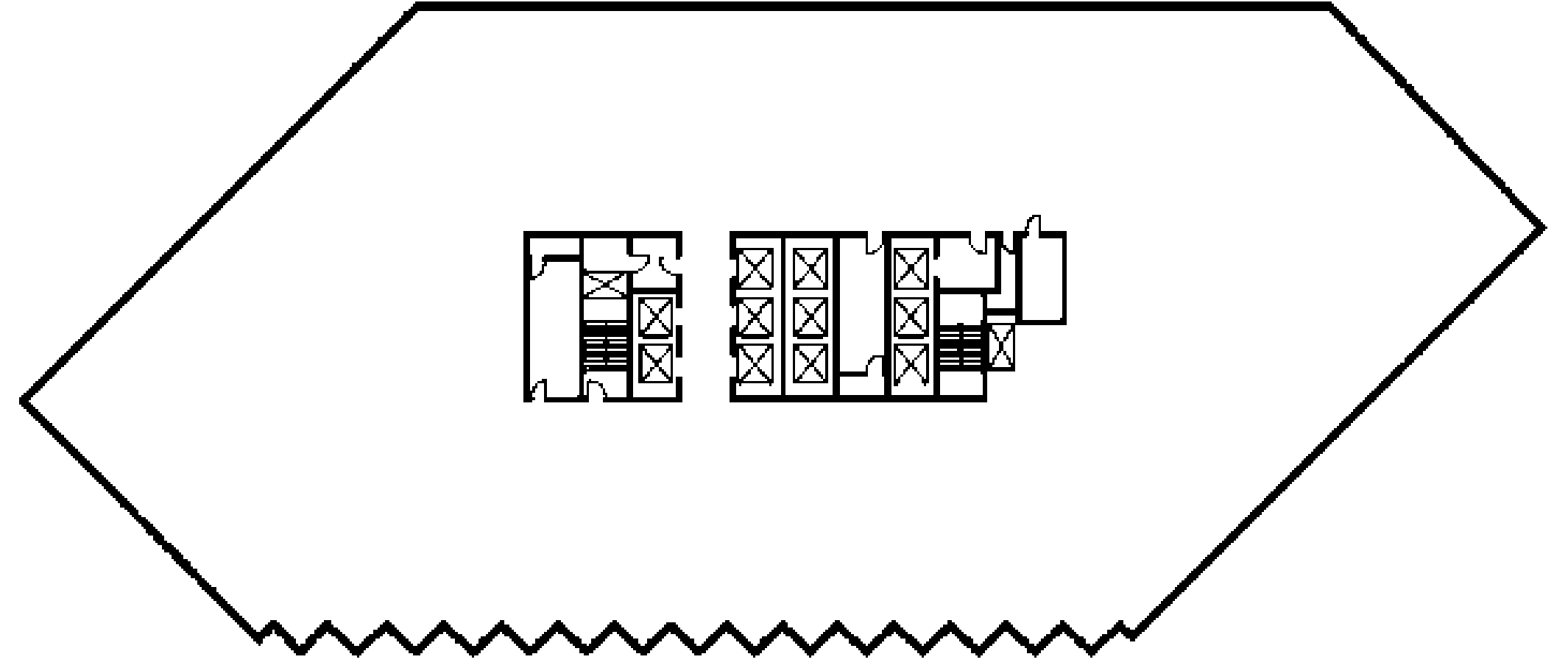
SUITE #: 475
 SIZE: 1,167 SF
 DATE AVAILABLE: IMMEDIATELY



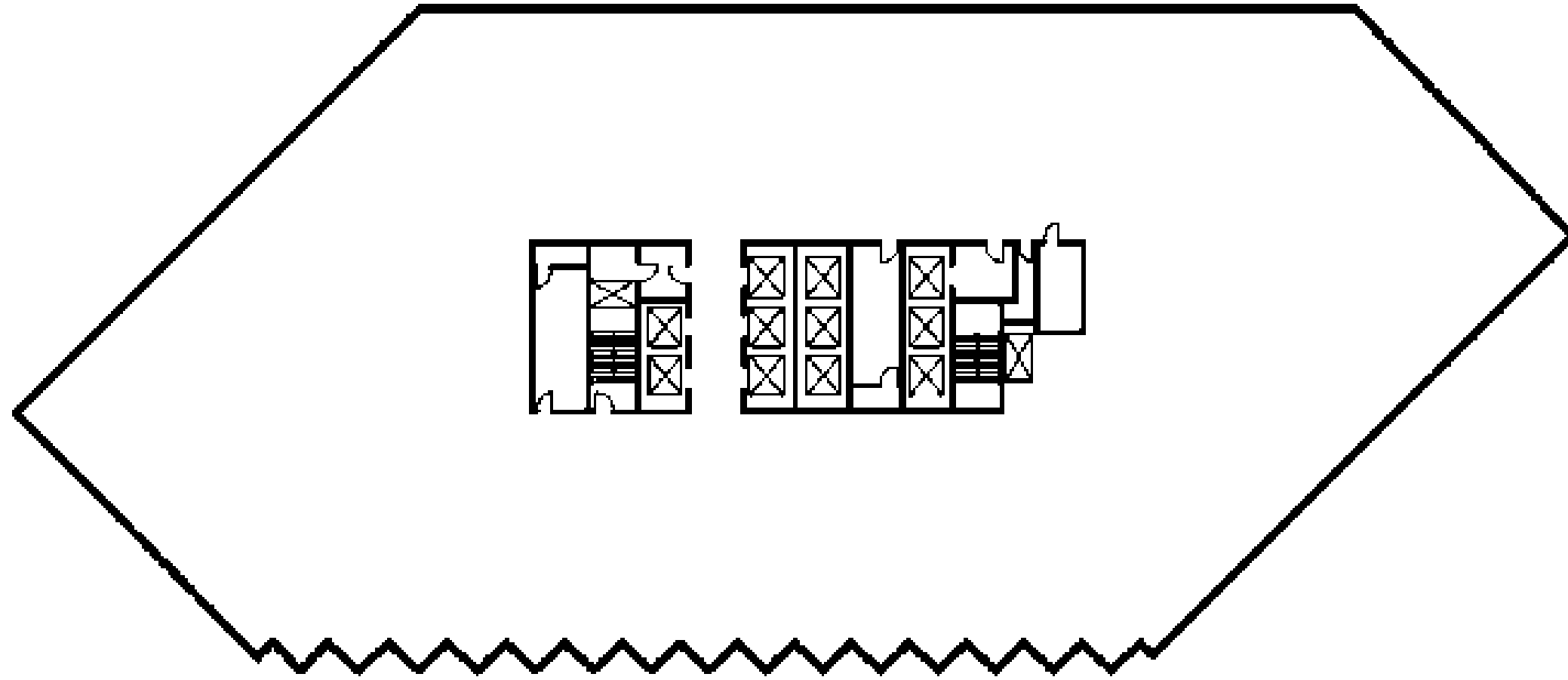
SUITE #: 500
 SIZE: 20,927 SF
 DATE AVAILABLE: IMMEDIATELY



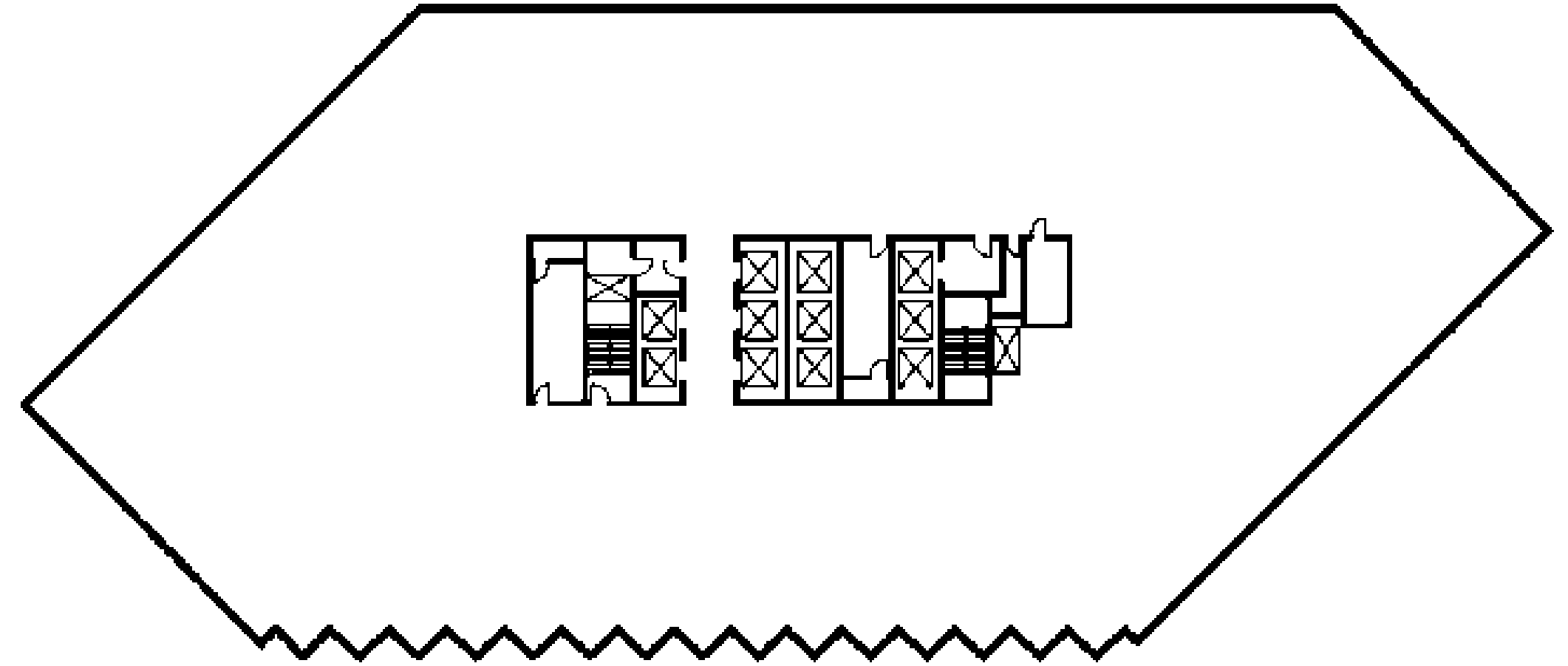
SUITE #: 1200
SIZE: 4,495 SF
DATE AVAILABLE: IMMEDIATELY



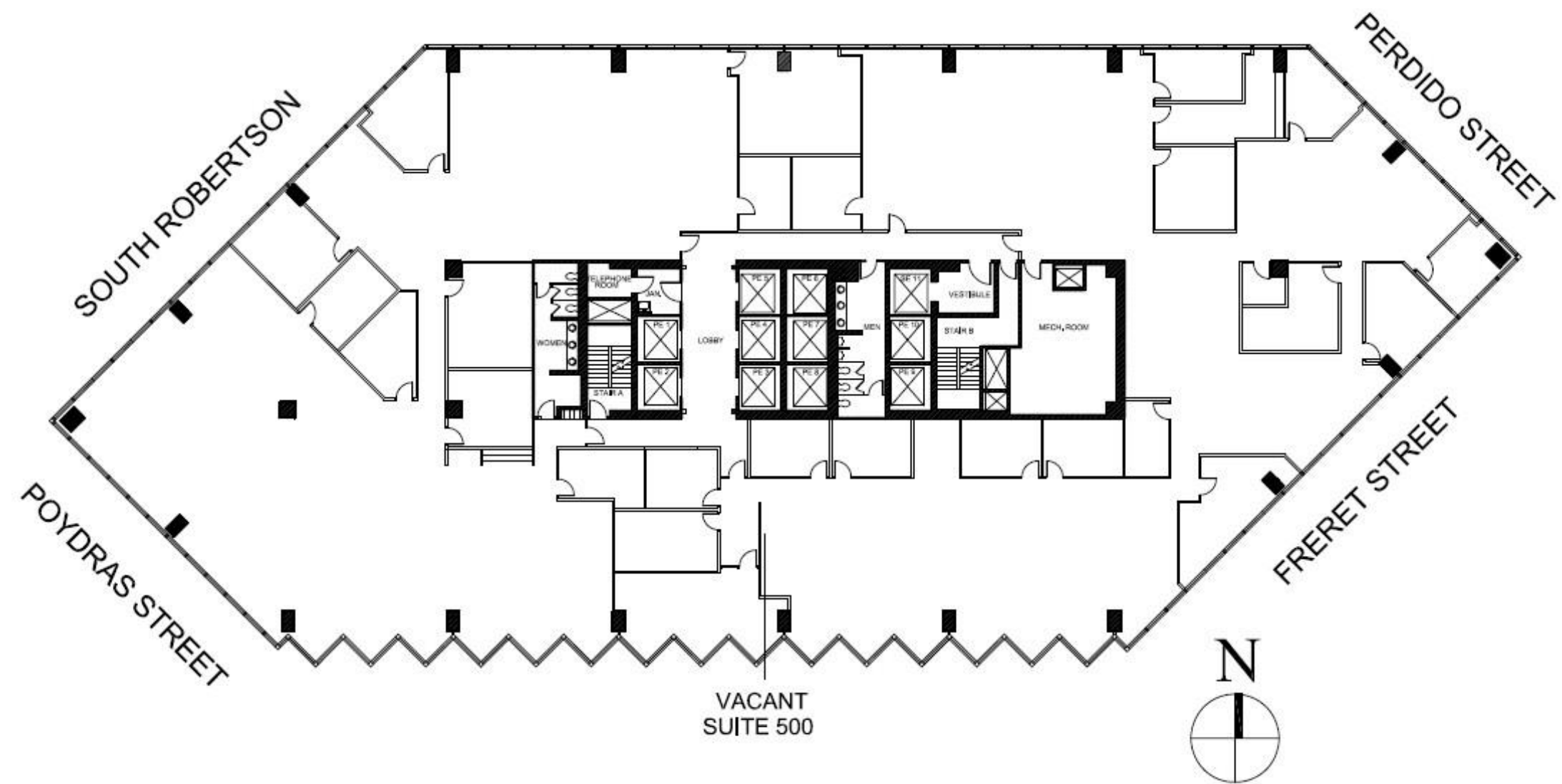
SUITE #: 1300
SIZE: 21,152 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 1600
SIZE: 11,256 SF
DATE AVAILABLE: IMMEDIATELY

