

# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF



MSA: NEW ORLEANS / METAIRIE

TRAFFIC: 33,573 ADT

WEB: [www.lacdb.com](http://www.lacdb.com)

504-831-2363  
[srsa-realestate.com](http://srsa-realestate.com)  
f in

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
[scorrigan@srsa-realestate.com](mailto:scorrigan@srsa-realestate.com)

Stephanie Boyd  
504-293-5800  
[sboyd@srsa-realestate.com](mailto:sboyd@srsa-realestate.com)

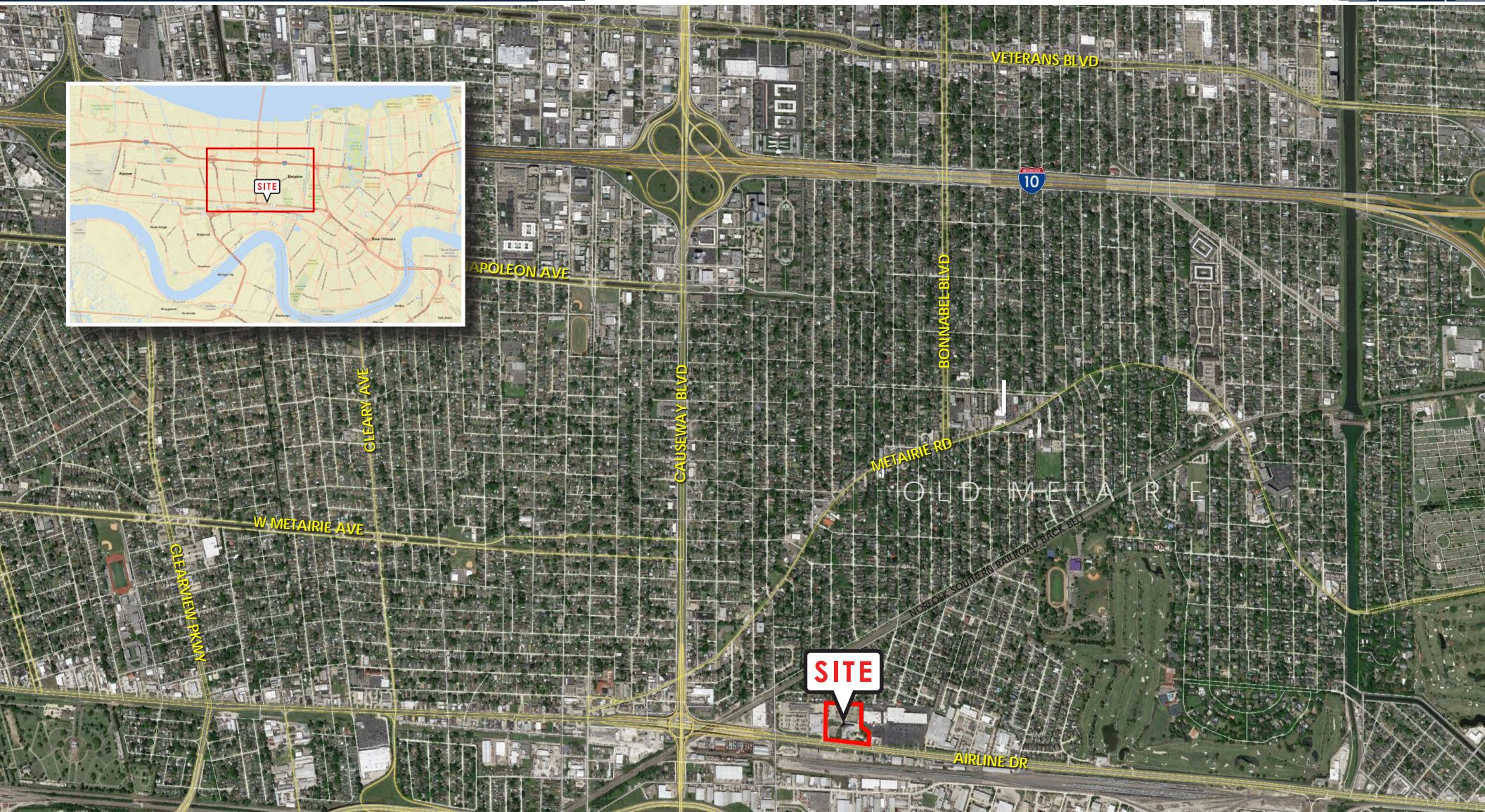
**SRSRA** COMMERCIAL  
REAL ESTATE

# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF



MSA: NEW ORLEANS / METAIRIE

TRAFFIC: 33,573 ADT

WEB: [www.lacdb.com](http://www.lacdb.com)

