



GROUND FLOOR RETAIL SPACE

PAN-AMERICAN LIFE CENTER

NEW ORLEANS, LA

STIRLING
PROPERTIES

GROUND FLOOR COMMERCIAL SPACE FOR LEASE

BUILDING INFORMATION

- 672,742 Rentable Square Feet
- Constructed 1980 & Renovated 2020
- On-Site Building Management & Security
- Newly Renovated Conference Center, Featuring a Tiered-seating Auditorium
- Connected to the Four Star Hotel - InterContinental New Orleans
- The Café on 11 - Newly Renovated, Full-Service Cafeteria and Catering Center
- 8-Story Parking Structure - 795 Spaces
- Convenient to Public Transportation

GROUND FLOOR AVAILABILITY

- Suite 103 - 200 SF (Former Coffee Shop)
- Suite 102 - 225 SF (Former Sundries Shop)
- Suite E - 397 SF (Former Micro Market)

EXECUTIVE SUMMARY

Just blocks from the French Quarter and Warehouse District and positioned along the "Poydras Corridor", the Pan-American Life Center is recognized as one of New Orleans' most prestigious addresses. Furthermore, the building stands within a short walking distance to other major office buildings in the CBD, many important government offices, courthouses, The Outlet Collection at Riverwalk, and many tourist attractions. Additionally, the building has direct streetcar frontage and enjoys the seasonal benefits of direct Mardi Gras parade activity.

GROUND FLOOR CO-TENANTS

- IBERIABANK
- Tsunami Sushi
- Starbucks
- Morris Bart Law Office
- Smoothie King
- Royal Shoe Shine



COVER

SUMMARY

**BUILDING
RENOVATIONS**

**DOWNTOWN
INFO**

**KEY TRADE
AREA STATS**

PHOTOS

**GROUND
FLOOR PLAN**

DEMOS

2020 RENOVATIONS

THE CAFÉ ON 11

- Featuring new dining area and food service area
- Offers house-made hot breakfast, hot lunch, Grab 'N Go snacks, and meeting catering Monday - Friday

THE CONFERENCE CENTRE ON 11

- Featuring an updated floor plan with a variety of new conference room styles and sizes
- State-of-the-art audio/visual equipment
- Stadium-seating auditorium/theater - the only one of its kind available in the New Orleans CBD
- In-house catering with customizable menus provided by The Café on 11

GROUND FLOOR LOBBY

- New look with modern wall finishes, furniture and touch-screen kiosk

THE CAFÉ ON 11



THE CAFÉ ON 11



THE CONFERENCE CENTRE ON 11



THE CONFERENCE CENTER ON 11



THE CONFERENCE CENTER ON 11



GROUND FLOOR LOBBY



COVER

SUMMARY

BUILDING RENOVATIONS

DOWNTOWN INFO

KEY TRADE AREA STATS

PHOTOS

GROUND FLOOR PLAN

DEMOS

DOWNTOWN NEW ORLEANS is defined by the Downtown Development District of New Orleans (DDD) as the area bounded by Iberville Street, the Mississippi River, Pontchartrain Expressway, and Interstate 10. It includes the Central Business District and the Warehouse/Arts District. Within Downtown New Orleans, there are approximately:

DOWNTOWN ECONOMICS

- 19.75 million annual visitors to Downtown New Orleans spending \$10.05 billion
- 142,764 people are Downtown on a given week-day
- Heart of a regional population of 1.25 million
- Over \$7 billion in investments since 2005
- Largest employment center in Louisiana with 67,000+ jobs

DOWNTOWN ENTERTAINMENT & TOURISM

- 71 hotels with 20,355 hotel rooms
- 130 festivals in New Orleans each year, which equates to roughly one festival every three days
- Sporting and cultural events attract 2.5 million visitors Downtown a year
- 234 restaurants and sidewalk cafés
- Warehouse/Arts District is home to 18 art galleries and 5 museums.