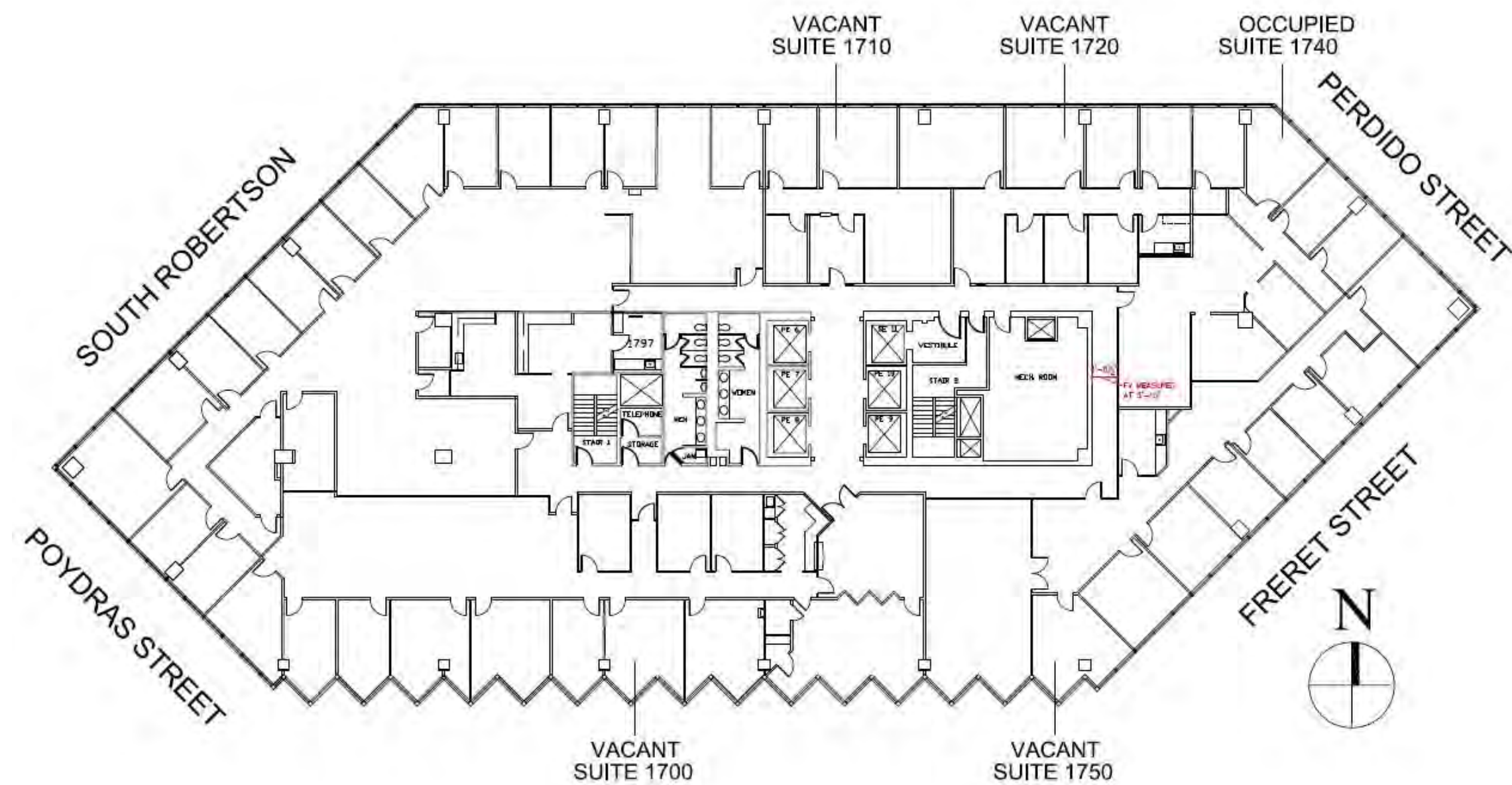


SUITE #: 1680
SIZE: 3,972 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 500
 SIZE: 22,135 SF

DATE AVAILABLE: IMMEDIATELY



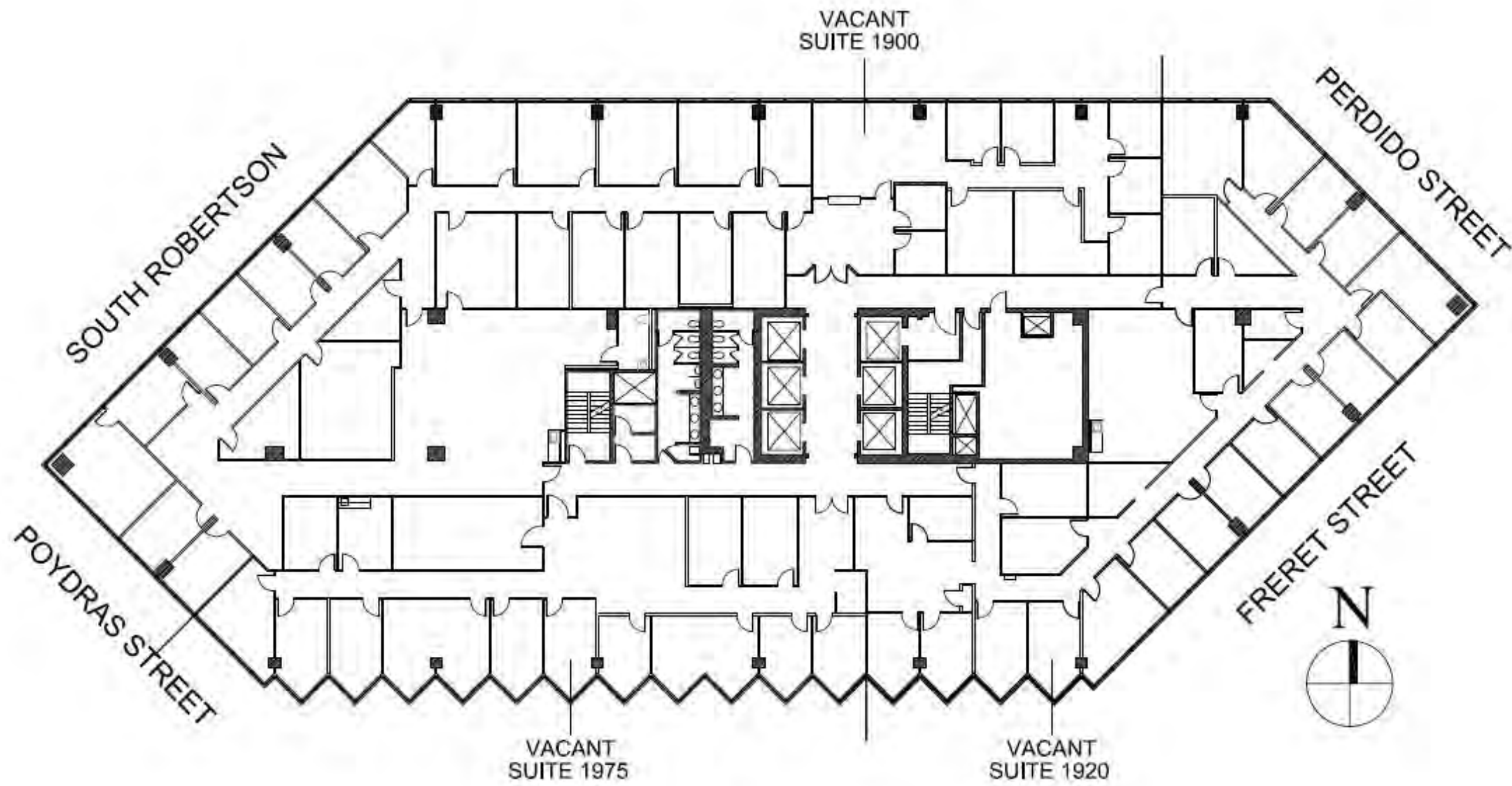
SUITE #: 1700
 SIZE: 12,974 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1710
 SIZE: 1,171 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1720
 SIZE: 2,063 SF
 DATE AVAILABLE: IMMEDIATELY

SUITE #: 1740
 SIZE: 961 SF
 DATE AVAILABLE: IMMEDIATELY

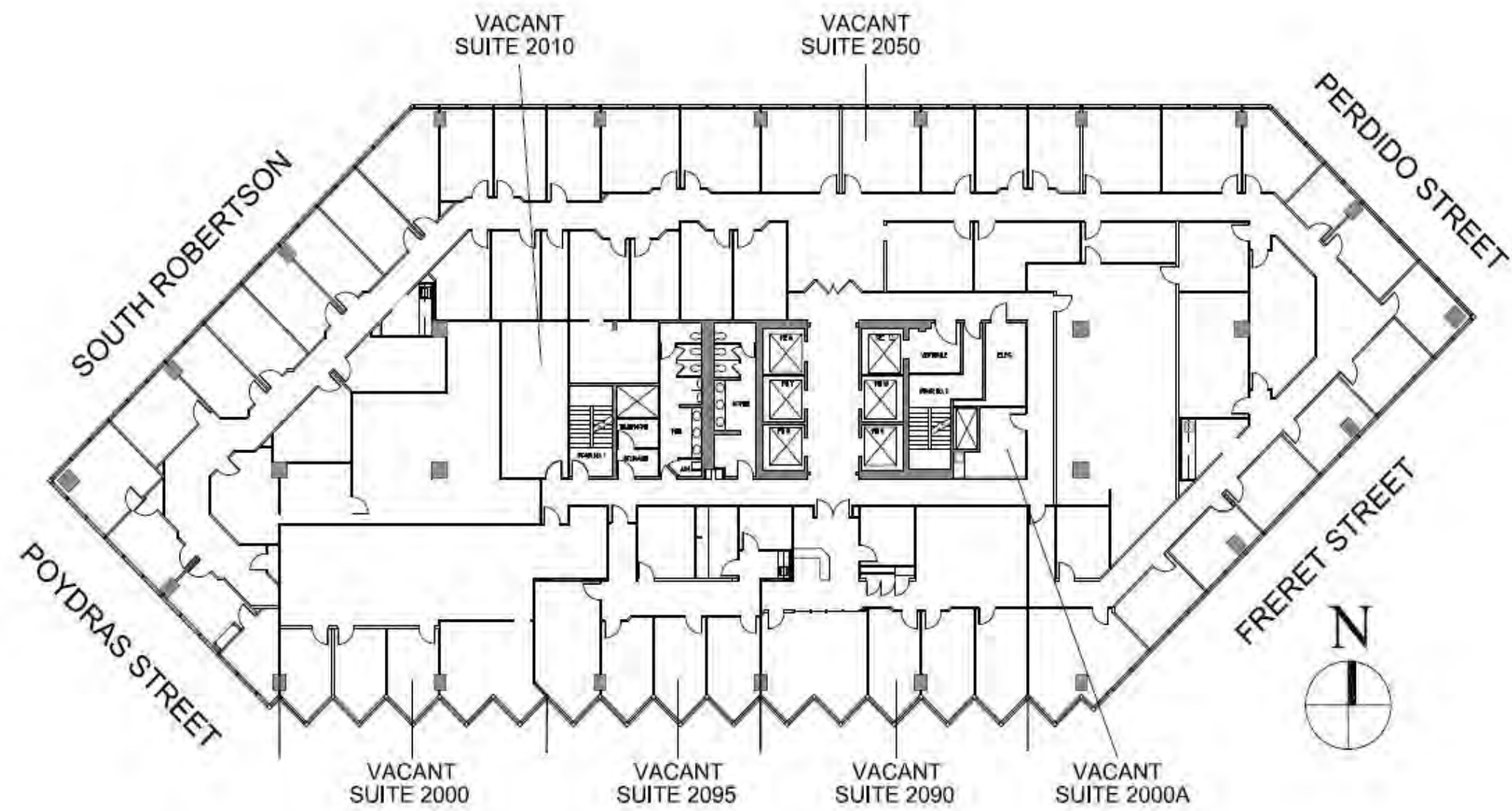
SUITE #: 1750
 SIZE: 3,687 SF
 DATE AVAILABLE: IMMEDIATELY



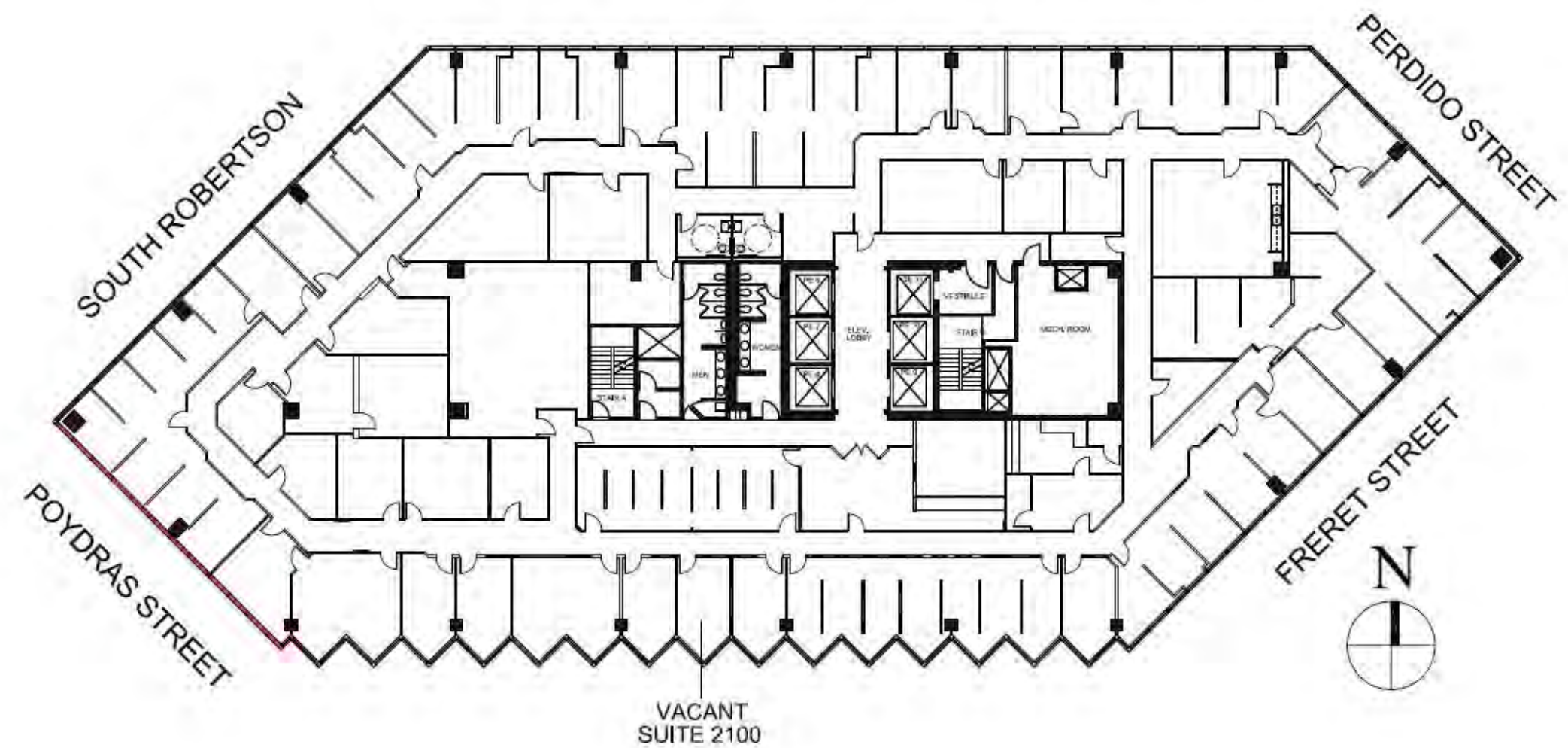
SUITE #: 1900
SIZE: 10,703 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 1920
SIZE: 6,572 SF
DATE AVAILABLE: IMMEDIATELY

SUITE #: 1975
SIZE: 4,694 SF
DATE AVAILABLE: IMMEDIATELY



SUITE #: 2050
 SIZE: 16,236 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2100
 SIZE: 21,611 SF
 DATE AVAILABLE: IMMEDIATELY

