



PAN-AMERICAN  
LIFE CENTER

NEW ORLEANS, LA

STIRLING  
PROPERTIES

## CLASS A OFFICE BUILDING FOR LEASE

### BUILDING INFORMATION

- 672,742 Rentable Square Feet
- Constructed 1980 & Renovated 2020
- Professional, On-Site Building Management
- 24-Hour Building Access with 24-Hour Security & After-Hours Key Card
- 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

### AVAILABLE

- Suite 1402 - 14,106 SF
- Suite 1620 - 1,875 SF
- Suite 1625 - 2,568 SF
- Suite 1670 - 6,105 SF
- Suite 1680 - 3,316 RSF
- Suite 1700 - 9,731 RSF
- Suite 1710 - 6,843 RSF
- Suite 1850 - 14,340 RSF
- Suite 1870 - 1,381 RSF
- Suite 1900 - 38,160 RSF (Whole Floor)
- Suite 2200 - 19,996 RSF
- Suite 2335 - 1,273 RSF

### EXECUTIVE SUMMARY

Pan-American Life Center is a granite-clad, Class A trophy office tower located in the New Orleans Central Business District. Pan-American Life Center, renovated in 2020, has 28 stories, inclusive of an eight-story parking structure (located above the ground floor). Just blocks from the French Quarter and Warehouse District and positioned along the "Poydras Corridor", the Center is recognized as one of New Orleans' most prestigious office addresses. Furthermore, Pan-American Life Center is within a short walking distance to other major office buildings in the CBD and many important government offices and courthouses. With flexible and efficient floor plates, the property is attractive to both local and national tenants of all sizes.

### IN-BUILDING TENANT AMENITIES

The Café on 11 (featuring hot breakfast, hot lunch, snack options and meeting catering), Tsunami Sushi, Starbucks, Smoothie King, IBERIABANK, Royal Shoe Shine & Repair Station, and Dry Cleaning Pick-up



## 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 CENTER 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 CENTER ON 11