DOWNTOWN COMMERCIAL

- 8.8 million square feet of Class A office space
- 243 retail stores

DOWNTOWN RESIDENTIAL

- Almost 40,000 residents
- 6,775 apartments and condos in Downtown with 1,700 more units on the way
- \$89,000 average household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown New Orleans Demographic Profile, Downtown Development District of New Orleans (May 2019); "New Orleans Tourism Visitation & Visitor Spending Breaks Records in 2019" Press Release, New Orleans & Co. on NewOrleans.com (May 2020)



COVER

SUMMARY

BUILDING
RENOVATIONS

DOWNTOWN
INFO

KEY TRADE
AREA STATS

PHOTOS

GROUND
FLOOR PLAN

DEMOS

OFFICE BUILDINGS 36,382 DAYTIME EMPLOYEES

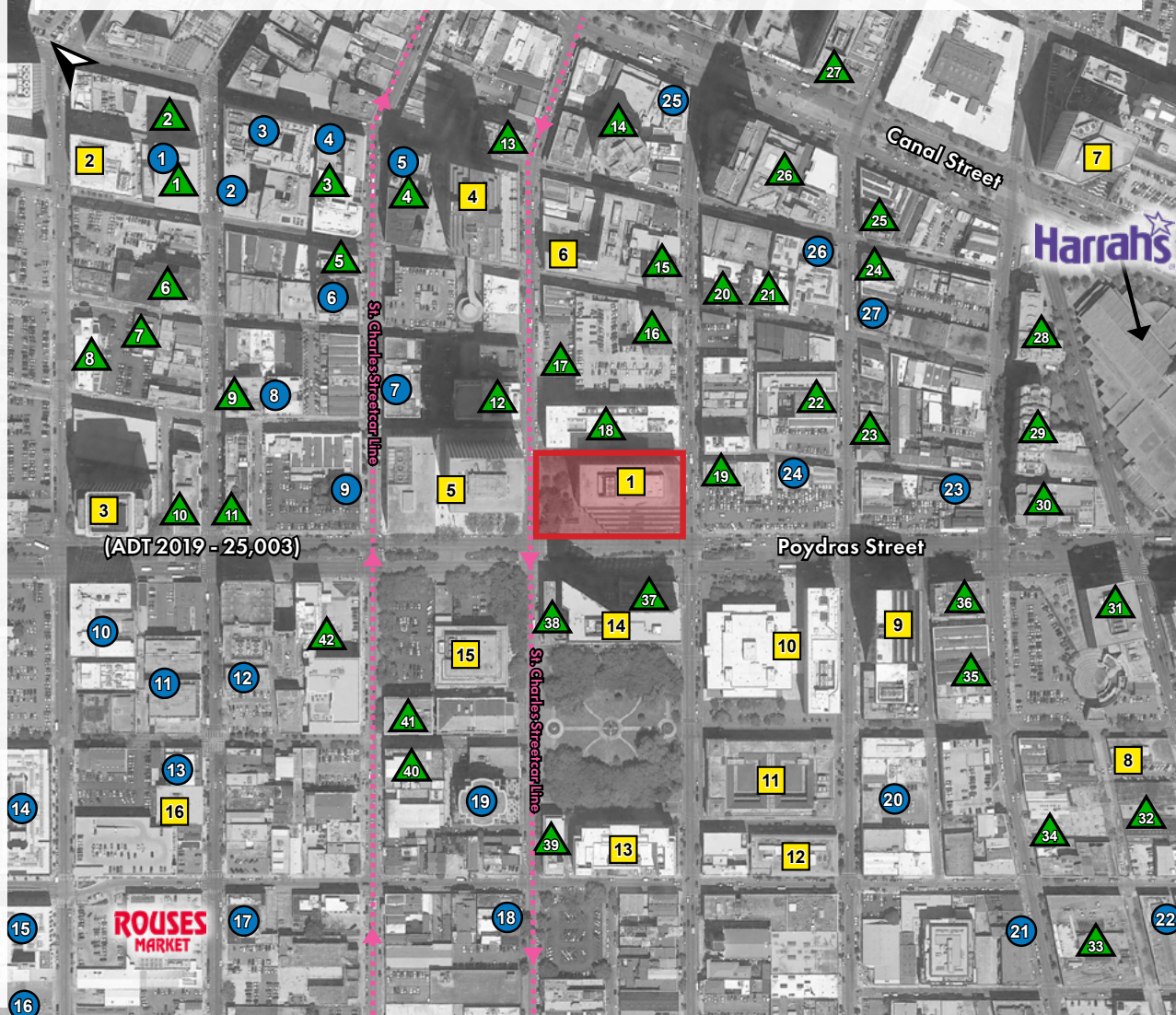
1. Pan-American Life Center 672,700 RSF, Class A
2. The Exchange Center 355,200 RSF
3. First Bank & Trust Tower 74,800 RSF, Class A
4. Place St. Charles 1,004,400 RSF, Class A
5. One Shell Square 1,256,900 RSF, Class A
6. Whitney Bank Building 339,500 RSF
7. One Canal Place 630,500 RSF
8. 300 Lafayette Building 20,000 RSF
9. 400 Poydras Building 606,600 RSF, Class A
10. Federal Court House
11. 5th Circuit Court of Appeals
12. IP Building 84,500 RSF
13. F. Edward Hebert Federal 244,000 RSF
14. Poydras Center 453,200 RSF, Class A
15. Federal Reserve Bank Building 100,000 RSF
16. 615 Baronne 25,600 RSF