Poydras Center



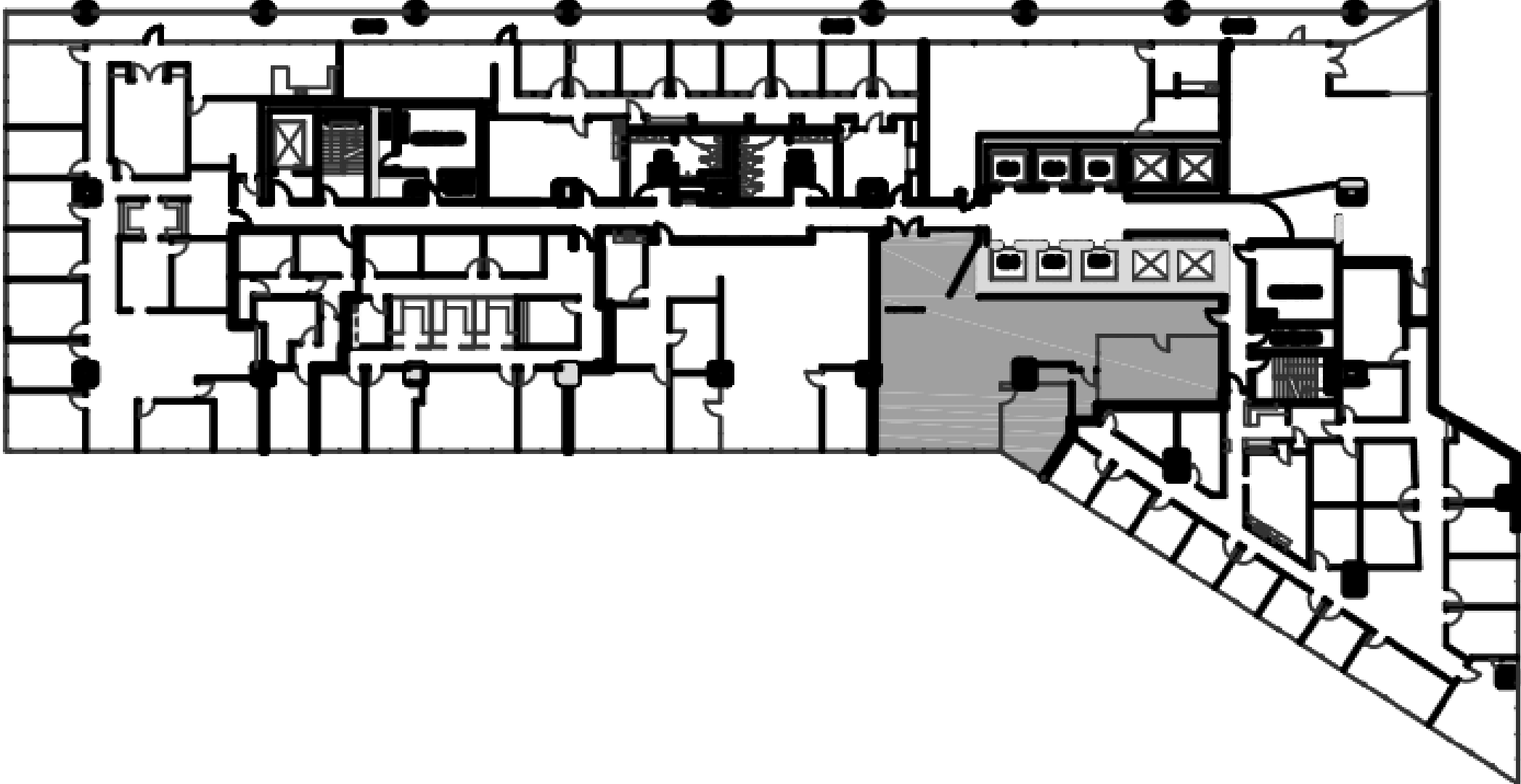
The **Poydras Center** is a 27-story, 300 foot-tall office tower located at 650 Poydras Street at the intersection with St. Charles Avenue in the Central Business District of New Orleans.

The Poydras Center is a sleek, angular glass, class-A office tower strategically located at one of the most desirable locations within the New Orleans central business district. In Poydras Center is situated directly adjacent to Lafayette Square Park and the United States Federal Court House.

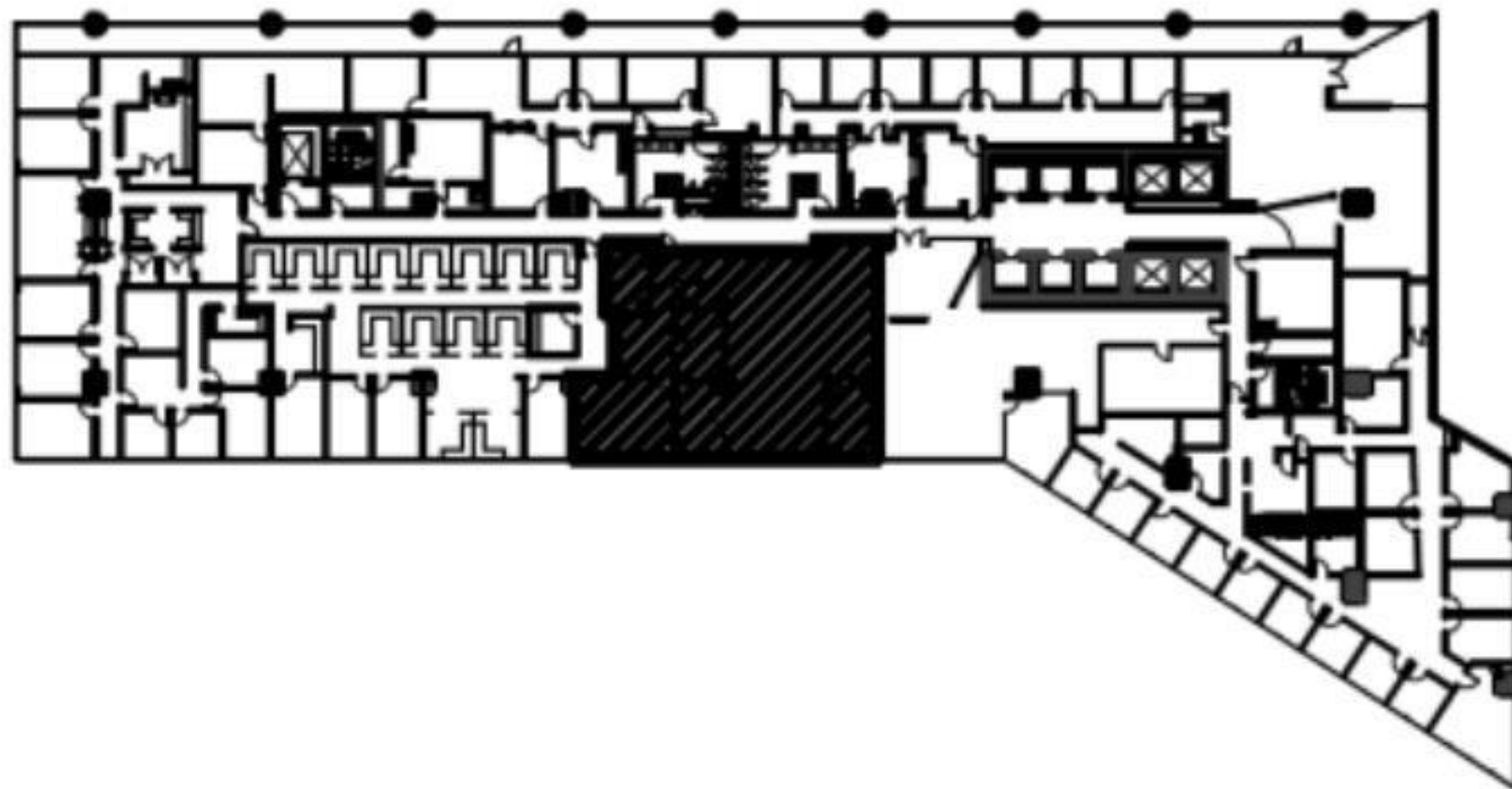
Contact
Cres Gardner
Beau Box Commercial Real Estate
Email: cgardner@beaubox.com
Phone: [504.261.2032](tel:504.261.2032)



SUITE #: 1025
 SIZE: 1,117 SF
 DATE AVAILABLE: IMMEDIATELY



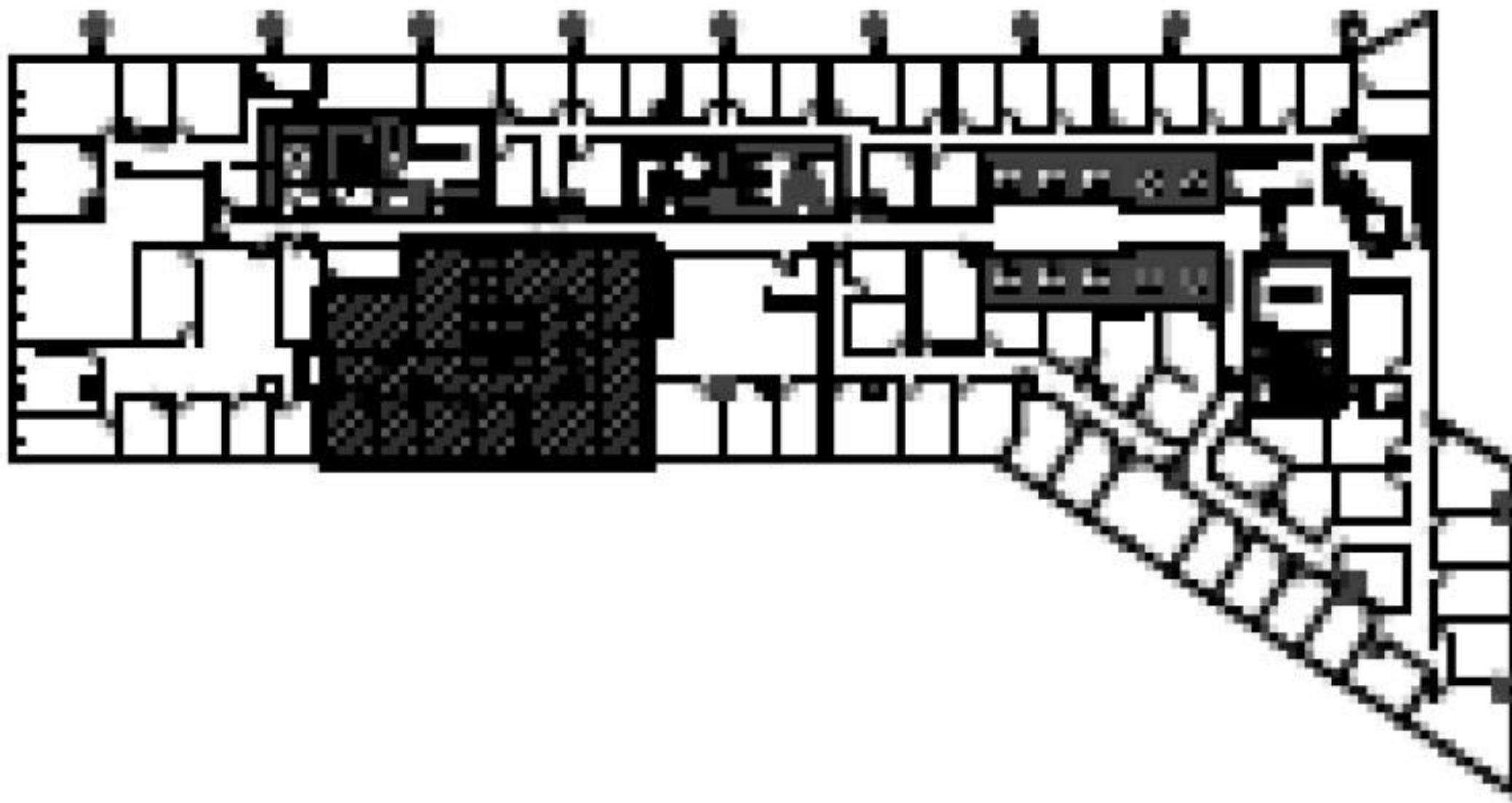
SUITE #: 1100
 SIZE: 2,485 SF
 DATE AVAILABLE: IMMEDIATELY



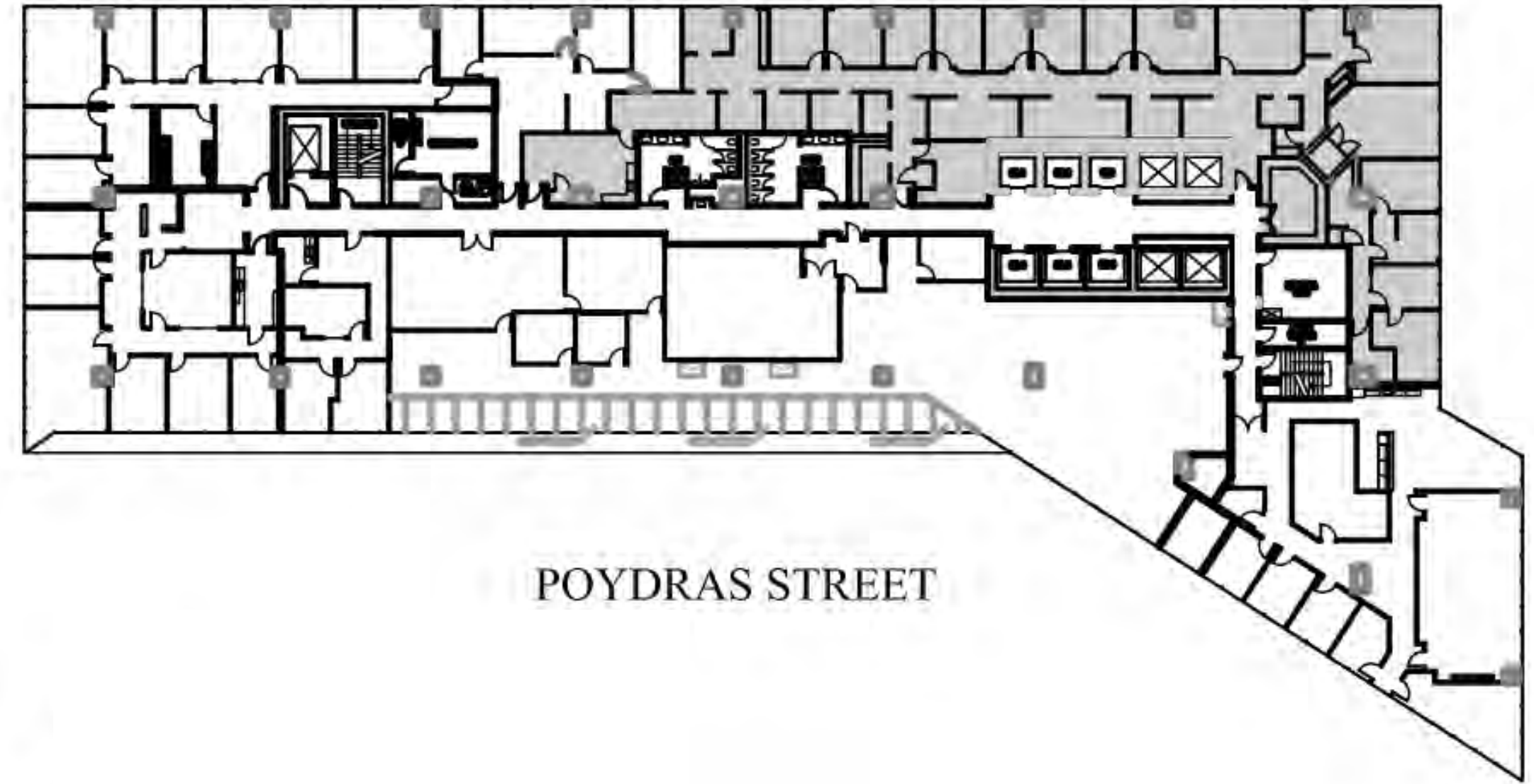
SUITE #: 1115
 SIZE: 2,801 SF
 DATE AVAILABLE: IMMEDIATELY