THE CONFERENCE CENTER ON 11



THE CONFERENCE CENTER ON 11

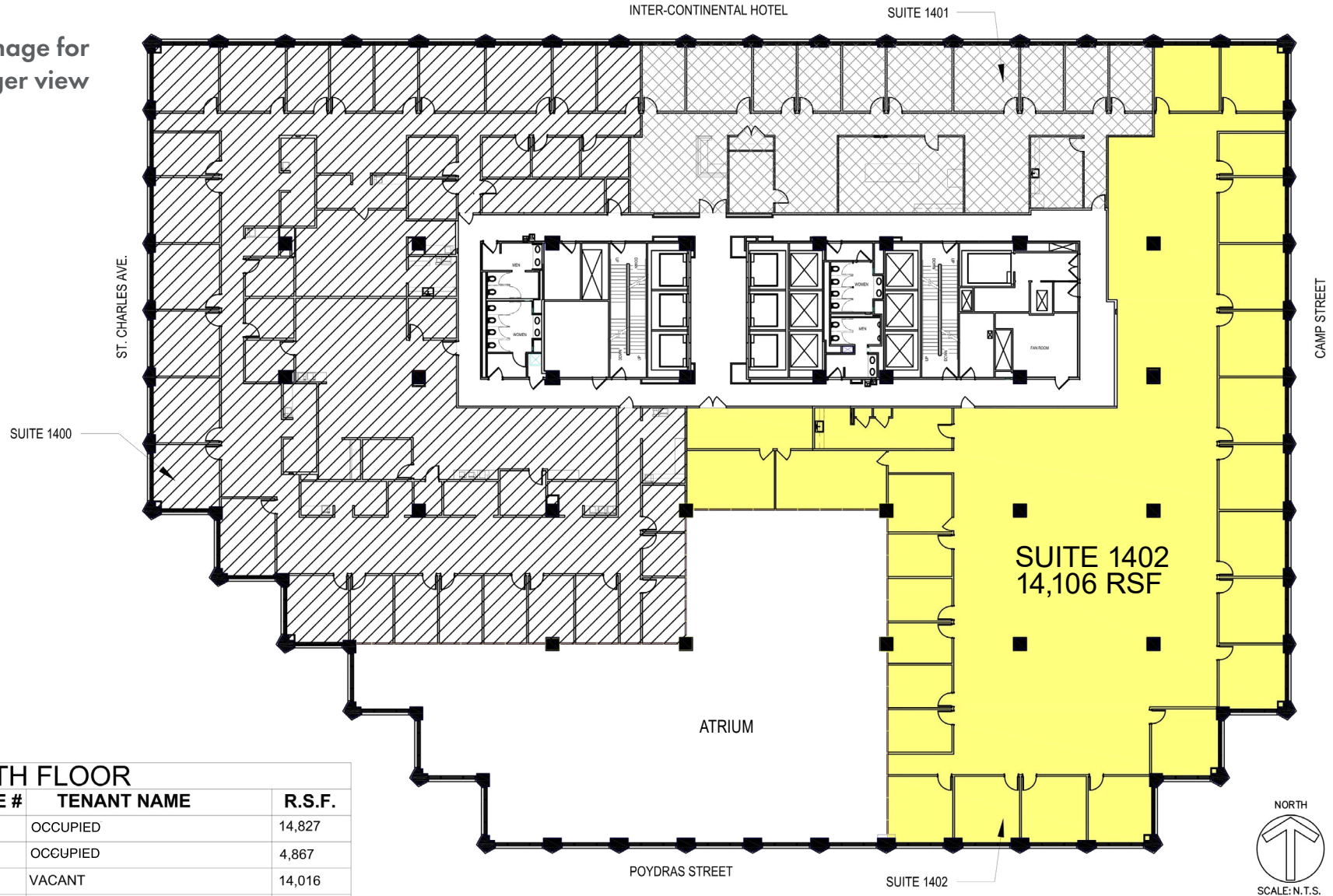


## AREA MAP

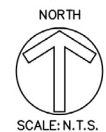


## 14<sup>TH</sup> FLOOR AVAILABILITY

Click image for  
larger view



14TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1400	OCCUPIED	14,827
1401	OCCUPIED	4,867
1402	VACANT	14,016



