



# JEFFERSON BUSINESS CENTER ELMWOOD BUSINESS PARK NEW ORLEANS, LOUISIANA



For More Information  
Please Contact:

Jennifer A. Lee  
CCIM, SIOR

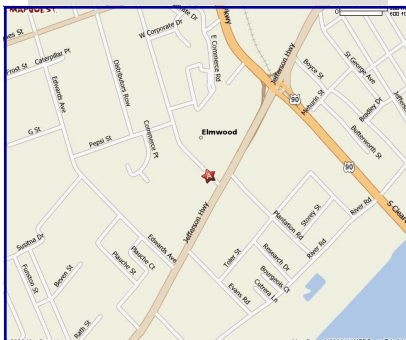
504-463-5600

[jenniferL@sealynet.com](mailto:jenniferL@sealynet.com)

## PROPERTY DESCRIPTION

<b>DEVELOPMENT NAME</b>	Jefferson Business Center
<b>BUILDING ADDRESS</b>	520/524 Elmwood Park Boulevard Elmwood, Louisiana 70123
<b>BUILDING SQUARE FOOTAGE</b>	102,209
<b>CONSTRUCTION TYPE</b>	Tilt-up/brick
<b>CEILING HEIGHT</b>	22 feet clear
<b>PARKING</b>	252 unreserved spaces
<b>SPRINKLERED</b>	No
<b>ELECTRICAL SERVICE</b>	277/480 volt, three phase
<b>ELEVATORS</b>	Dover Hydraulic/Passenger
<b>ESTIMATED OPERATING EXPENSES</b>	\$2.08 per square foot per year

Area Map



Jefferson Business Center's prime Elmwood Industrial Park location makes it easily accessible to the Central Business District and the Westbank. Its two modern low-rise office and warehouse facilities, totaling 102,209 square feet, offer highly efficient, flexible floor plans suitable for a variety of businesses.

Building features include 22-foot clear ceiling height, four-foot dock height, grade level access and large windowed office fronts. Its professionally landscaped and maintained campus has ample parking for tenants and their visitors.

Jefferson Business Center is part of Sealy's Southeast Louisiana management portfolio of office, service center and warehouse space. Sealy's record of leadership in industrial property management and leasing ensures high standards and the best environment for tenants.

**SEALY & COMPANY**  
150 James Drive East  
Suite 140  
St. Rose, Louisiana 70087

