

OFFICES AT

River Chase II



STIRLING
PROPERTIES

RYAN MURPHY

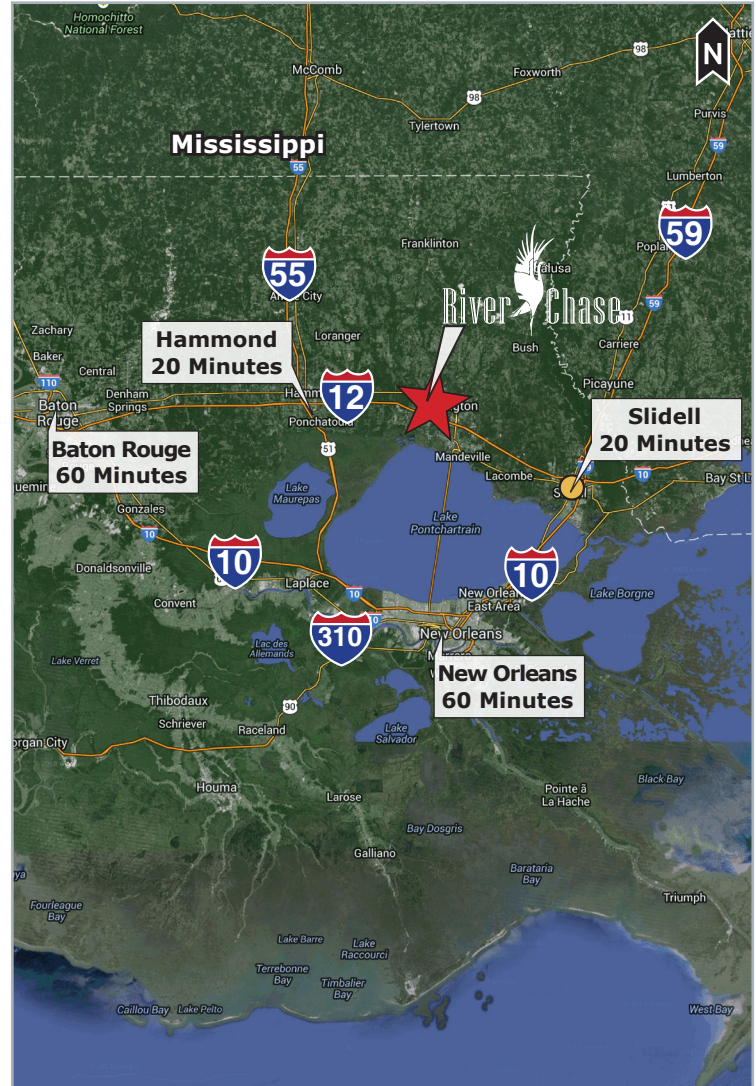
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The Offices at River Chase is the Northshore’s premier office location. Located at the intersection of Interstate 12 and Louisiana Highway 21, one of the fastest growing corridors in the country, the location allows for quick access to New Orleans and other rapidly growing communities such as Slidell and Baton Rouge. Interstate 12 has an average daily traffic count of 78,041 (LADOTD 2015), providing a corporate user with an unparalleled opportunity for freeway identity.

- Largest entitled office campus opportunity in the region, Louisiana Economic Development (LED) Certified Site and ready to build.
- Walkable, amenity rich environment including a nationally-branded hotel, dining, shopping and entertainment.
- Ample surface parking available.
- Offices at River Chase I (ORC I) is an existing two-story 44,371 square-foot Class A office building that was completed in May 2017 and is 95% occupied.
- Offices at River Chase II (ORC II) is located in Phase II, which is a 43-acre campus capable of accommodating an additional 600,000 rentable square feet of office space, including future plans for a full service hotel. Ownership and leasing opportunities available now. Will build-to-suit.





ORC II RENDERING

- A unique Class A office building located in the heart of the amenity-rich River Chase master development.
- Availability ranging from 5,000 to 45,000 rentable square feet on two floors with adjacent surface parking.
- Flexible floor plates allow for partial or full floor lease opportunity for a wide range of corporate office users.
- Walkable project amenities include a hotel, movie theater, restaurants, retail, banking and two luxury apartment communities.
- The Northshore’s most prominent office location offering highly visible freeway signage and direct access to Interstate 12 and Louisiana Highway 21, one of the fastest growing corridors in the country.
- Duplantis Design Group designed the base building, and will serve as the interior architect for the project.