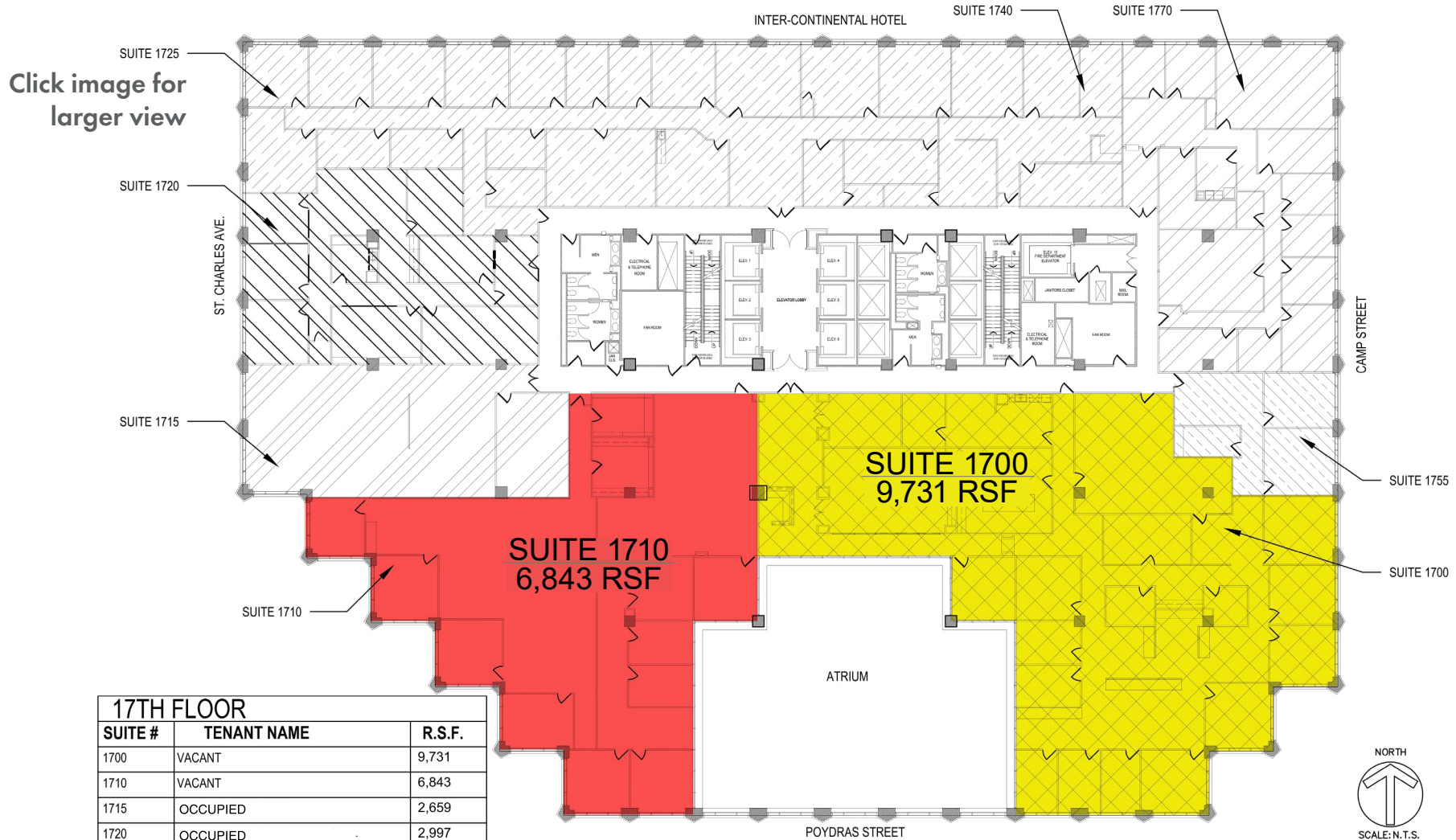
# 16<sup>TH</sup> FLOOR AVAILABILITY

Click image for larger view



16TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1600	OCCUPIED	12,849
1615	OCCUPIED	1,300
1620	VACANT	1,870
1625	VACANT	2,568
1630	OCCUPIED	653
1633	OCCUPIED	652
1635	OCCUPIED	652
1637	OCCUPIED	1,305
1660	OCCUPIED	3,704
1670	VACANT	6,105
1680	VACANT	3,316