504-831-2363  
[srsa-realestate.com](http://srsa-realestate.com)  
f in t

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
[scorrigan@srsa-realestate.com](mailto:scorrigan@srsa-realestate.com)

Stephanie Boyd  
504-293-5800  
[sboyd@srsa-realestate.com](mailto:sboyd@srsa-realestate.com)

**SRSA** COMMERCIAL  
REAL ESTATE

# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF



MSA: NEW ORLEANS / METAIRIE

TRAFFIC: 33,573 ADT

WEB: [www.lacdb.com](http://www.lacdb.com)

504-831-2363  
srsa-realestate.com  
f in

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
scorrigan@srsa-realestate.com

Stephanie Boyd  
504-293-5800  
sboyd@srsa-realestate.com

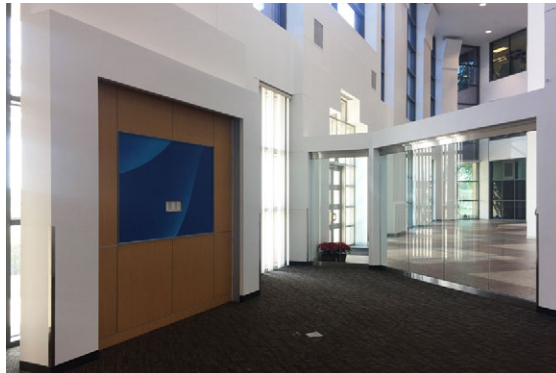
**SRSRA** COMMERCIAL REAL ESTATE

# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF



## SITE INFORMATION

Situated on Airline Drive centrally located in Metairie between the New Orleans CBD and Louis Armstrong International Airport, this location is easily accessible from all parts of the New Orleans area. The property has a GLA of 123,000 SF on 6 floors, a new lobby, open floor plans, private offices, and abundant parking via attached multi level garage.

**LOCATION:** 2121 Airline Highway  
Metairie, LA 70001

**LOCATION SIZE:** 1,457 SF - 6,429 SF

**RENT:** \$22.00 PSF

**SPACE AVAIL:** 1st floor: 4,260 SF + drive thru  
1st floor: 4,884 SF\*  
5th floor: 6,429 SF  
5th floor: 1,457 SF

\*space can be subdivided

**TRAFFIC COUNT:** 33,573 average daily traffic

**PARKING:** 4/1000 with 1.1/1000 covered (\$25 per space per month); Premium covered spaces available (\$70 per space per month)

**ZONING:** C-2 / CPZ

## DEMOGRAPHICS

|                | TOTAL POPULATION | TOTAL # HOUSEHOLDS | MEDIAN HH INCOME | AVERAGE HH INCOME |
|----------------|------------------|--------------------|------------------|-------------------|
| <b>1 MILE</b>  | 16,318           | 7,216              | \$55,703         | \$90,060          |
| <b>3 MILES</b> | 172,615          | 75,615             | \$48,229         | \$75,565          |
| <b>5 MILES</b> | 373,936          | 161,300            | \$47,884         | \$76,017          |

504-831-2363  
srsa-realestate.com

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
scorrigan@srsa-realestate.com

