

990

NORTH CORPORATE

AVAILABLE
\$6,500,000



PREPARED BY:



**SRSA COMMERCIAL
REAL ESTATE**



COCA-COLA
BOTTLING CO.

PEPSI

DEP. OF
INTERIOR

BLESSY
MARINE

SYSCO

INDUSTRIAL
BUSINESSES

990
N. CORPORATE
BLVD.

US DEP. OF
ENERGY

TULANE
UNIVERSITY

SECTOR 6

ELMWOOD OAKS



Tuesday Morning

LAITRAM

ELMWOOD SHOPPING CENTER

rue21

pinkberry

LOFT

OLD NAVY

Elmwood Fitness Center

Big Lots

Marshall's

ZOES Kitchen

DSW

BEST BUY

OfficeMax

theo's

Nacho Mama's

Mattress Direct

OSCHNER FITNESS CENTER

990 N. CORPORATE
FEATURING 56,065 SF
OF OFFICE SPACE

FOR SALE
\$6,500,000



ELMWOOD/HARAHAH

METRO NEW ORLEANS, LA



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INVESTMENT HIGHLIGHTS

- COVENIENT LOCATION**
 Located in the Elmwood Business District, a 1,700 acre planned unit development with office, retail, industrial and multi-family residential uses.
- ENTERPRISE ZONE**
- ELMWOOD BUSINESS DISTRICT**
 a 1,700 acre planned development with office, retail, industrial and multi-family residential uses
- ABUNDANT PARKING**
 Paved parking is available on all four sides of the building with a number of large, mature, live oak trees surrounding the parking lots and buildings. It provides on-site parking for about 248 cars or 1 space per 226 square feet of gross building area.
- ALARM AND SPRINKLER SYSTEMS**
 Occupants are protected by a Simplex life safety system.

The system has manual pull stations at each exit. Smoke detectors in the elevator lobby prevent accidental discharge from the elevator onto a floor which contains a fire by automatically controlling the elevators in accordance with ANSI standards. Duct smoke detectors in the air handling units prevent the spread of smoke to unaffected areas thus protecting all areas of the building from fires.

The fire alarm system is monitored twenty-four (24) hours a day by a UL listed central station. The station reports fires immediately to the fire department, assuring quick response to fires.

The building is 100% sprinkled with sprinkler heads furnished and installed to a building standard configuration of approximately one per one hundred twenty (120) usable square feet.

- SECURITY SYSTEM**
 Card access systems at all entry doors that are monitored 24/7.

PROPERTY SUMMARY

990 NORTH CORPORATE

TOTAL SQ FT	56,065 SF
PARKING	248 Spaces
RENT	\$18.50 - \$19.50/SF ANNUAL
BUILDING USE	Office
CAF	15%

990

NORTH CORPORATE DR. EXECUTIVE SUMMARY

THE OFFERING

SRSA Commercial Real Estate, Inc. has been chosen as the exclusive advisor for 990 North Corporate Road, New Orleans, Louisiana 70123. This 56,065 square foot Office building with its 227 parking spaces has been made ready for a potential Tenant/User or Investor Buyer. Well located within the Elmwood Business Park, a 1,700 acre planned development with office, retail, industrial and multifamily uses.

In addition to Investors, this is a signature opportunity for an owner/user to occupy their own building in Elmwood with naming rights and excellent visibility.

The Park consists of six office buildings in a campus style setting with an aggregate leasable area of approximately 440,000 square feet. Two Buildings are owned by the US Government and one is owned by Tulane University. The two multi-tenant buildings, at 800 and 880 W. Commerce have occupancies of 80% and 75% respectively.

This unique zip code can either hold a New Orleans or Harahan address. We have found this valuable for tenants requiring a New Orleans address, but wanting a suburban location. The Elmwood/Harahan area has been noted as the most central location in the Tri-Parish area of Orleans, Jefferson and St. Tammany Parish.