Office Availability

- Pre Leasing
- 5-10 year lease terms available with competitive tenant improvement packages



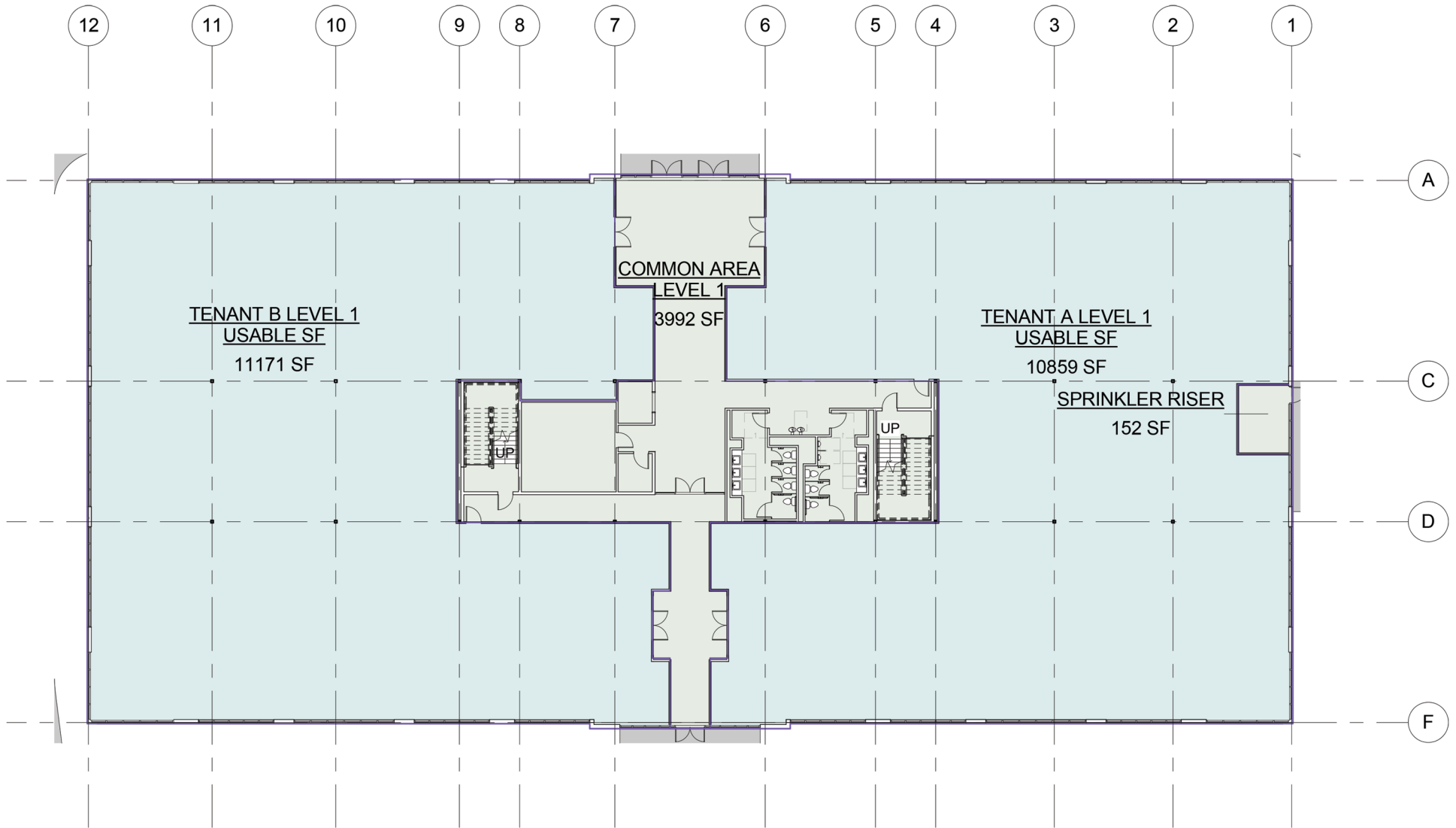
INTERIOR RENDERING