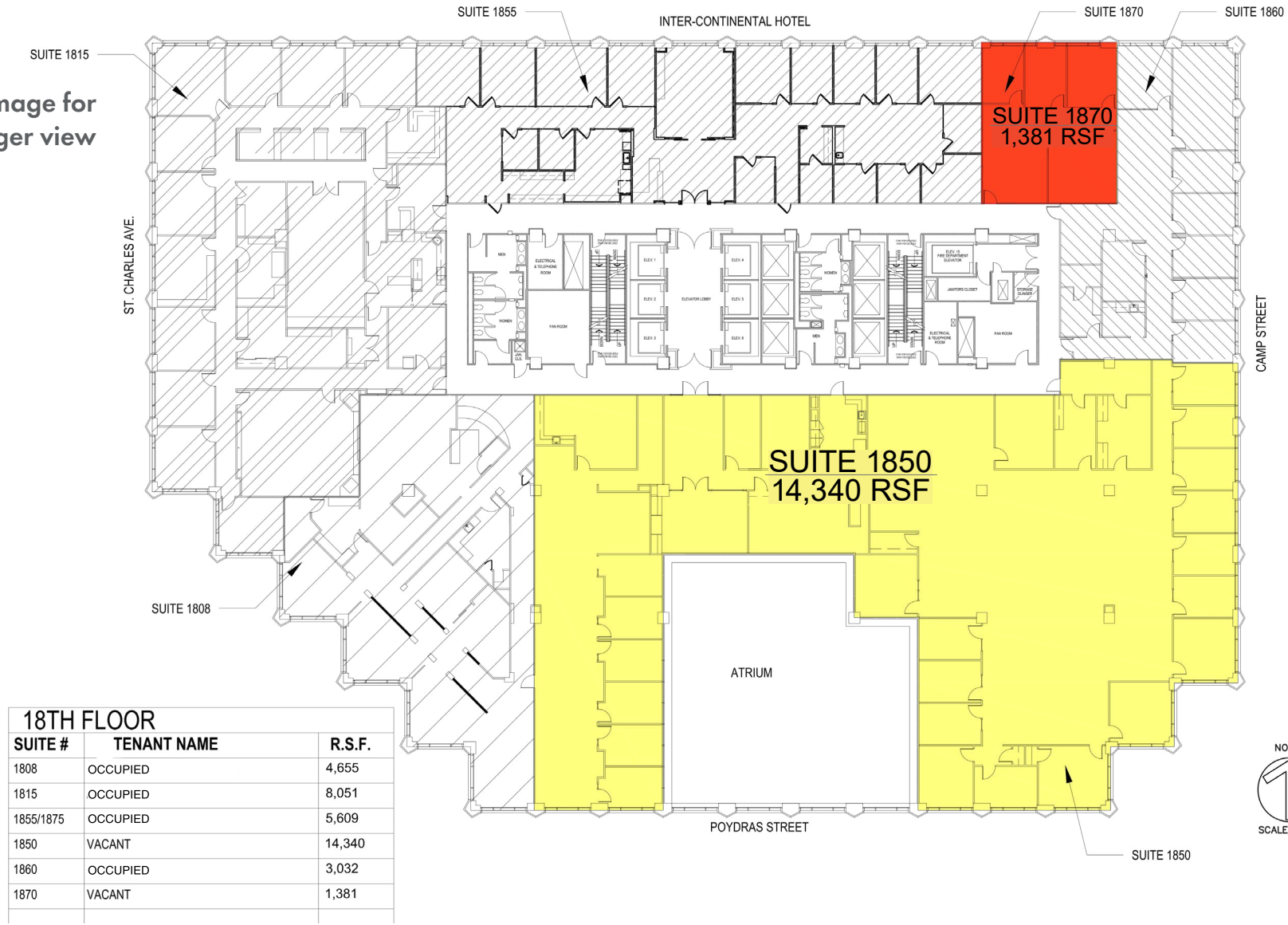
**17<sup>TH</sup> FLOOR AVAILABILITY**



17TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1700	VACANT	9,731
1710	VACANT	6,843
1715	OCCUPIED	2,659
1720	OCCUPIED	2,997
1725	OCCUPIED	8,190
1740	OCCUPIED	852
1770	OCCUPIED	3,880
1755	OCCUPIED	1,129

# 18<sup>TH</sup> FLOOR AVAILABILITY

Click image for larger view



18TH FLOOR		
SUITE #	TENANT NAME	R.S.F.
1808	OCCUPIED	4,655
1815	OCCUPIED	8,051
1855/1875	OCCUPIED	5,609
1850	VACANT	14,340
1860	OCCUPIED	3,032
1870	VACANT	1,381



