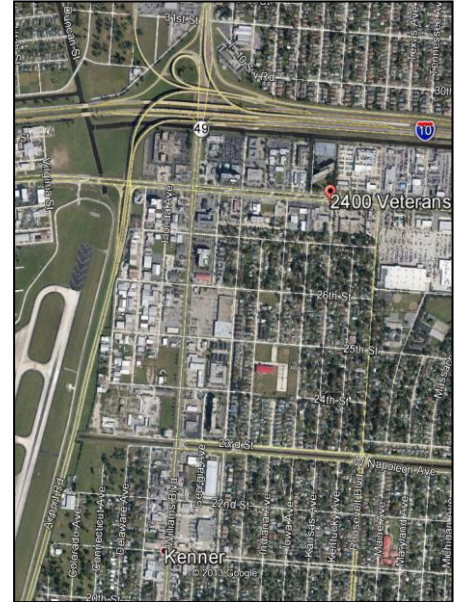


# Class A Office Space For Lease

2400 Veterans Boulevard, Kenner, LA



## Features:

5-story Class A glass façade office building conveniently located just off Interstate 10 and minutes from Louis Armstrong New Orleans International Airport. The building features renovated suites, excellent rates, onsite management, ample parking and sundry shop.

## Suites Available:

105	5,091 rsf
206	1,273 rsf
235	1,150 rsf

Between 3,000 -15,000 rsf becoming available 3<sup>rd</sup> quarter 2015

## Rental Rate:

\$18.50 per square foot, fully serviced

## Parking:

Free parking with ratio of one space per 375 rsf



Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123  
[WWW.MAXDERBES.COM](http://WWW.MAXDERBES.COM)