ORC I LOBBY

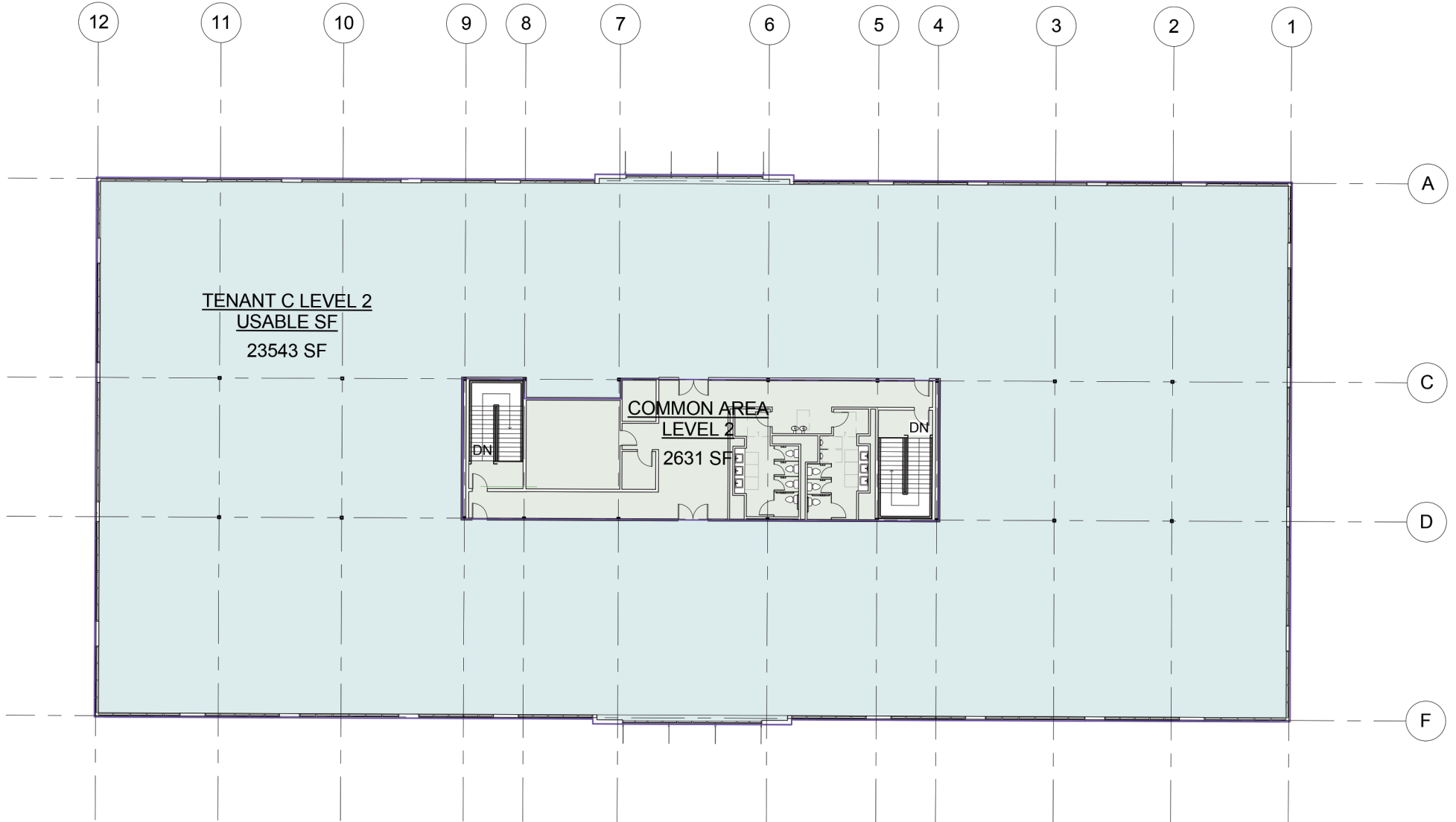


ORC I EXTERIOR



1 USABLE AREA PLAN LEVEL 1
1 A4.1

3/64" = 1'-0"



2 USABLE AREA PLAN LEVEL 2

1 A4.1

3/64" = 1'-0"