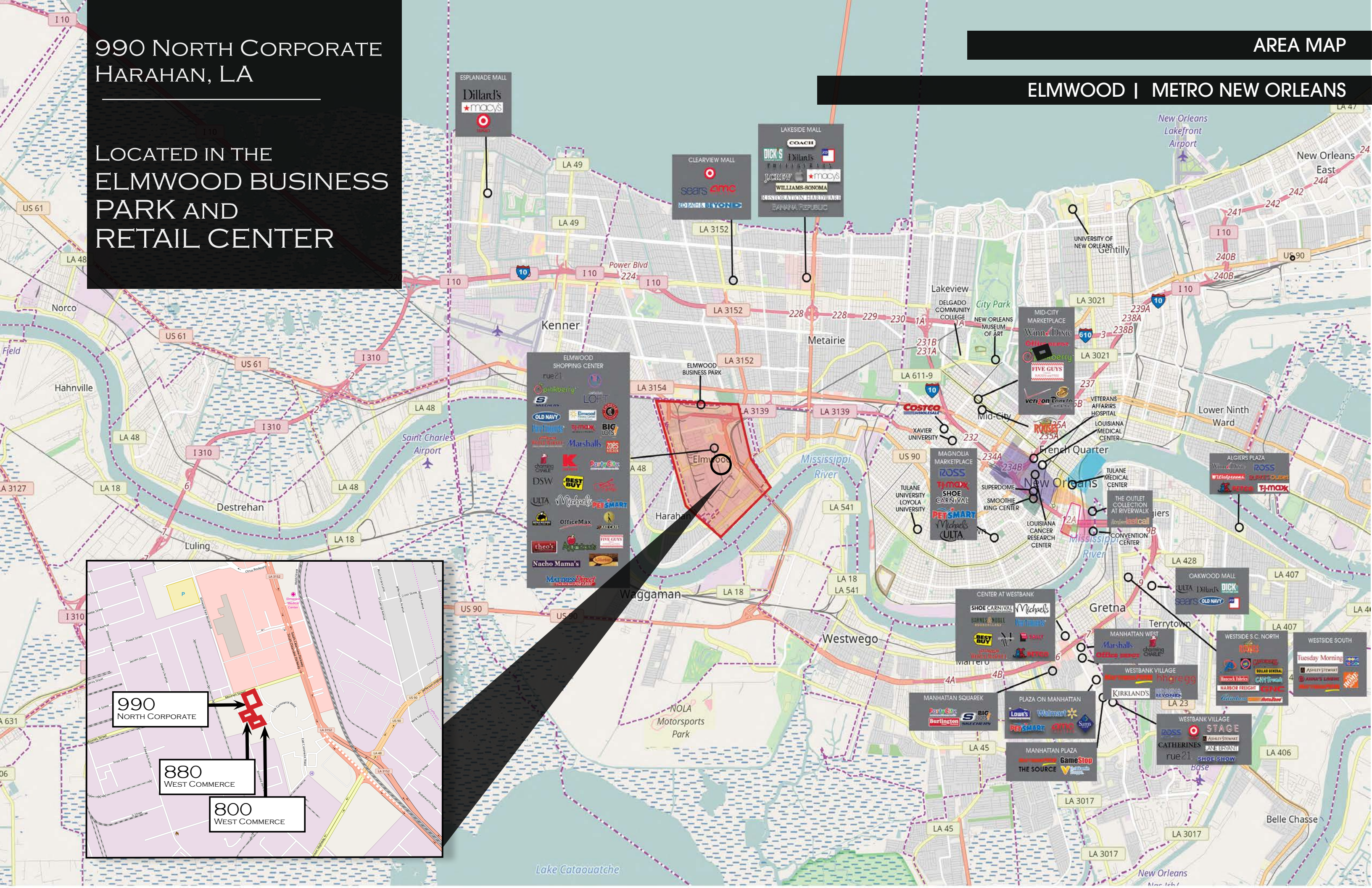
Bordering the Office Park is over \$1,000,000 SF of Retail space, with all the support a suburban office building would require; restaurants, fast food, coffee shops, and a number of large retailers including Petsmart, Home Depot, TJ Maxx, Best Buy, World Market, DSW, Michael's, Pier 1 Imports and many more!