RESIDENTIAL 2,282 HOUSING UNITS

1. The Strand 192 Units
2. Gravier Place Apartments 132 Units
3. Kailas Tower 290 Units
4. The Maritime 105 Units
5. 200 Carondelet 189 Units
6. Hibernia Tower 175 Units
7. Union Lofts 33 Units
8. Carriage House Condos 14 Units
9. 419 Carondelet 16 Units
10. 930 Poydras 256 Units
11. Civic Lofts 72 Units
12. 528 Baronne Apartments 16 Units
13. 909 Lafayette Street Condos 12 Units
14. The Paramount at South Market District 209 Units
15. The Beacon at S.M.D. 124 Units
16. The Standard at S.M.D. 89 Units
17. The Marquis (U.C.) 19 Units
18. 625 St. Charles Lofts 32 Units
19. 731 St. Charles Condos 67 Units
20. The Kalorama 79 Units
21. 711 Tchoupitoulas 20 Units
22. 333 Girod Apartments 33 Units
23. Walle Apartments 13 Units
24. 526 & 530 Natchez 12 Units
25. The Giani Building 33 Units
26. Merchant Lofts 38 Units
27. The Medallion 12 Units

KEY TRADE AREA STATISTICS

The primary trade area depicted is roughly a 3 block radius around the Pan-American Life Center