Stephanie Boyd  
504-293-5800  
sboyd@srsa-realestate.com

**SRSA COMMERCIAL REAL ESTATE**

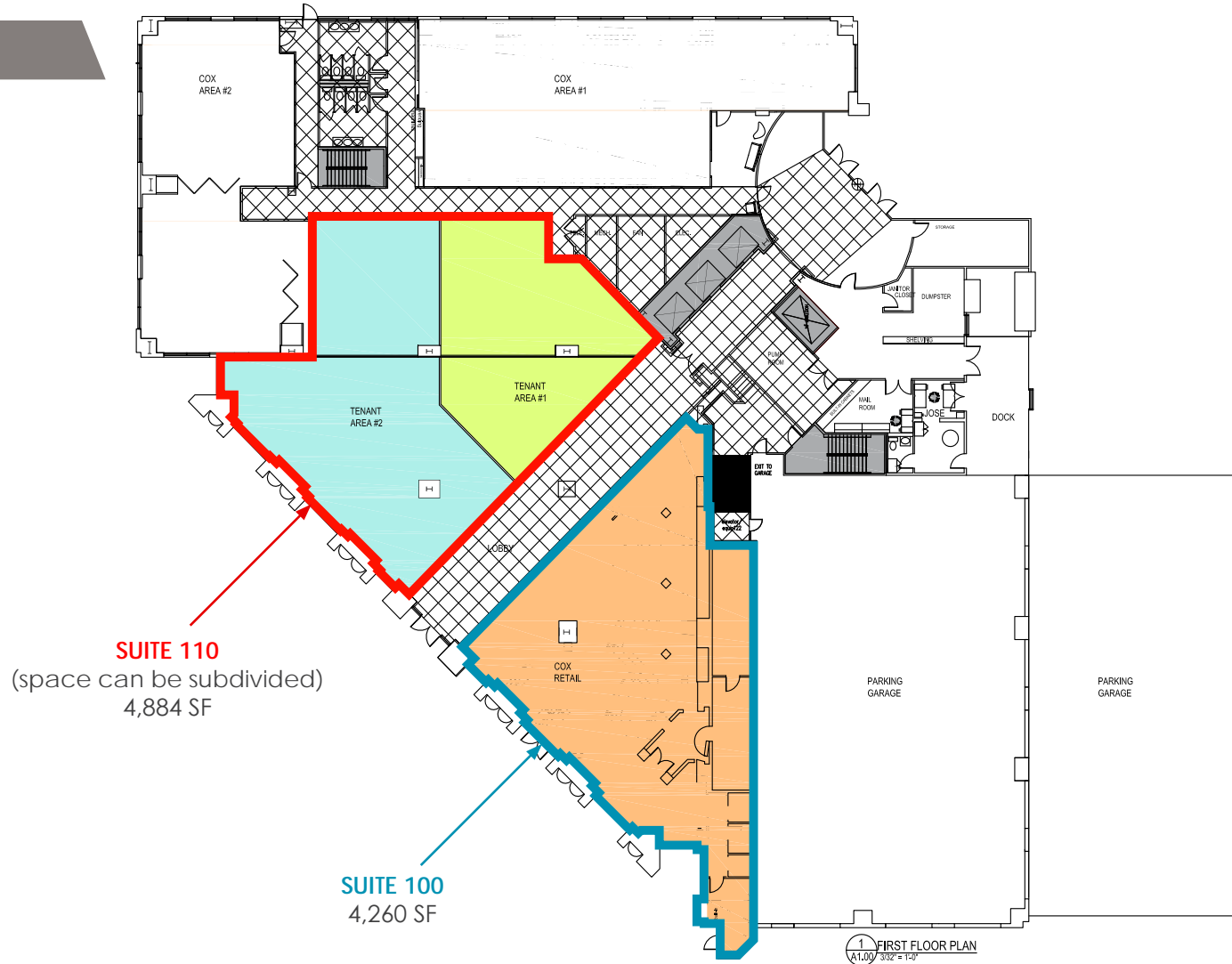
# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF

1ST FLOOR



MSA: NEW ORLEANS / METAIRIE

TRAFFIC: 33,573 ADT

WEB: [www.lacdb.com](http://www.lacdb.com)

504-831-2363  
[srsa-realestate.com](http://srsa-realestate.com)  
f in t i

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
[scorrigan@srsa-realestate.com](mailto:scorrigan@srsa-realestate.com)

Stephanie Boyd  
504-293-5800  
[sboyd@srsa-realestate.com](mailto:sboyd@srsa-realestate.com)

**SRSA** COMMERCIAL  
REAL ESTATE

©2017 SRSA Commercial Real Estate. All rights reserved.