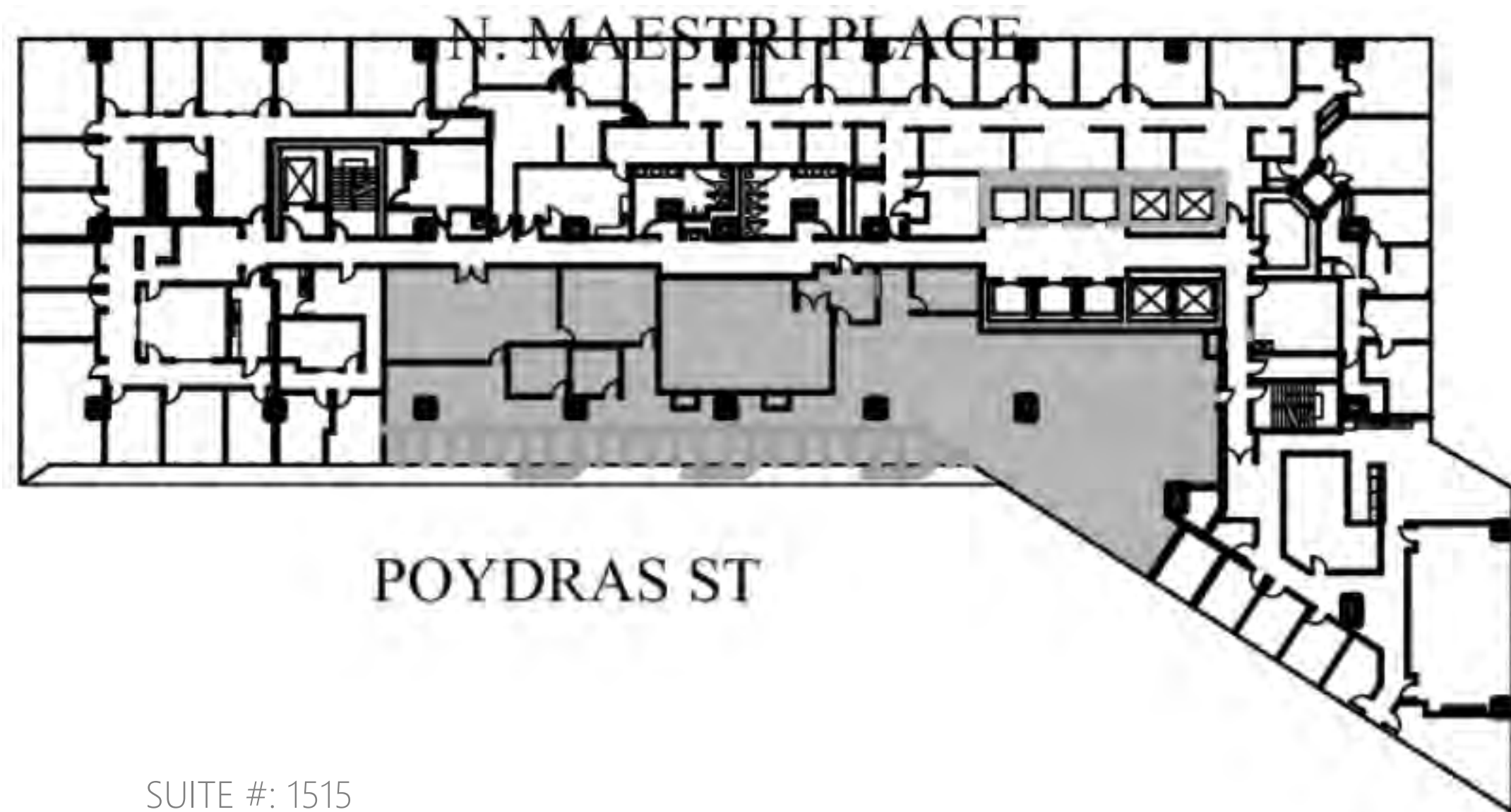
SUITE #: 1215
 SIZE: 1,133 SF
 DATE AVAILABLE: IMMEDIATELY



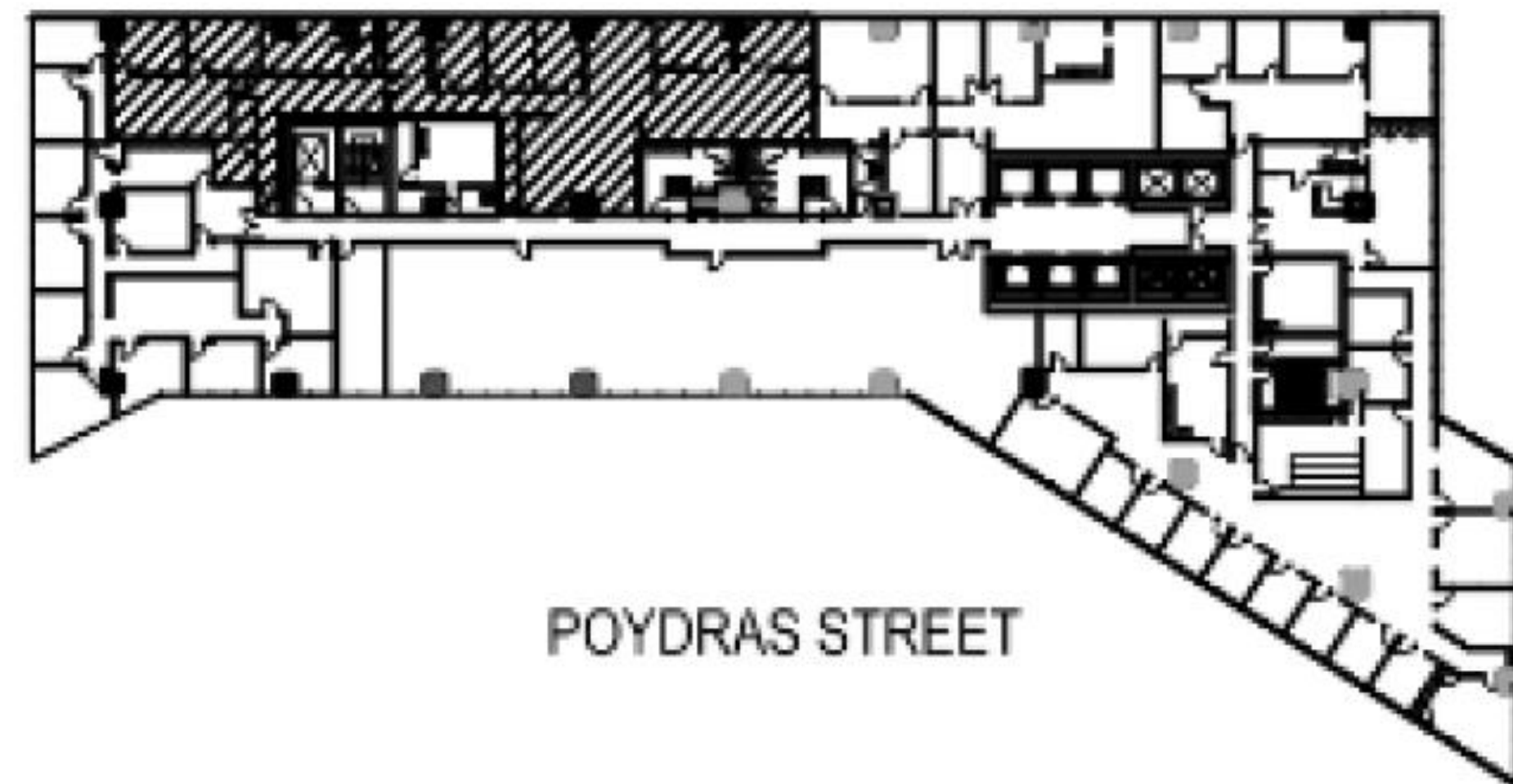
SUITE #: 1450
 SIZE: 3,047 SF
 DATE AVAILABLE: IMMEDIATELY



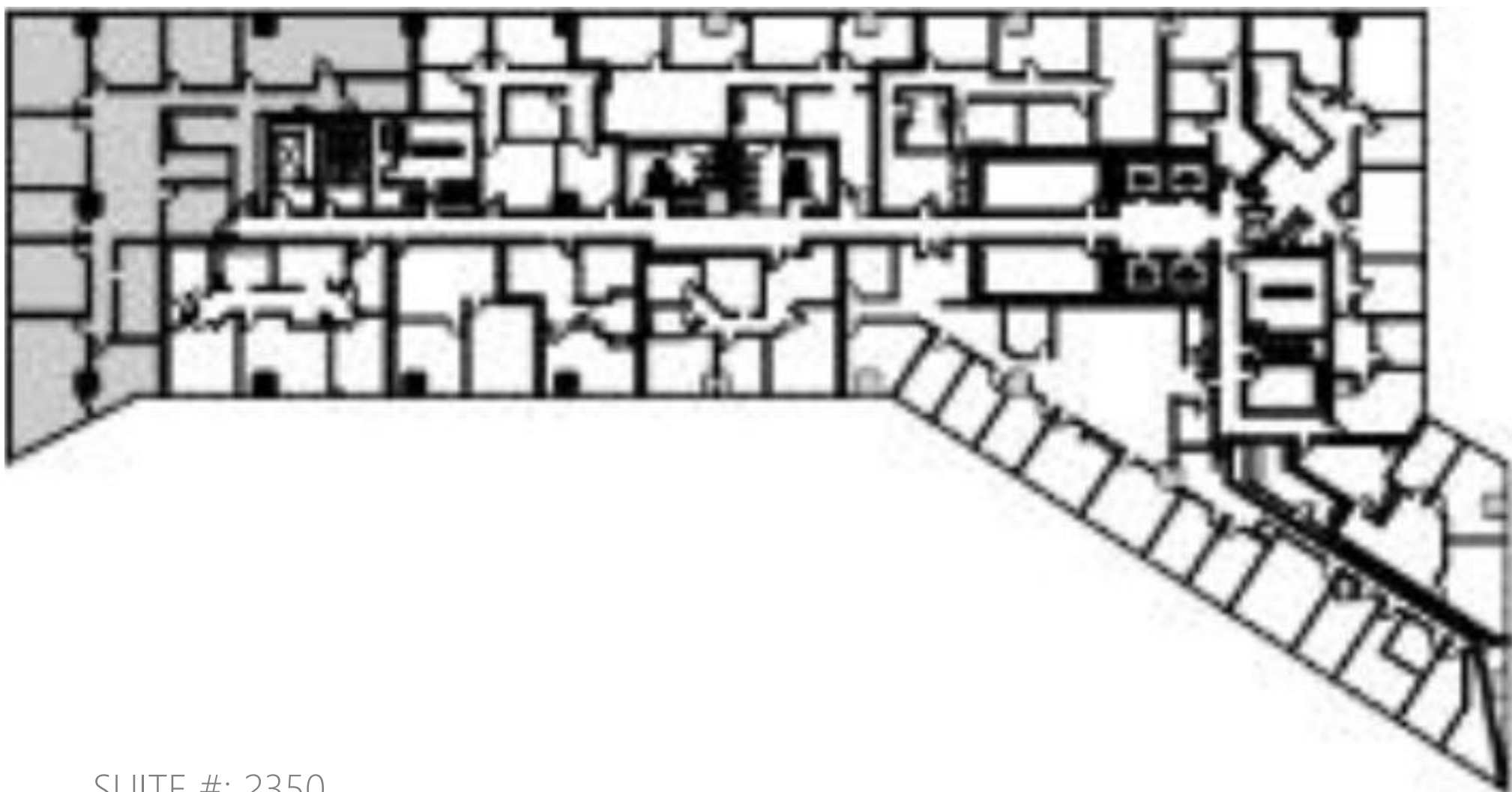
SUITE #: 1500
 SIZE: 6,958 SF
 DATE AVAILABLE: IMMEDIATELY



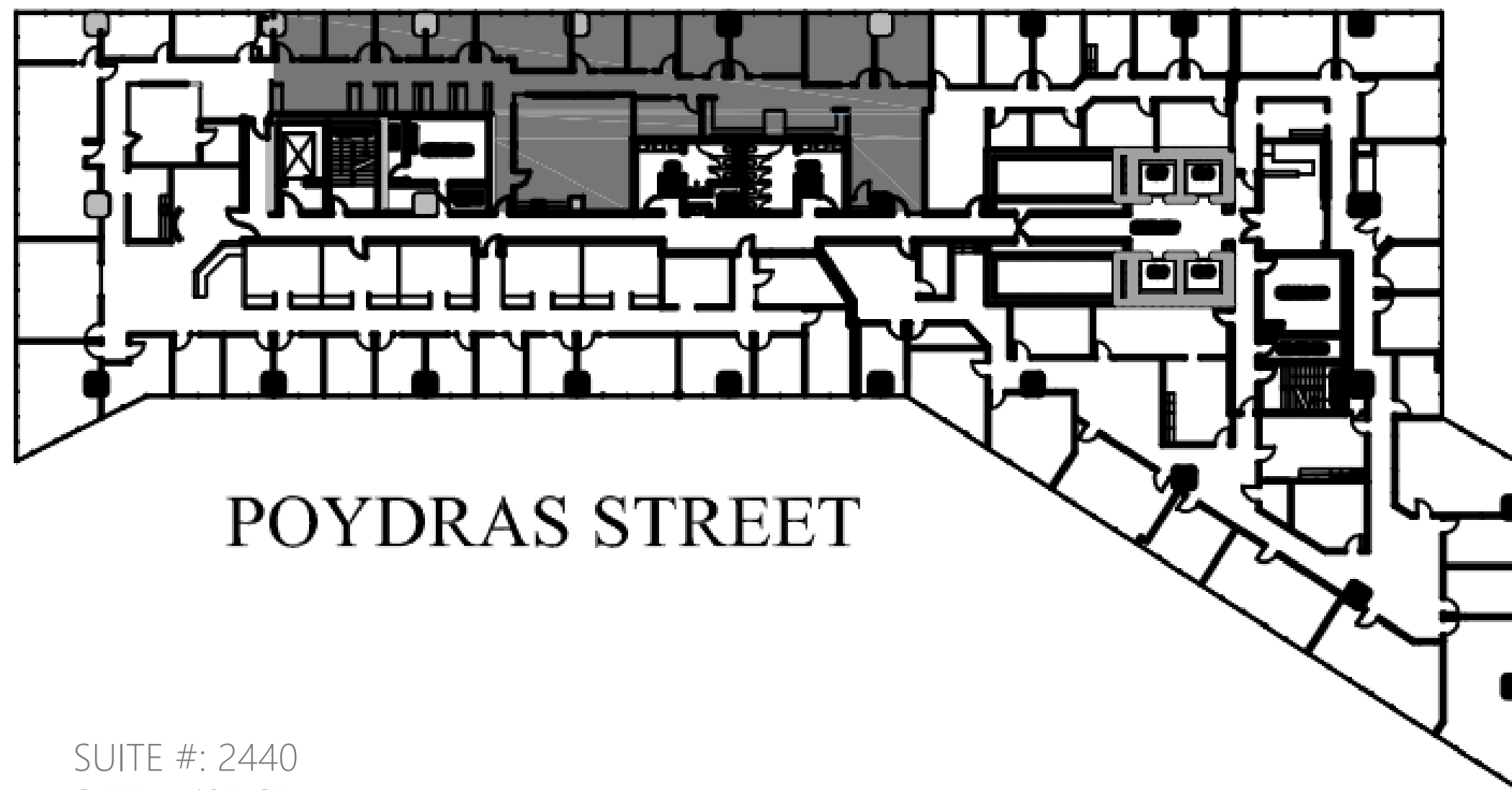
SUITE #: 1515
 SIZE: 7,419 SF
 DATE AVAILABLE: IMMEDIATELY