HOTELS 10,694 HOTEL ROOMS

1. Aloft 188 Rooms
2. Wyndam Garden Inn 170 Rooms
3. Cotton Exchange Hotel 222 Rooms
4. Hampton Inn & Suites 210 Rooms
5. Hilton Garden Inn 155 Rooms
6. NPSI Hotel 217 Rooms
7. Catatoula Hotel 35 Rooms
8. Holiday Inn Express 129 Rooms
9. Fairfield Inn & Suites 102 Rooms
10. Le Pavillon Hotel 226 Rooms
11. Homewood Suites by Hilton 166 Rooms
12. Hilton St. Charles 510 Rooms
13. Royal St. Charles Hotel 143 Rooms
14. New Orleans Marriott 1,329 Rooms
15. International House Hotel 117 Rooms
16. La Quinta Inn & Suites 166 Rooms
17. Residence Inn by Marriot 238 Rooms
18. Hotel InterContinental 479 Rooms
19. Queen & Crescent Hotel 196 Rooms
20. Magnolia Hotel 97 Rooms
21. Loft 523 18 Rooms
22. The Eliza Jane 155 Rooms
23. St. James Hotel 86 Rooms
24. The Pelham Hotel 60 Rooms
25. Best Western Plus 108 Rooms
26. Sheraton New Orleans 1,110 Rooms
27. Marriot New Orleans 1,333 Rooms
28. Double Tree New Orleans 364 Rooms
29. Windsor Court Hotel 316 Rooms
30. Le Meridian New Orleans 432 Rooms
31. Loews Hotel New Orleans 285 Rooms
32. Plaza Suites Downtown 20 Rooms
33. Renaissance Hotel 217 Rooms
34. Cambria Hotel & Suites 162 Rooms
35. The Old No. 77 Hotel 167 Rooms
36. Hotel Poydras 60 Rooms
37. The Whitney Hotel 93 Rooms
38. Blake Hotel New Orleans 122 Rooms
39. Lafayette Hotel 66 Rooms
40. Maison de la Luz 67 Rooms
41. Ace Hotel New Orleans 234 Rooms
42. Drury Inn & Suites 124 Rooms