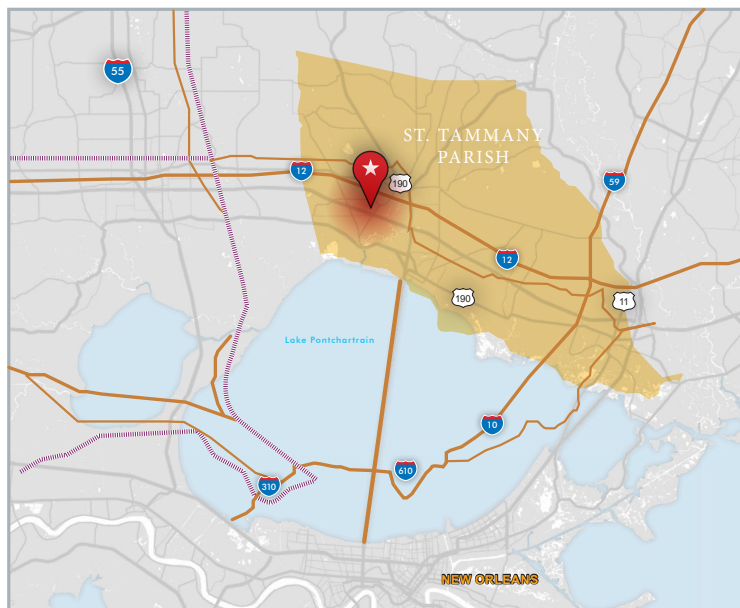
- The Northshore’s premier master-planned development, situated at the heart of St. Tammany Parish.
- The entire development sits on 253 acres of prime interstate property adjacent to the Tchefuncte River with direct access to Interstate 12 via two interchanges, Louisiana Highway 21, and convenient access to the City of New Orleans via the Lake Pontchartrain Causeway.
- The Offices at River Chase are within walking distance of ample amenities that already exist as a part of the overall development, including: two luxury executive apartment communities, a hotel, restaurants, banks, a movie theater and 945,000 square feet of nationally-branded retail shopping.
- River Chase development truly provides a unique opportunity to live, work, and play all within one master-planned community.
- Anchor Tenants: Sam’s Club, Target, Belk, JCPenney, Best Buy, Marshalls, Ross Dress for Less, ULTA Beauty, Holiday Inn Express, and a 14-screen stadium style Regal Cinema.
- Outparcel Tenants: Chick-fil-A, LongHorn Steakhouse, Regions Bank, Taco Bell, Texaco, Wendy’s, Zoe’s Kitchen and Walk-On’s Bistreaux & Bar.



St. Tammany's low business cost, nationally recognized school system, and first-rate medical facilities make the community a destination of choice for businesses of every size. As the fifth most populous parish in the state and one of the **FASTEST-GROWING PARISHES**, St. Tammany's upscale amenities, active community, and expansive green spaces offer wide-ranging, diverse opportunities for companies in any industry. The entire parish is renowned by outdoor enthusiasts, gourmands, golfers, and art-lovers for its versatility and charm.

St. Tammany offers a healthy and cost-effective climate for conducting business. As part of Greater New Orleans, St. Tammany was named the **#1 MOST IMPROVED METRO** in the USA by Wall Street Journal, and in "Competitive Alternatives 2016," KPMG ranked Greater New Orleans #4 in its list of metro-areas with the **LOWEST BUSINESS COSTS IN THE SOUTHEAST**. Area Development magazine ranked Louisiana the **#5 TOP STATE FOR DOING BUSINESS**, the #2 top state in leading workforce development programs, and the **#2 TOP STATE IN BUSINESS INCENTIVE PROGRAMS**.

With a population of approximately 255,000 and a civilian labor force of over 126,000, St. Tammany offers a **HIGHLY-SKILLED, HIGHLY-TRAINED WORKFORCE** for businesses in any industry. The **NATIONALLY-RECOGNIZED** K-12 education system and world-renowned professional and technical schools produce dedicated new workers every year. Students' ACT scores consistently rank above the national average while the unemployment rate in St. Tammany consistently remains below the national average.



- 89% of Residents have a High School Diploma or Higher
- 65% of Residents are of Working Age
- 62% of Residents have Attended at Least Some College
- 38% of Residents have Achieved Advanced Degrees and/or Certifications

Source: St. Tammany Economic Development Foundation, 2017

UNMATCHED QUALITY OF LIFE

St. Tammany Parish has always been an attractive and desirable location for those seeking the good life without sacrificing business success. The parish encompasses 854 square miles and its communities, include some of Louisiana's fastest growing cities such as Abita Springs, Covington, Lacombe, Madisonville, Mandeville, and Slidell.

In a world of increasing homogeneity, New Orleans shines as a beacon of culture. From music to cuisine to Mardi Gras, life in the Big Easy is rich and rewarding. Recent accolades include:

- #1 Nightlife Destination in the World – Travel & Leisure
- #3 Most Joyous City in America – Shutterfly
- Top Ten City for Relocation – Forbes
- Most Affordable Dining in America – Zagat