**CONTACT:**  
Joe Gorman, CCIM  
(504) 733 - 7109  
[joe@maxderbes.com](mailto:joe@maxderbes.com)

# SUITE 105

2400 VETERANS BOULEVARD

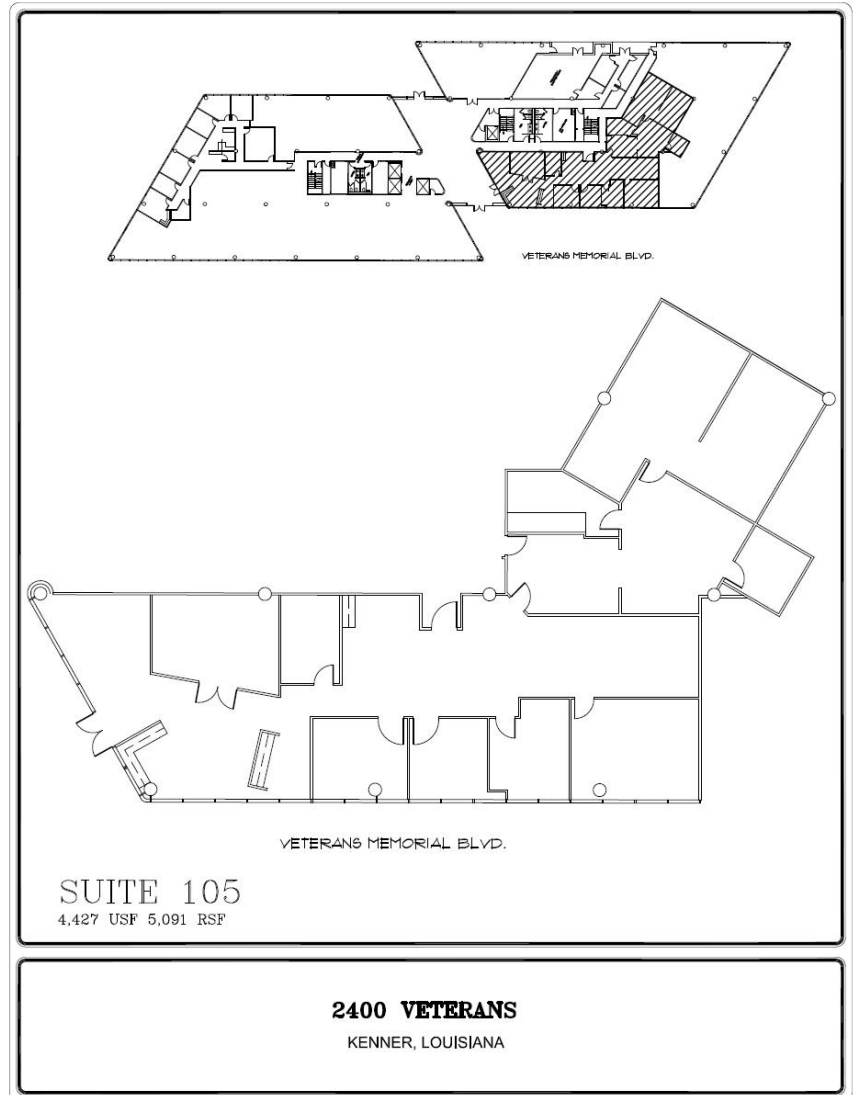
# 2400 VETERANS

## SUITE DETAILS

- 5,091 rsf available
- Features reception, 5 private offices, conference room, kitchenette, 2 open areas and closet
- Base rate \$18.50/rsf
- Suites will feature new carpet, paint and lighting

## PROPERTY FACTS

- Class A glass façade office building with 133,312 rsf on 5 floors
- Built in 1982
- Typical floor plate 27,000 rsf
- Former Rault Office Building, Xerox Centre
- Adjacent parking garage and surface lots with 456 total spaces
- 1 parking space per 375 rsf leased at no cost to tenant



Max J. Derbes, Inc.  
REALTORS ■

JOE GORMAN, CCIM  
(504) 733-7109  
joe@maxderbes.com

5440 MOUNES STREET,  
SUITE 100  
NEW ORLEANS, LA 70123

# SUITE 206

2400 VETERANS BOULEVARD

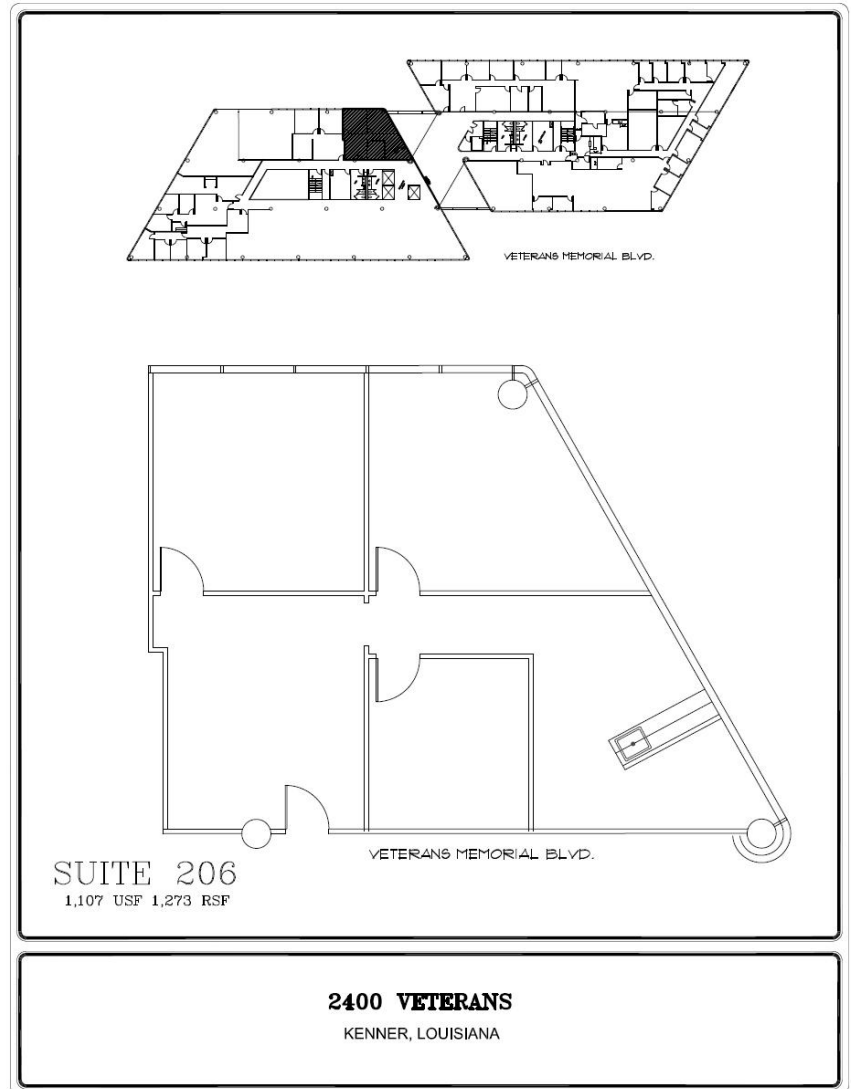
# 2400 VETERANS

## SUITE DETAILS

- 1,273 rsf available
- Features 2 private offices, reception, conference room and wet area
- Base rate \$18.50/rsf
- Suite will feature new carpet, paint and lighting