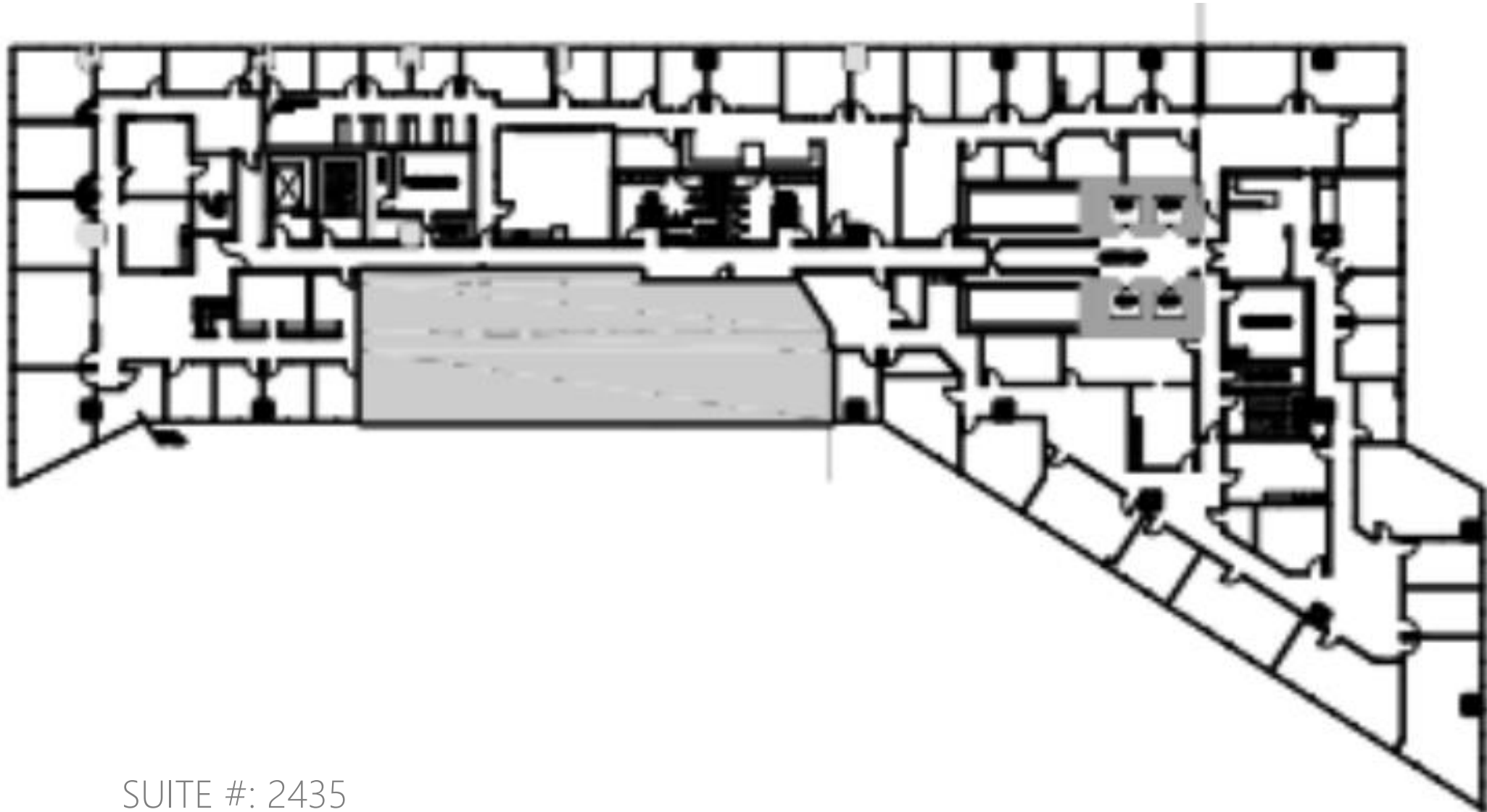
SUITE #: 1925
 SIZE: 4,330 SF
 DATE AVAILABLE: IMMEDIATELY



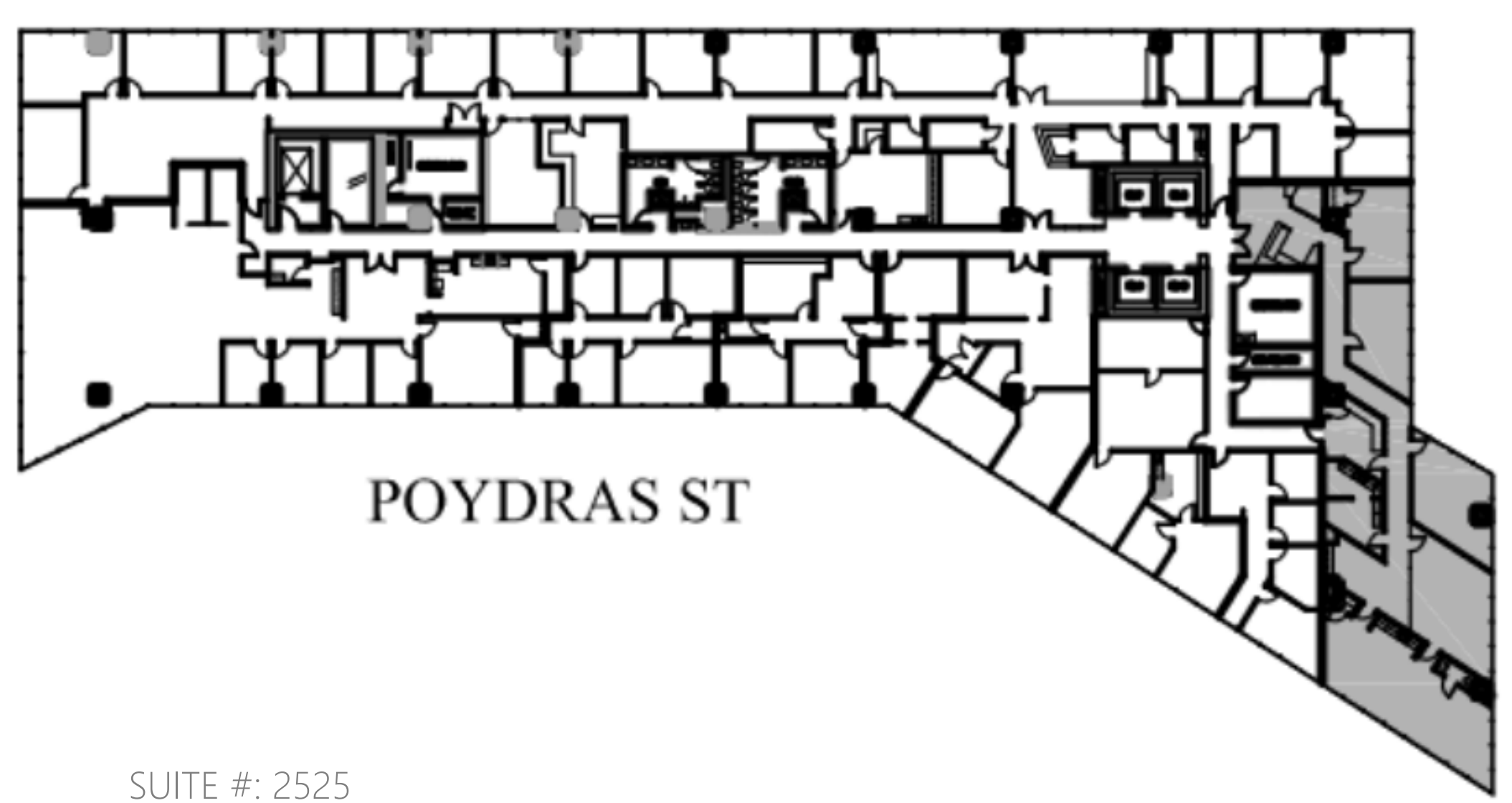
SUITE #: 2350
 SIZE: 4,554 SF
 DATE AVAILABLE: IMMEDIATELY



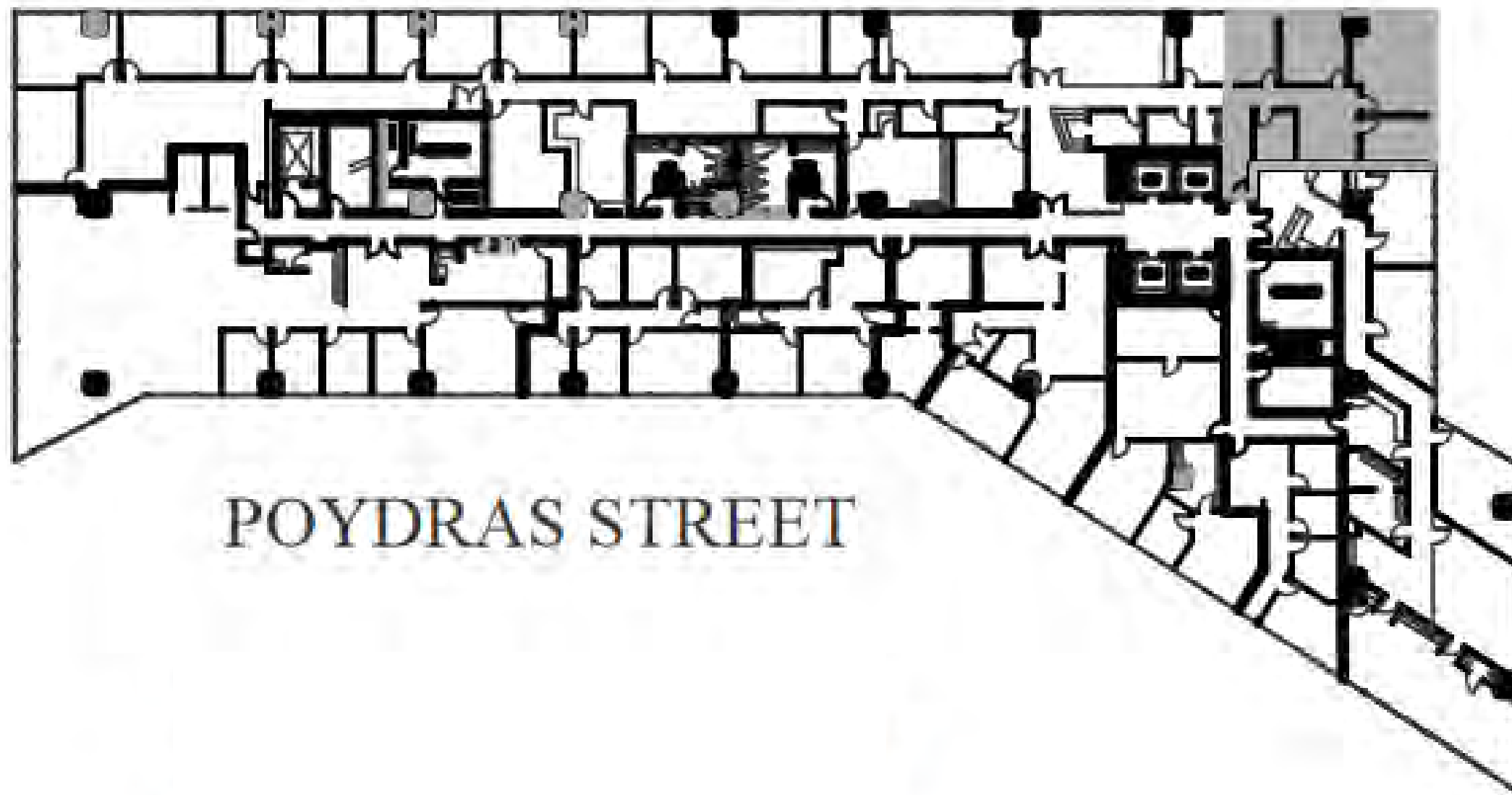
SUITE #: 2440
 SIZE: 4,195 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2435
 SIZE: 3,159 SF
 DATE AVAILABLE: IMMEDIATELY