**19<sup>TH</sup> FLOOR AVAILABILITY**

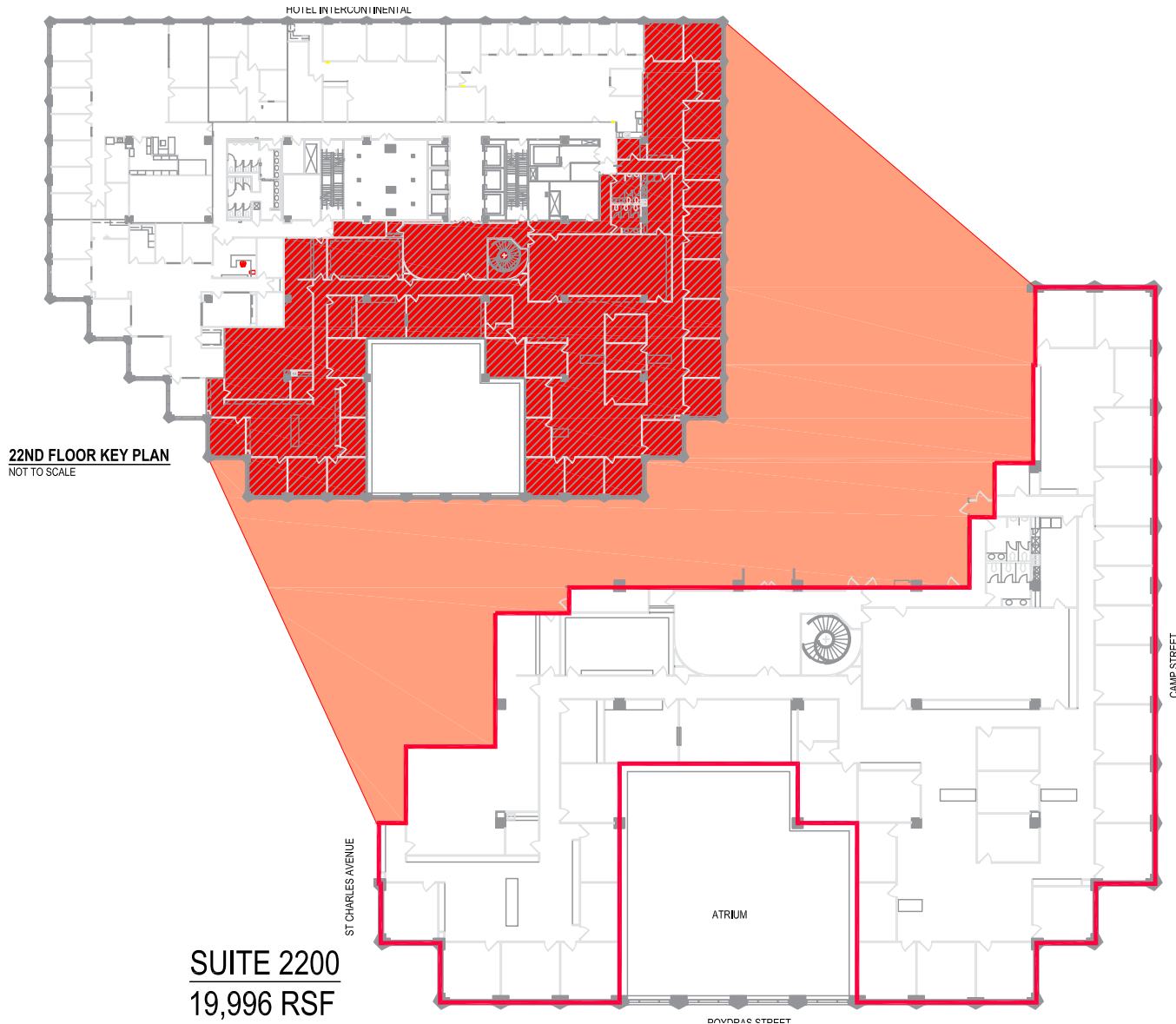
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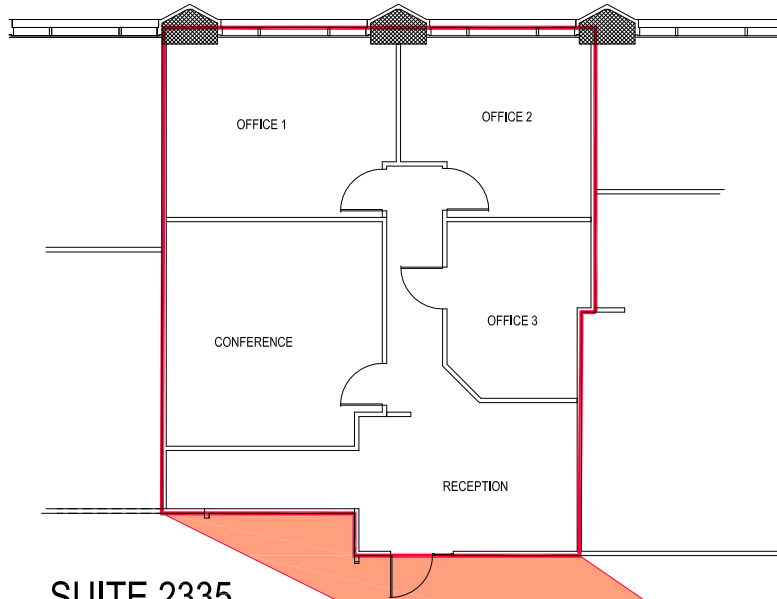
**SUITE 1900**  
**38,160 RSF**

**19TH FLOOR PLAN**  
NOT TO SCALE

## 22<sup>ND</sup> FLOOR AVAILABILITY



## 23<sup>RD</sup> FLOOR AVAILABILITY



**SUITE 2335**  
**1,273 RSF**