Click image for larger view

COVER

SUMMARY

BUILDING
RENOVATIONS

DOWNTOWN
INFO

KEY TRADE
AREA STATS

PHOTOS

GROUND
FLOOR PLAN

DEMOS



COVER

SUMMARY

BUILDING
RENOVATIONS

DOWNTOWN
INFO

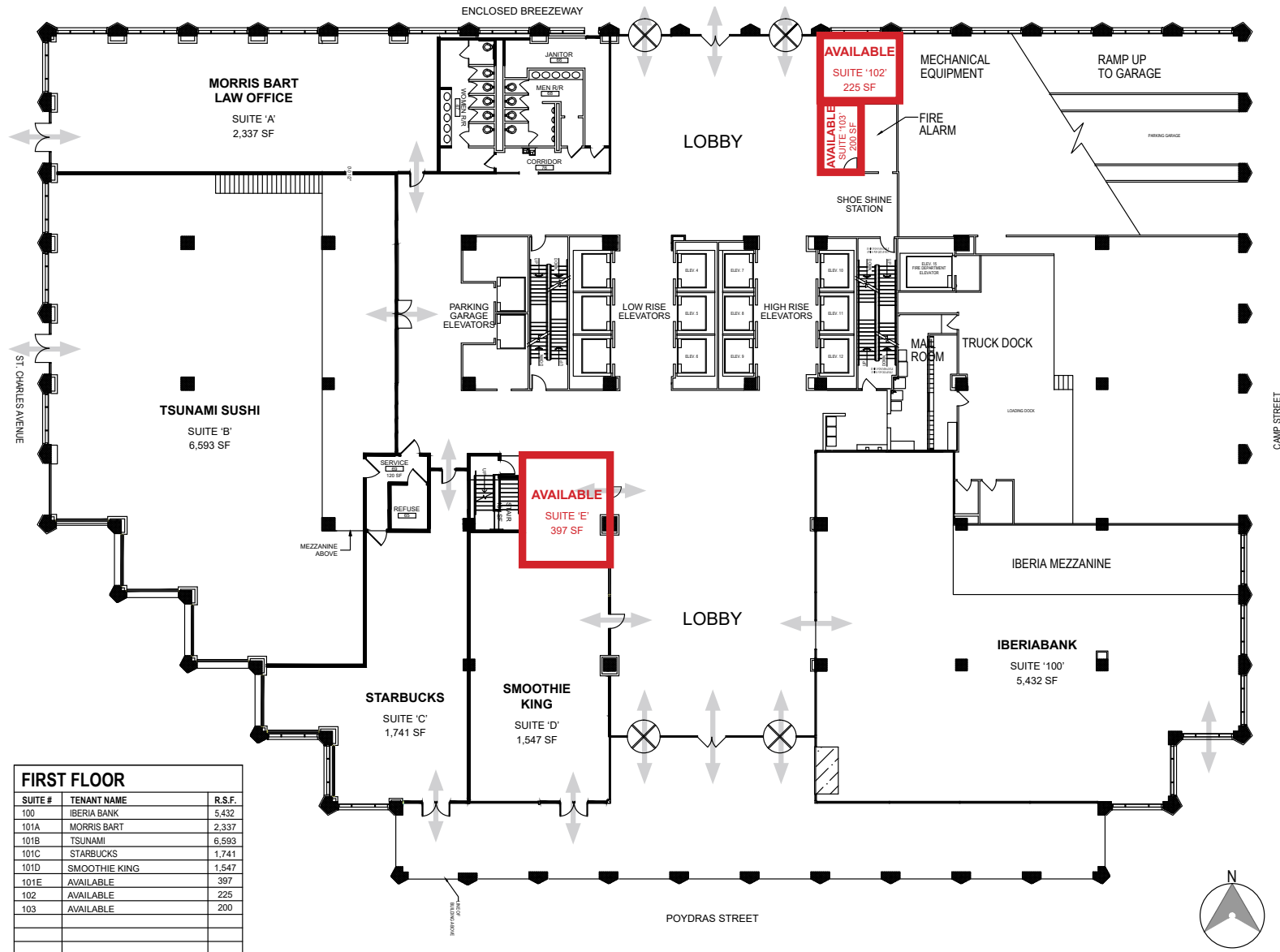
KEY TRADE
AREA STATS

PHOTOS

GROUND
FLOOR PLAN

DEMOS

Click image for
larger view



COVER

SUMMARY

BUILDING