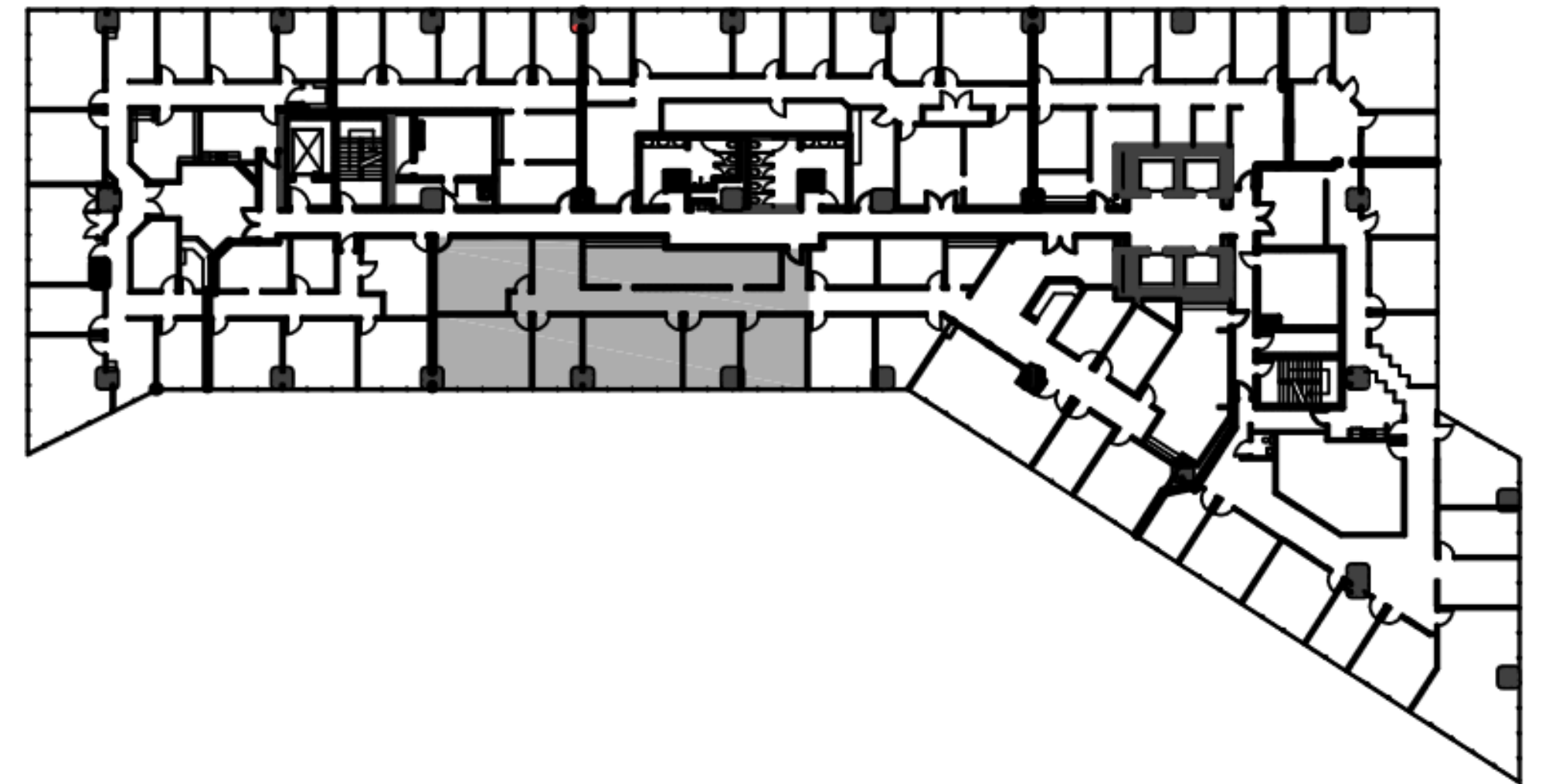


SUITE #: 2525
 SIZE: 3,819 SF
 DATE AVAILABLE: IMMEDIATELY

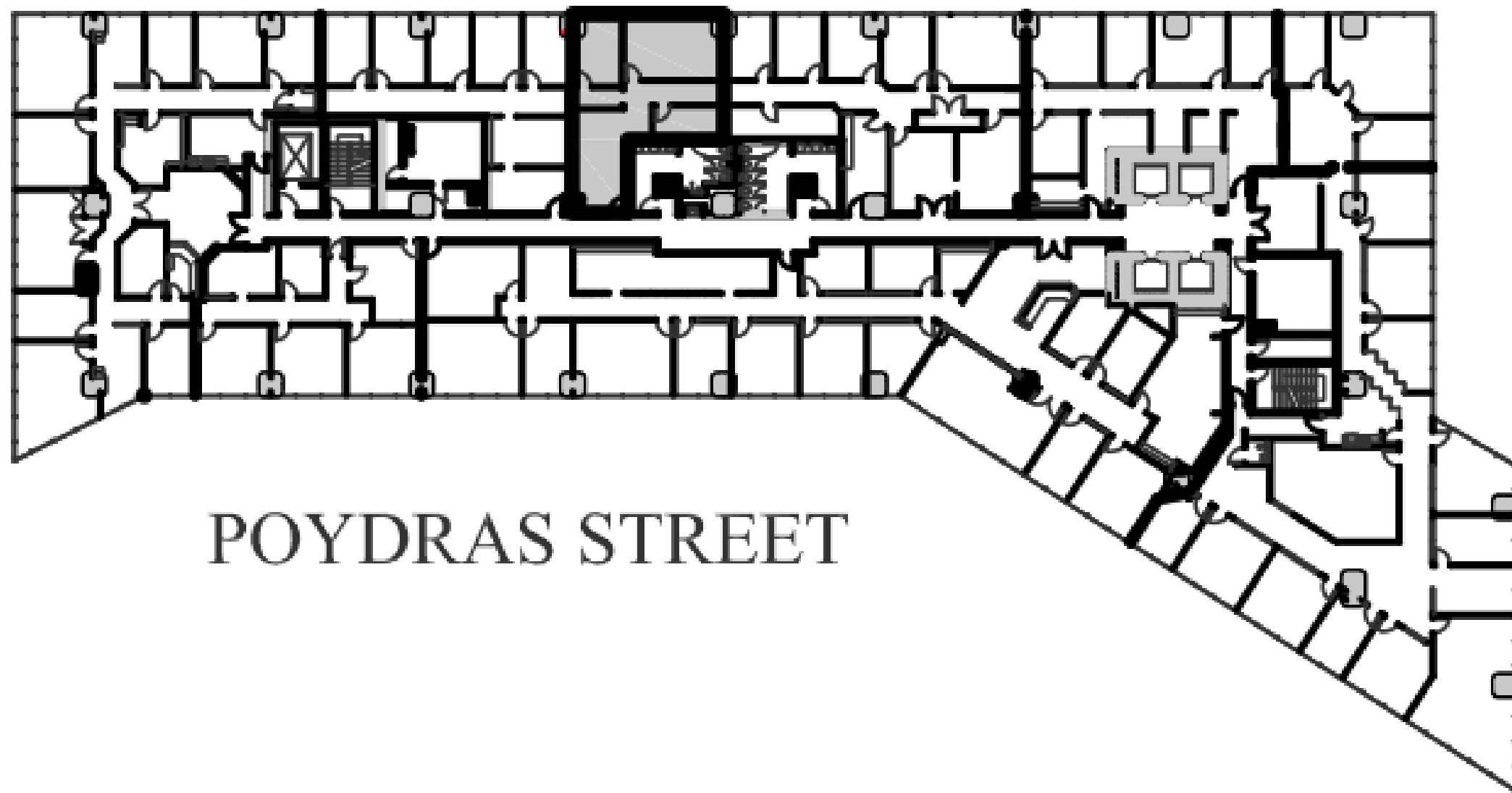


POYDRAS STREET

SUITE #: 2530
 SIZE: 1,469 SF
 DATE AVAILABLE: IMMEDIATELY

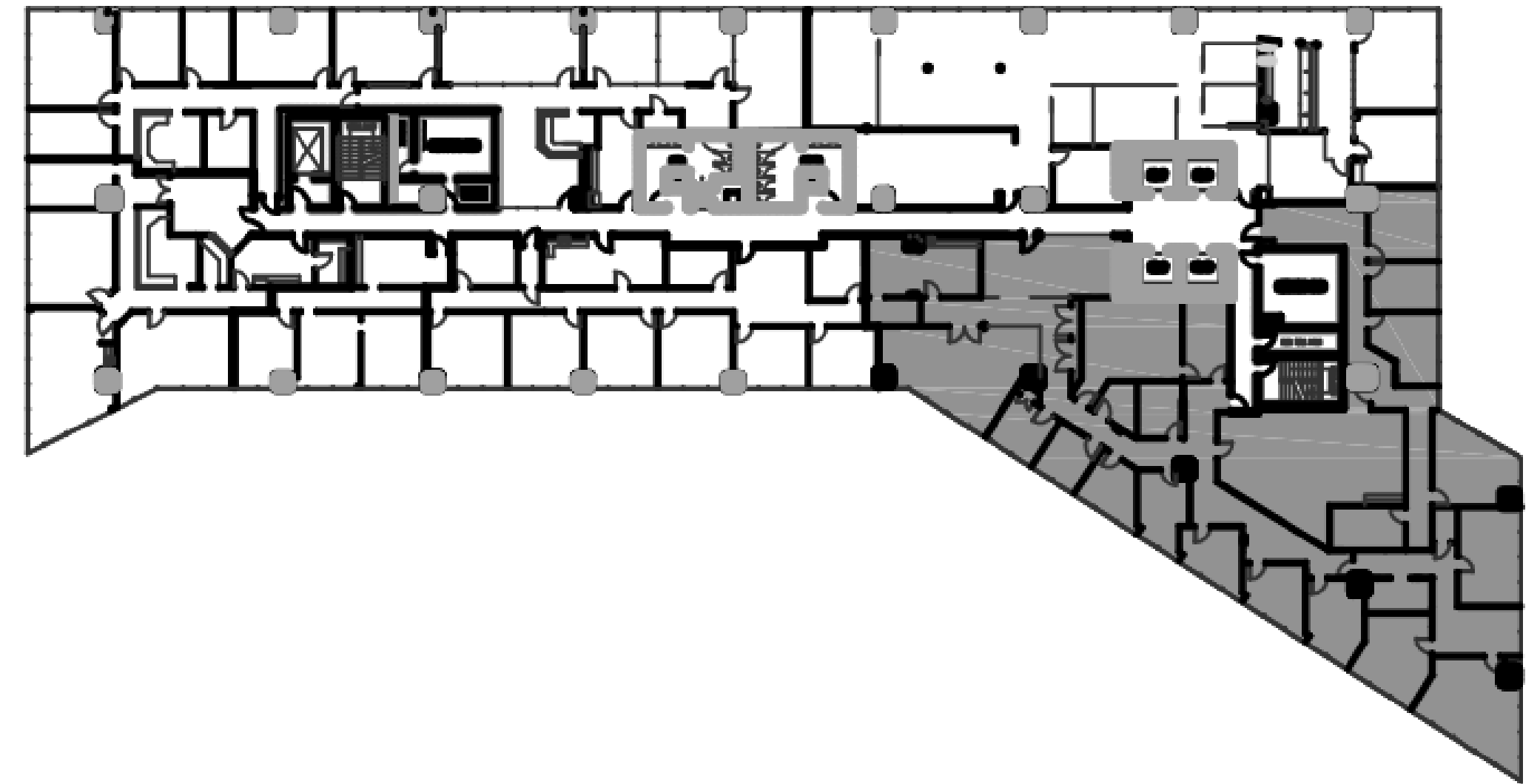


SUITE #: 2720
 SIZE: 2,553 SF
 DATE AVAILABLE: IMMEDIATELY

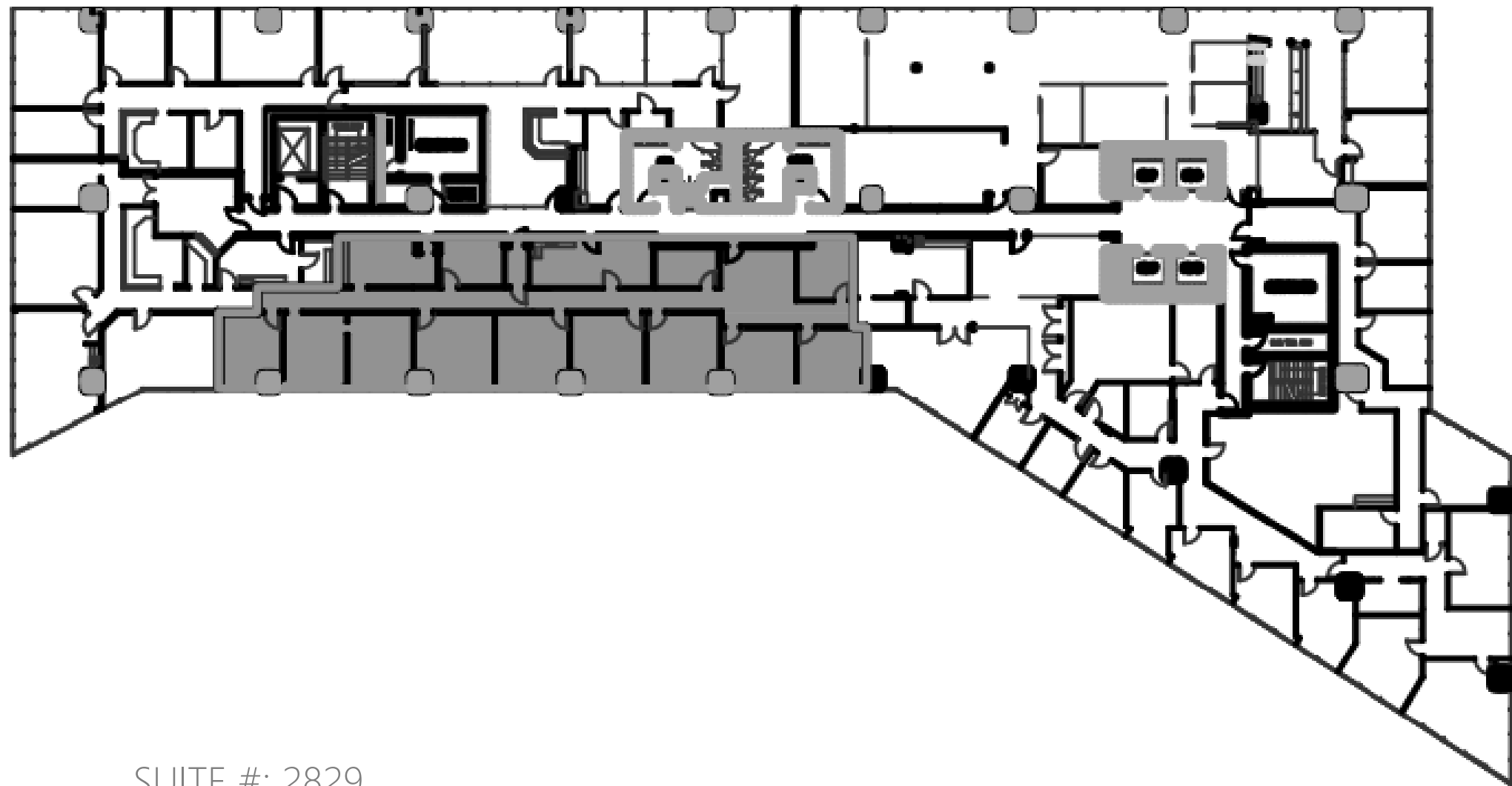


POYDRAS STREET

SUITE #: 2730
 SIZE: 1,030 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2810
 SIZE: 8,449 SF
 DATE AVAILABLE: IMMEDIATELY



SUITE #: 2829
SIZE: 4,131 SF
DATE AVAILABLE: IMMEDIATELY

1250

Poydras

Plaza



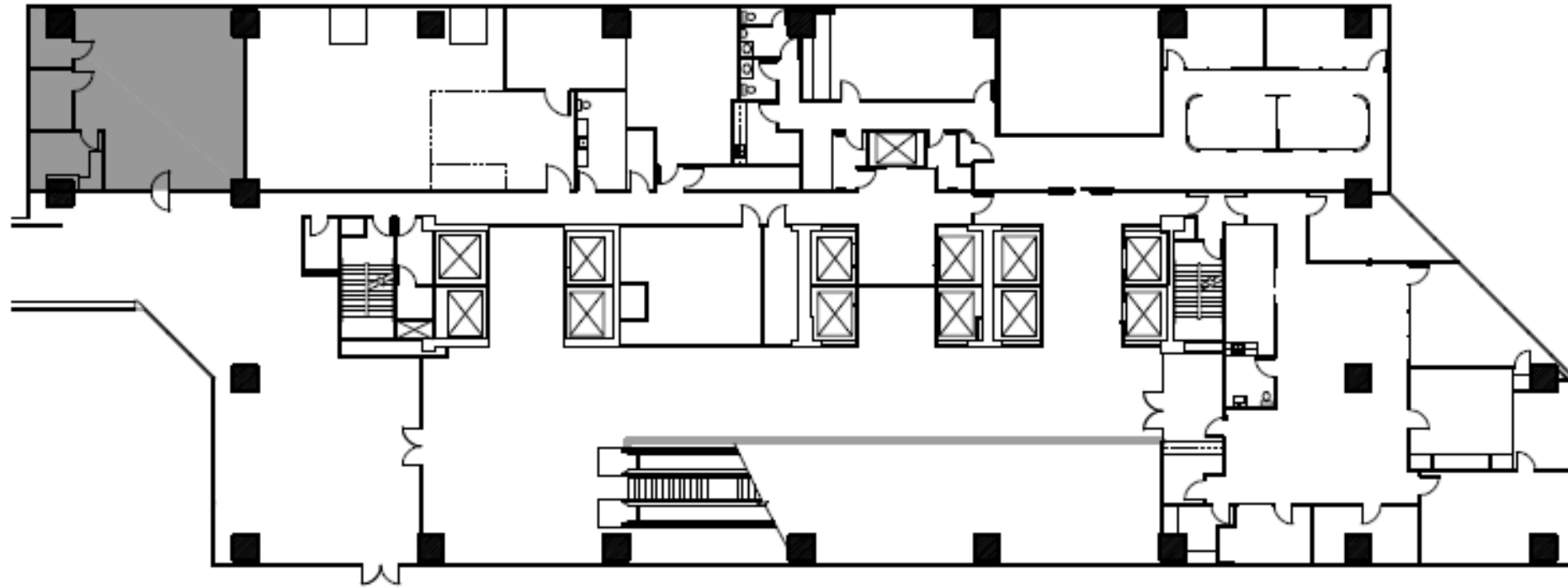
1250 Poydras Plaza, formerly the Mobil Building, is a high-rise international-style office tower located at 1250 Poydras Street in the Central Business District of New Orleans. It has 24 stories, and stands at a height of 342 feet.

A \$120M renovation resulted in the creation of Hyatt House in 2015. The on-site hotel occupies the middle of 1250 Poydras Plaza, from the 11th through 17th floors. Offices exist on the floors below and above the extended stay hotel.