## PROPERTY FACTS

- Class A glass façade office building with 133,312 rsf on 5 floors
- Built in 1982
- Typical floor plate 27,000 rsf
- Former Rault Office Building, Xerox Centre
- Adjacent parking garage and surface lots with 456 total spaces
- 1 parking space per 375 rsf leased at no cost to tenant



Max J. Derbes, Inc.  
REALTORS ■

JOE GORMAN, CCIM  
(504) 733-7109  
joe@maxderbes.com

5440 MOUNES STREET,  
SUITE 100  
NEW ORLEANS, LA 70123

# SUITE 235

2400 VETERANS BOULEVARD

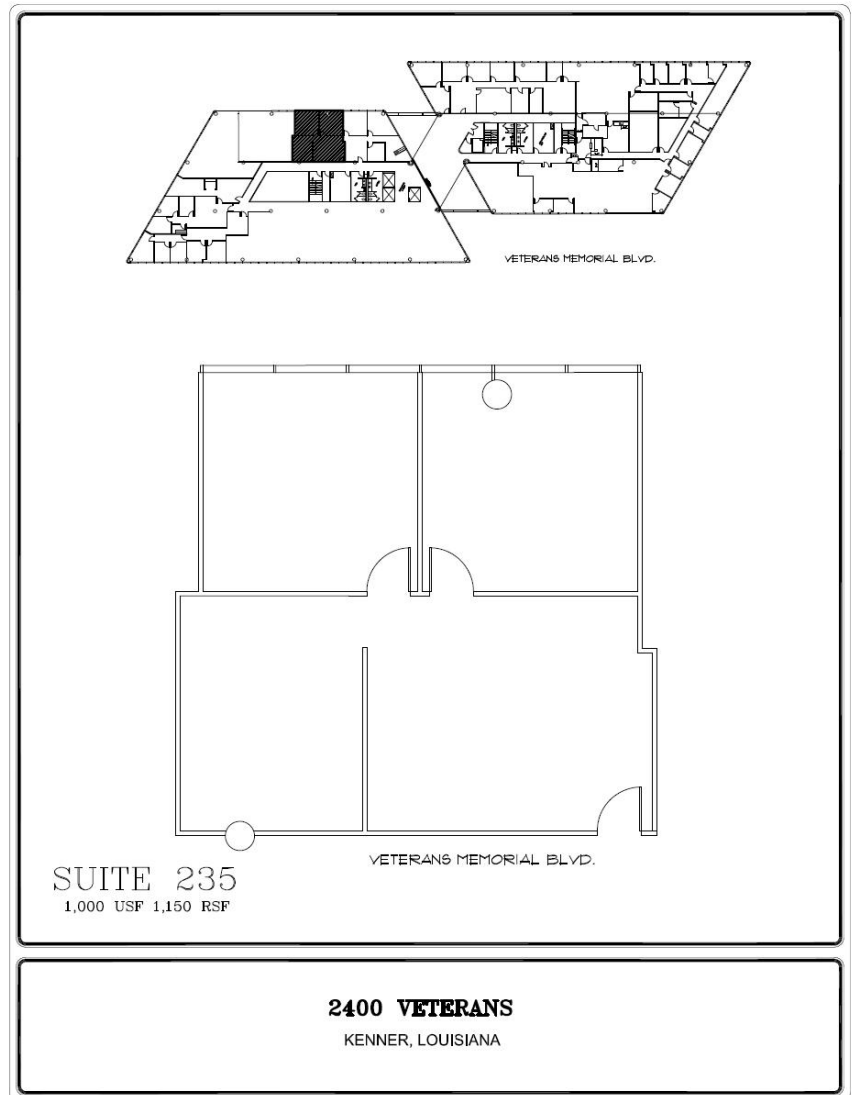
# 2400 VETERANS

## SUITE DETAILS

- 1,150 rsf available
- Features 2 private offices, large open area/reception and conference area
- Base rate \$18.50/rsf
- Suite will feature new carpet, paint and lighting

## PROPERTY FACTS

- Class A glass façade office building with 133,312 rsf on 5 floors
- Built in 1982
- Typical floor plate 27,000 rsf
- Former Rault Office Building, Xerox Centre
- Adjacent parking garage and surface lots with 456 total spaces
- 1 parking space per 375 rsf leased at no cost to tenant



Max J. Derbes, Inc.  
REALTORS ■

JOE GORMAN, CCIM  
(504) 733-7109  
joe@maxderbes.com

5440 MOUNES STREET,  
SUITE 100  
NEW ORLEANS, LA 70123