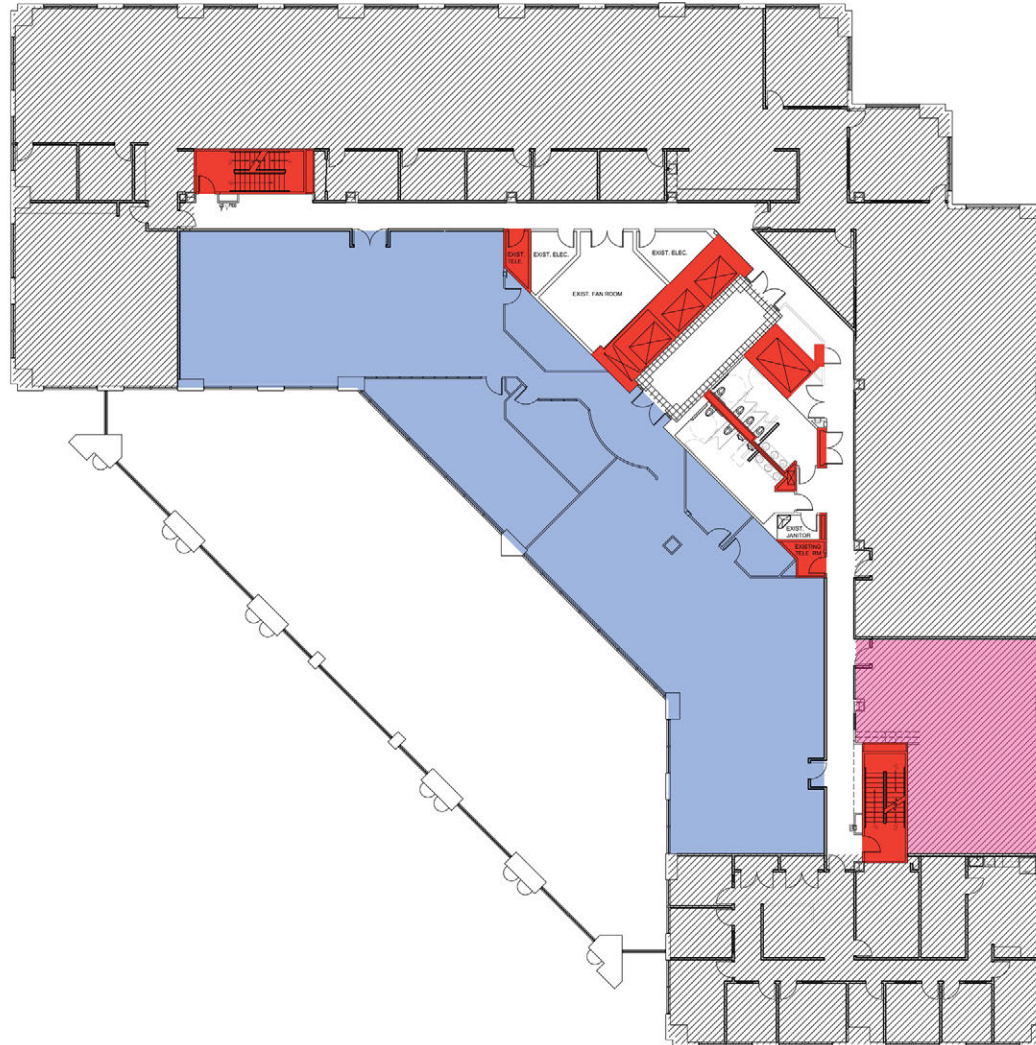
# 2121 AIRLINE HIGHWAY

METAIRIE, LA 70001

## FOR LEASE

1,457 - 6,429 SF | \$22.00 PSF

5TH FLOOR



**VACANT SPACE:**

- 500** - TOTAL USF= 5,590 SF
- LOAD FACTOR 15%= 839 SF
- TOTAL RSF= 6,429 SF

**VACANT SPACE:**

- 570** - TOTAL USF= 1,267 SF
- LOAD FACTOR 15%= 190 SF
- TOTAL RSF= 1,457 SF

- Vertical Penetrations** - 925 SF

MSA: NEW ORLEANS / METAIRIE

TRAFFIC: 33,573 ADT

WEB: [www.lacdb.com](http://www.lacdb.com)

504-831-2363  
[srsa-realestate.com](http://srsa-realestate.com)  
f in t i

2555 Severn Ave.  
Suite 200  
Metairie, LA 70002

Sandra Corrigan, SIOR  
504-620-0365  
[scorrigan@srsa-realestate.com](mailto:scorrigan@srsa-realestate.com)

Stephanie Boyd  
504-293-5800  
[sboyd@srsa-realestate.com](mailto:sboyd@srsa-realestate.com)

**SRSA** COMMERCIAL REAL ESTATE

# 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: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