RENOVATIONS

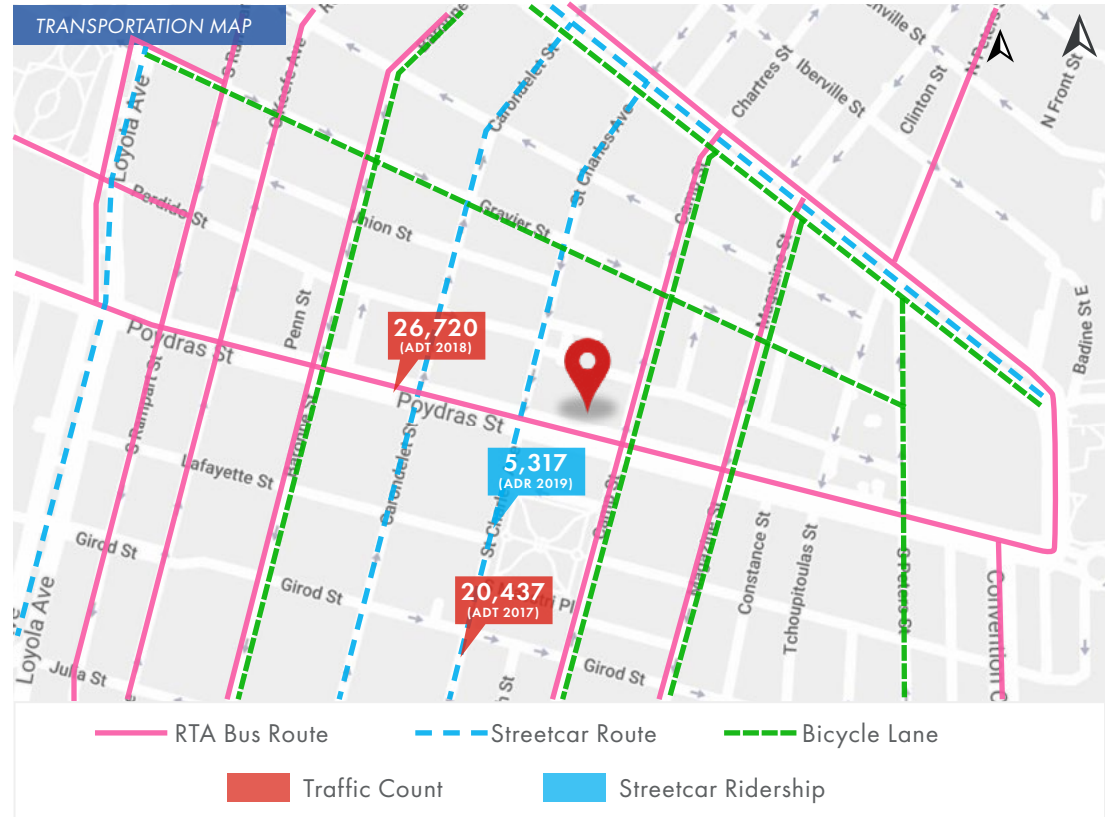
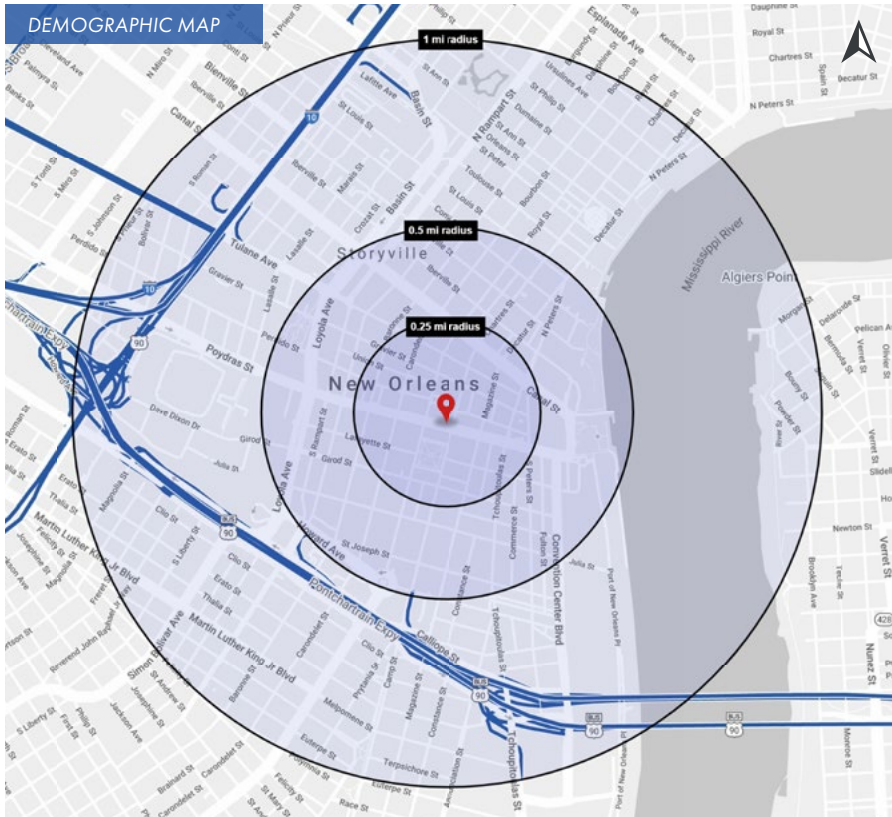
DOWNTOWN
INFO

KEY TRADE
AREA STATS

PHOTOS

GROUND
FLOOR PLAN

DEMOS



2020 DEMOGRAPHICS

0.25 MILE

0.5 MILE

1 MILE



22,225

64,009

105,500



0.25 MILE

0.5 MILE

1 MILE

1,104

6,542

18,576



0.25 MILE

0.5 MILE

1 MILE

\$68,464

\$78,693

\$69,353