Contact:
Sandra Corrigan, SIOR
p: (504) 620.3565
scorrigan@srsa-realestate.com

Steve Reisig, CCIM
p: (504) 620.0349
sreisig@srsa-realestate.com



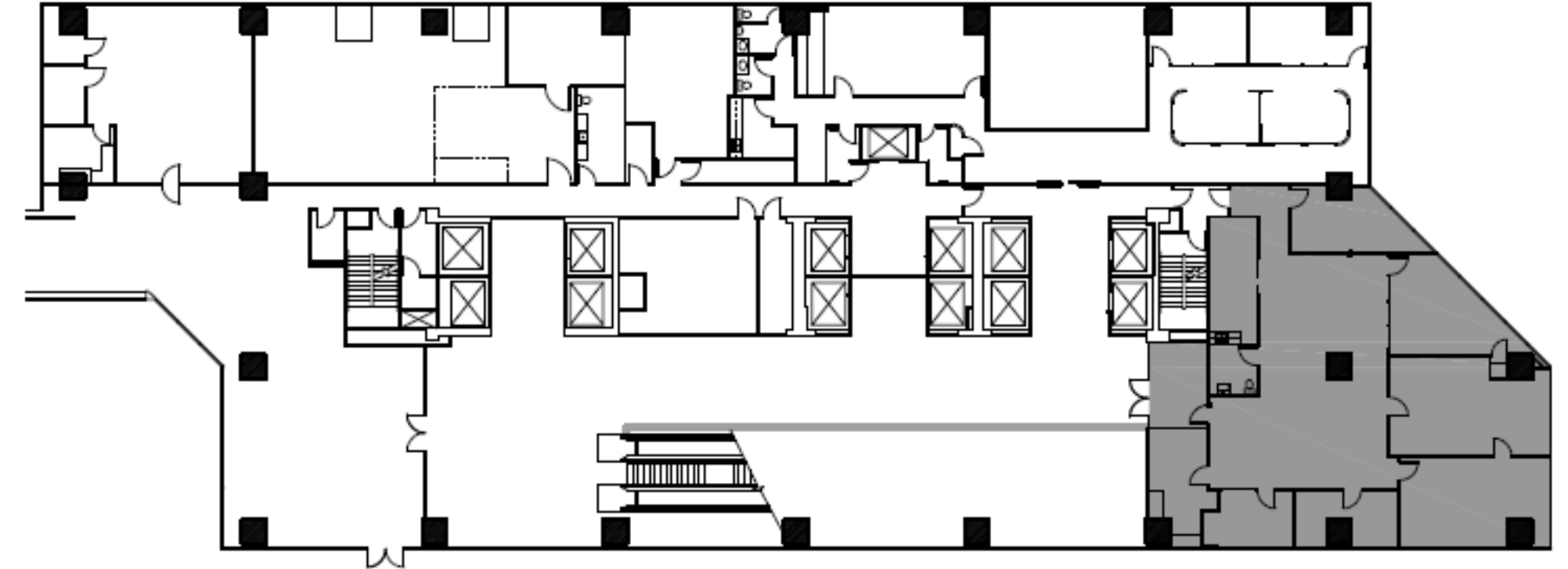


FLOOR 02

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/09/21

SUITE #: 210
SIZE: 3,312 sf
DATE AVAILABLE: Immediately

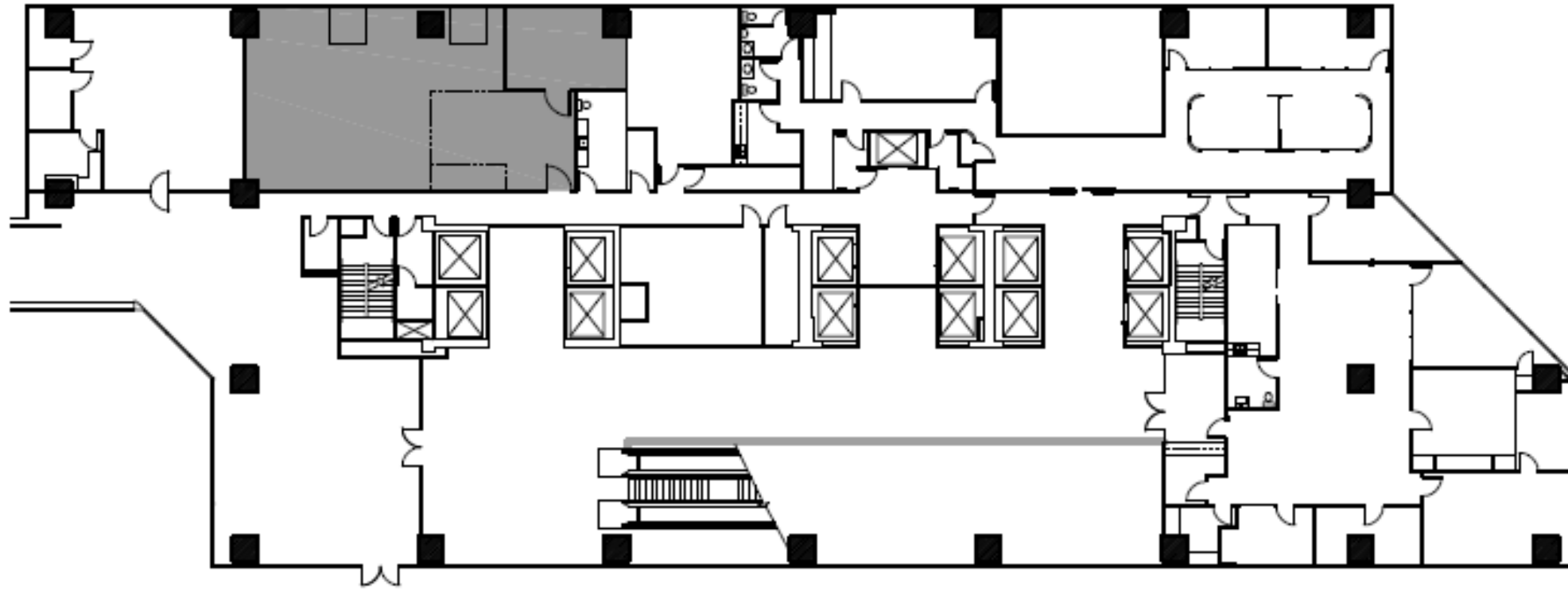


FLOOR 02

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/22/21

SUITE #: 220
SIZE: 3,789 sf
DATE AVAILABLE: Immediately

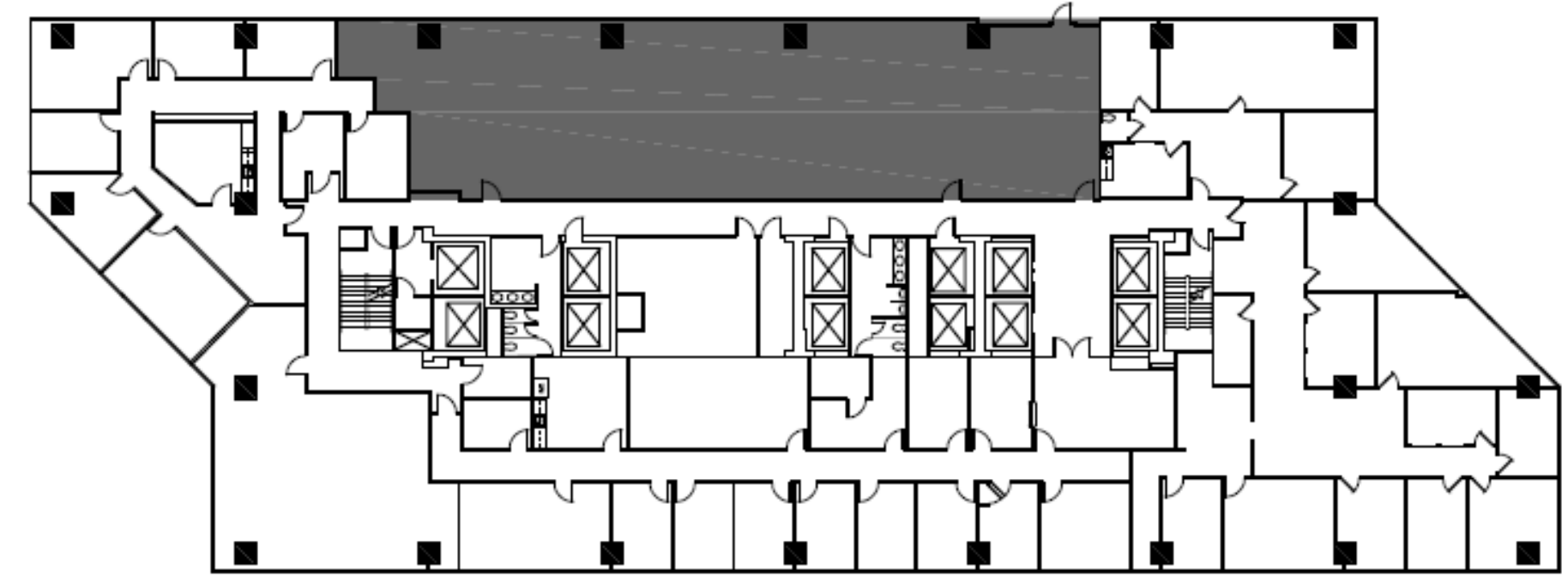


FLOOR 02

GRAPHIC SCALE: N.T.S.

SUITE #: 250
 SIZE: 1,948 sf
 DATE AVAILABLE: Immediately

KEY PLAN
 02/22/21

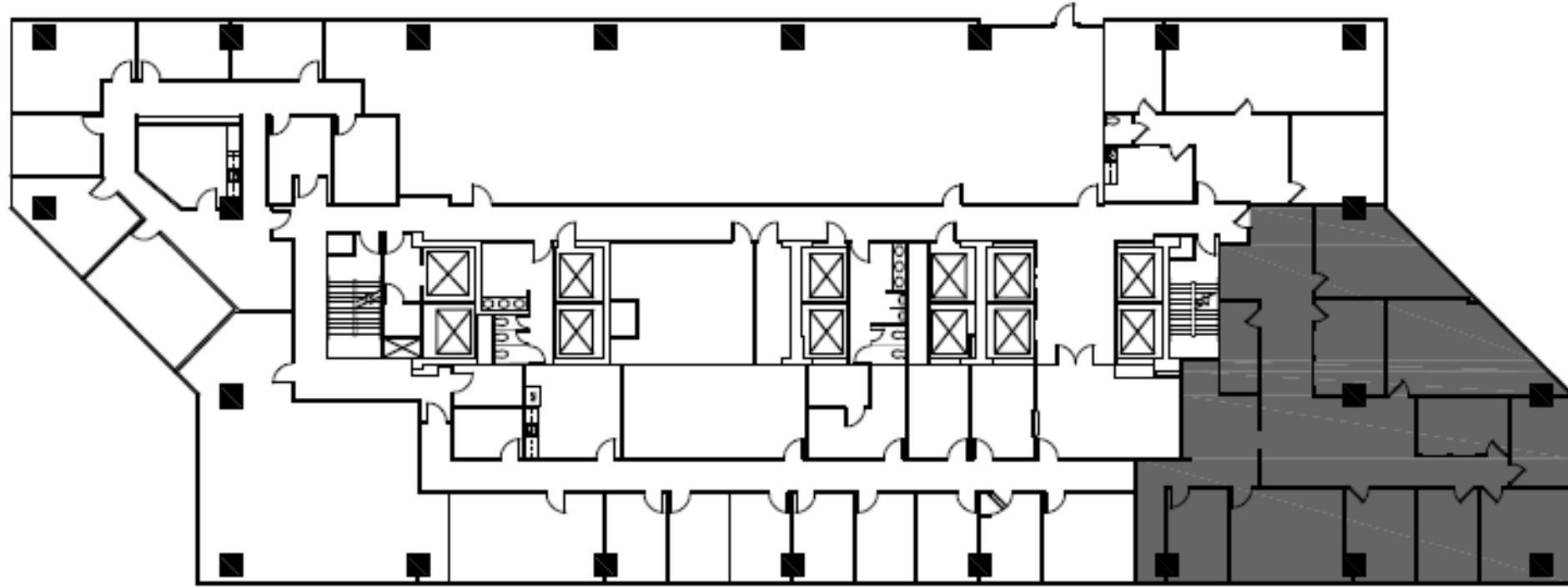


FLOOR 04

GRAPHIC SCALE: N.T.S.

SUITE #: 475
 SIZE: 4,041 sf
 DATE AVAILABLE: Immediately

KEY PLAN
 02/09/21

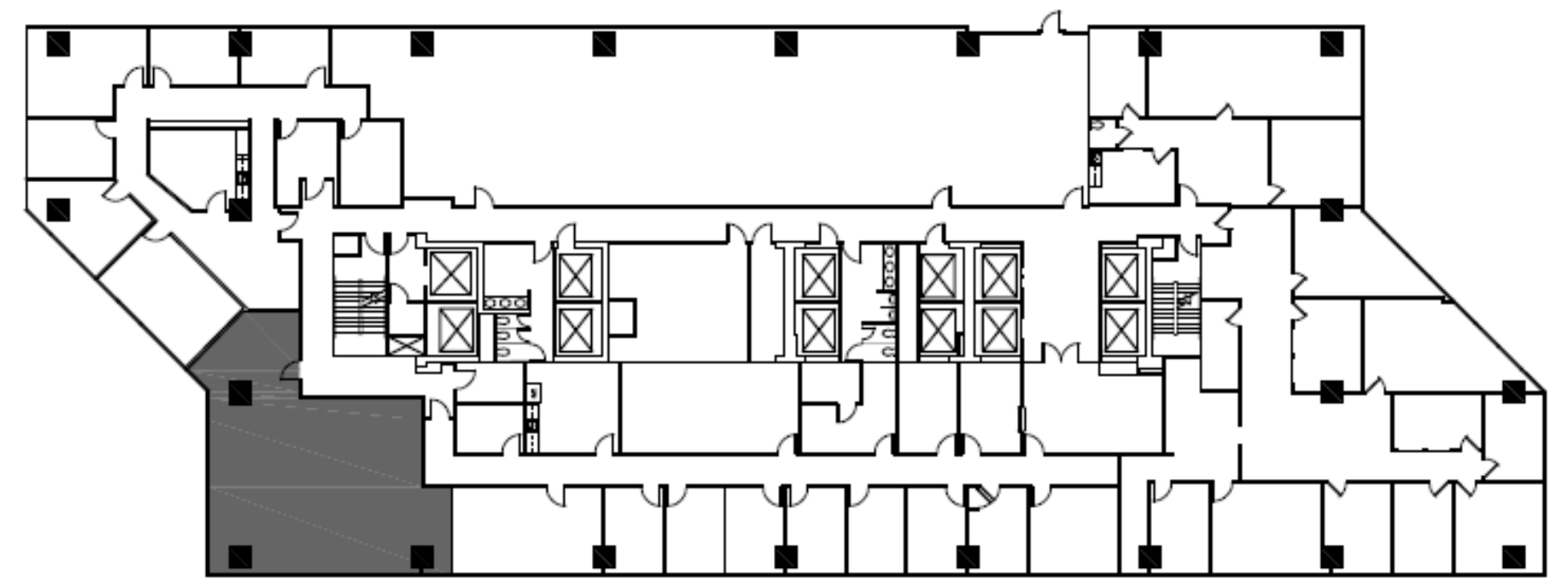


NORTH

FLOOR 04
 GRAPHIC SCALE: N.T.S.

KEY PLAN
 02/09/21

SUITE #: 450
 SIZE: 3,820 sf
 DATE AVAILABLE: Immediately

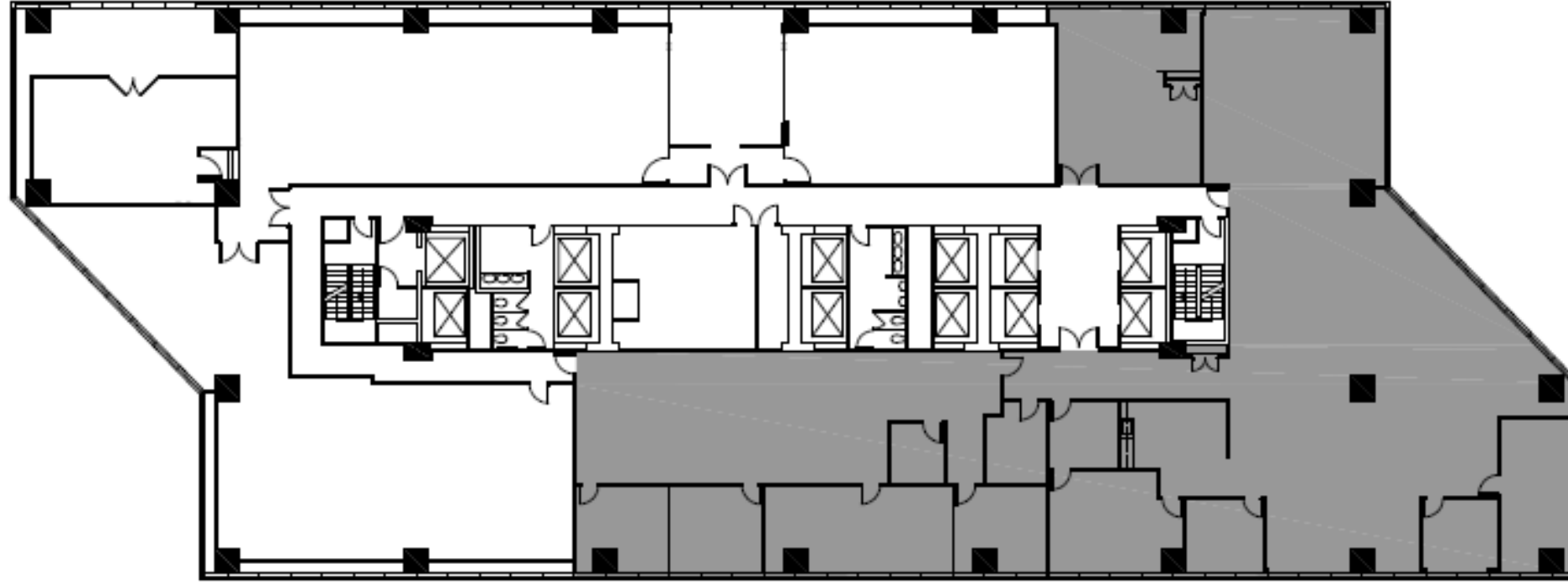


NORTH

FLOOR 04
 GRAPHIC SCALE: N.T.S.

KEY PLAN
 02/09/21

SUITE #: 495
 SIZE: 1,524 sf
 DATE AVAILABLE: Immediately

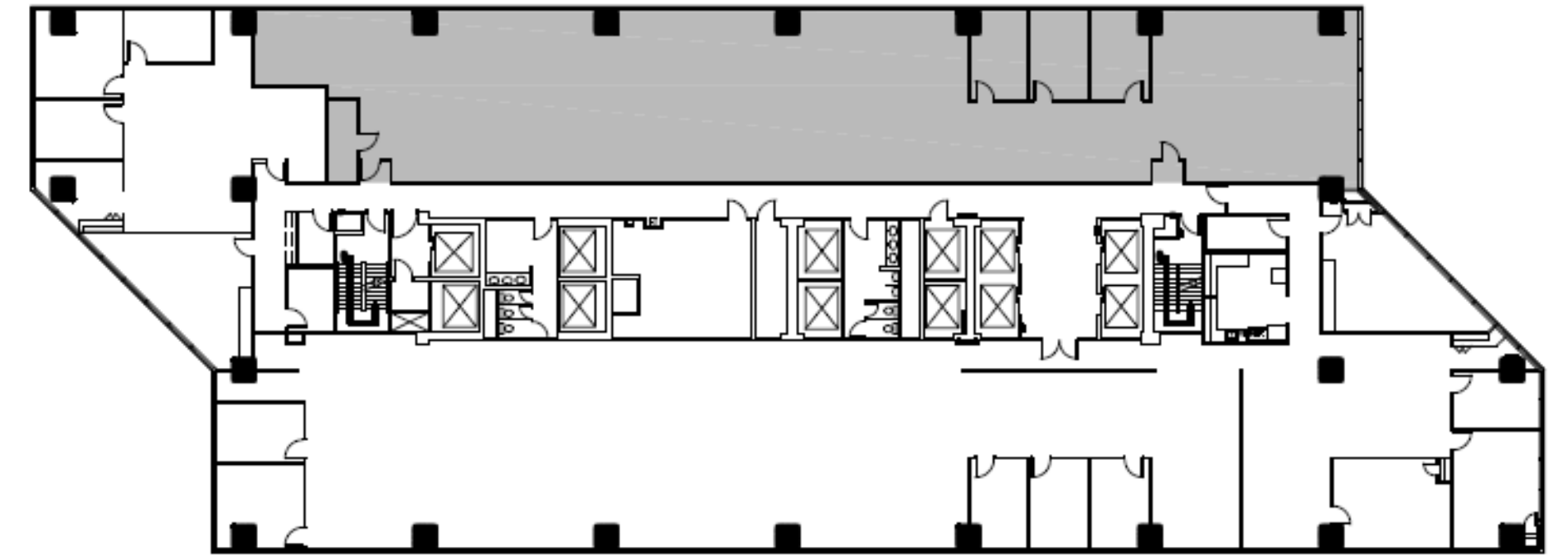


FLOOR 05

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/19/21

SUITE #: 500
SIZE: 9,397 sf
DATE AVAILABLE: Immediately



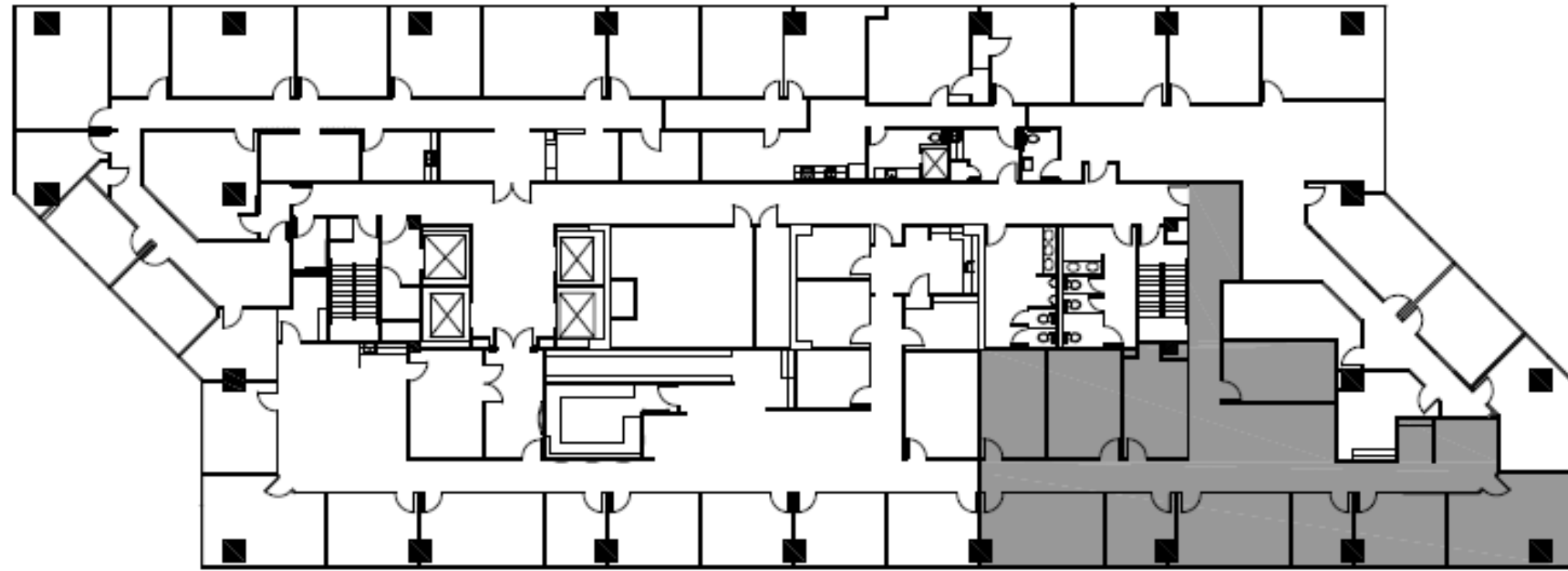
NORTH


FLOOR 06

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/12/21

SUITE #: 675
SIZE: 5,883 sf
DATE AVAILABLE: Immediately

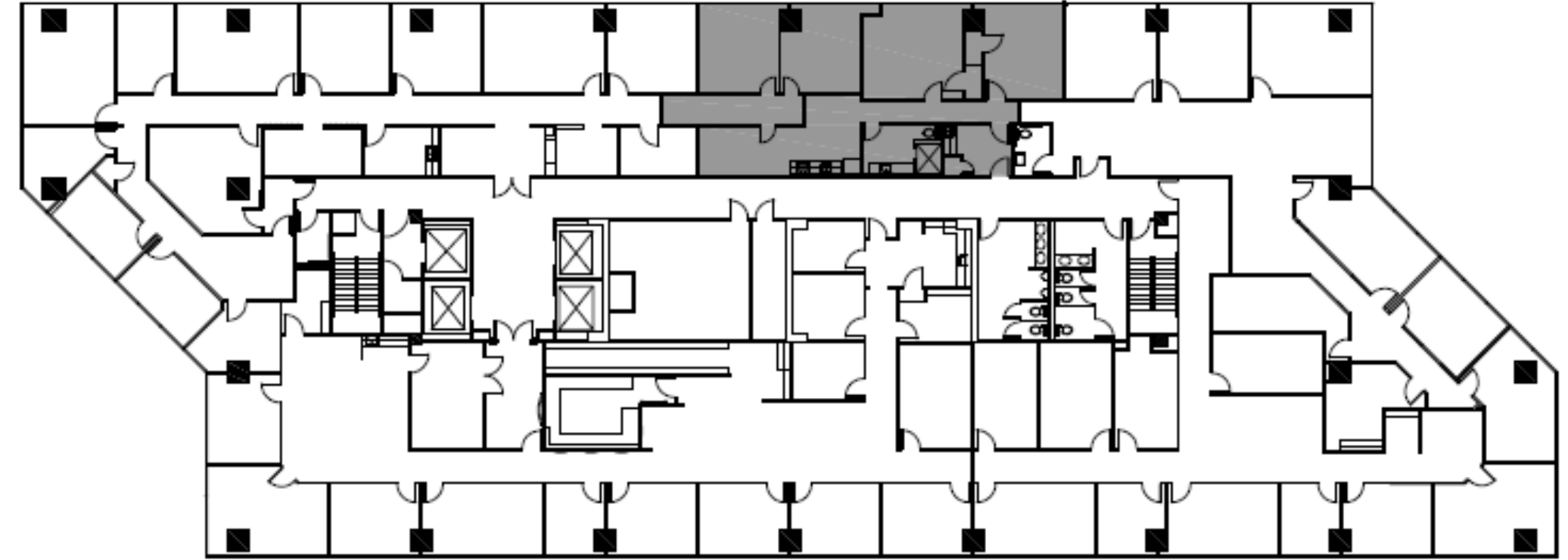


FLOOR 24

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/19/21

SUITE #: 2410
SIZE: 3,361 sf
DATE AVAILABLE: Immediately

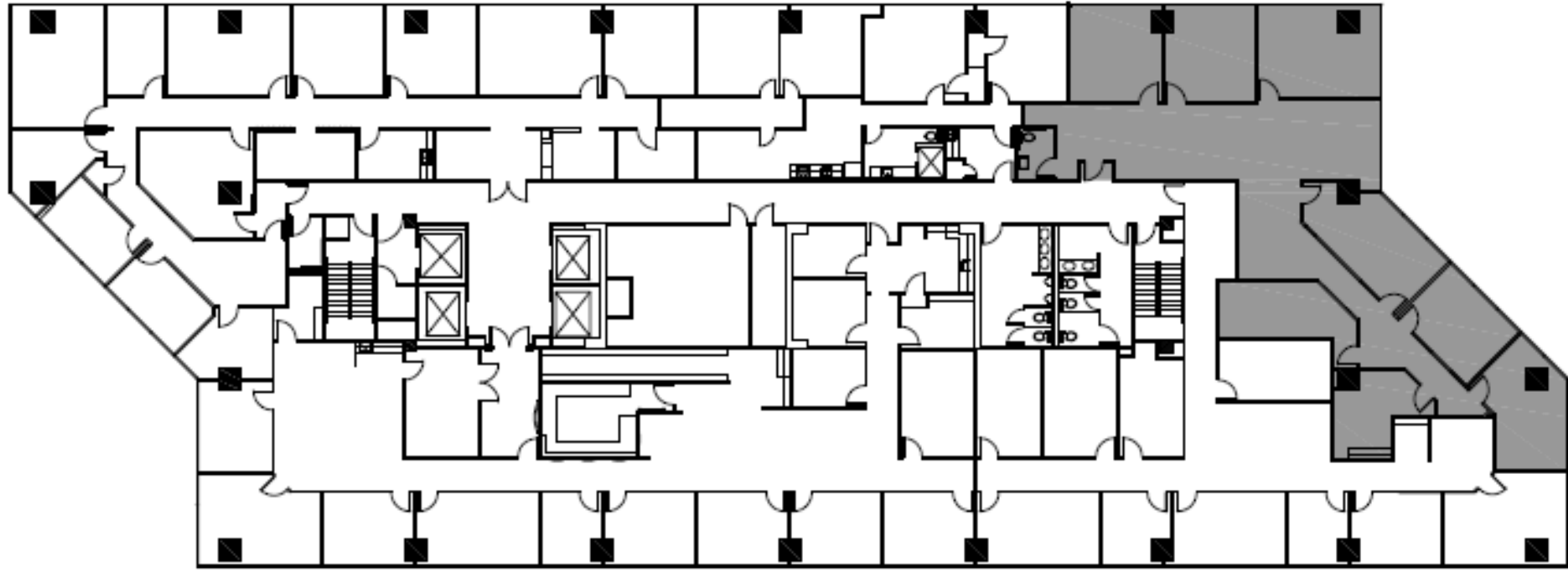


FLOOR 24

GRAPHIC SCALE: N.T.S.

KEY PLAN
02/19/21

SUITE #: 2455
SIZE: 1,826 sf
DATE AVAILABLE: Immediately



KEY PLAN
02/19/21

SUITE #: 2460
SIZE: 3,420 sf
DATE AVAILABLE: Immediately

Orleans Tower



Orleans Tower (formerly **Amoco Building**), located at 1340 Poydras Street in New Orleans, Louisiana, is a 20-story, 280 foot-tall office building designed in the international style by 3D/International. The international style grew in popularity during the sixties and seventies after the architect Mies Van Der Rohe designed the Seagram Building on Park Ave in New York City and Skidmore, Owings, and Merrill designed the Sears Tower in the heart of downtown Chicago.

The building is primarily used for office space, with some retail space on the ground level. The design of the building can be best classified as international with its black aluminum and glass curtain wall. The building currently houses the offices of several city and state agencies. Orleans Tower is currently the 28th tallest building in New Orleans.

Contact:
Jack Gordon
Leasing Agent
Office 1(504) 681-3437
Cell 1(504) 782-2214





Downtown New Orleans WorkSpaces

Class-A Office Space Availabilities

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Downtownnola.com