990 NORTH CORPORATE HARAHAN, LA

LOCATED IN THE
ELMWOOD BUSINESS
PARK AND
RETAIL CENTER

AREA MAP

ELMWOOD | METRO NEW ORLEANS



ESPLANADE MALL
Dillard's
macy's

CLEARVIEW MALL
sears roebuck
AMC
ROBAMER BEYOND

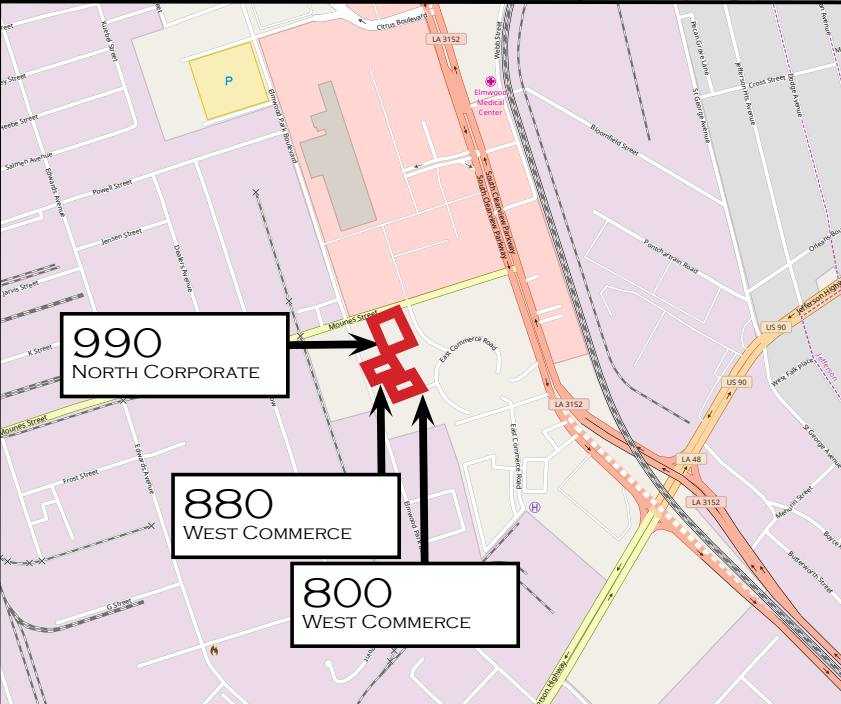
LAKESIDE MALL
COACH
DICK'S SPORTS & OUTDOORS
Dillard's
J.CREW
macy's
WILLIAMS-SONOMA
HUGO BOSS
HUGO BOSS BAR BAR
BANANA REPUBLIC

ELMWOOD SHOPPING CENTER
rue21
ginberry
LOFT
OLD NAVY
Marshalls
ZIPS
DSW
BEST BUY
MICHAEL'S
PET SMART
OfficeMax
theo's
Nacho Mama's

CENTER AT WESTBANK
SHOE CARNIVAL
MICHAEL'S
BEST BUY
SALLY

MANHATTAN SQUAREK
BURINGTON
LOWE'S
WALMART
PET SMART
AMC
SAMS CLUB

WESTBANK VILLAGE
CATHERINES
rue21
STAGE
ASHLEY STEWART
LANE BRANT
BOSS



NEW ORLEANS, LA

ELMWOOD/HARAHAN



NEW ORLEANS, LA

New Orleans is a city famous for its richly unique culture, creole cuisine, music, friendly residents, and year-round festivities. It is the birthplace of Jazz and home to Mardi Gras, an annual festival attracting an average of 1 million visitors each year.

New Orleans is also world-famous for Bourbon Street and its walkable and historic downtown district, the French Quarter.

Straddling the Mississippi River, New Orleans has the 6th largest port in the U.S. in terms of shipments, carrying an average of 62 million tons of cargo and 1 million cruise-line passengers a year. It is home to internationally-known universities and world-class hospitals making it one of the nation's top meeting and convention destinations.

New Orleans has a fairly diverse economy with industries including oil and gas, maritime, shipbuilding and aerospace manufacturing. However, tourism remains the most profitable industry sector. In fact, the number of visitors traveling to New Orleans increased in 2015 to 9.78 million visitors, marking another year of growth and setting a new record in visitor spending: \$7.05 billion (New Orleans Convention & Visitors Bureau).

After being devastated in the wake of Hurricane Katrina, New Orleans has experienced an unprecedented rebirth in the 11 years since the storm flooded 80% of the city. Tremendous efforts to rebuild not only the city's infrastructure, but also its image and status, have helped to attract new industries to the New Orleans area, namely: technology, film and entertainment, sports and healthcare. Indeed, a budding tech industry, spurred into existence by generous tax credits and business opportunity after the storm, can explain a rate of entrepreneurship that is 64% higher than the national average and 40% higher than other fast-growing Southern metros during a recent three-year period (2011-2013), according to the Data Center.

ELMWOOD/HARAHAN

Elmwood is a census designated place in Jefferson Parish located 3.5 miles west of the New Orleans' city limits and accessible from nearly every part of the city by way of Clearview Parkway, Earhart Expressway, Jefferson Highway, and Airline Highway. Clearview Parkway is one of the most heavily traveled state roads in Louisiana and carries over 65,000 cars per day. It is the main north/south thoroughfare that provides access to Interstate 10 to the north and the Huey P. Long Bridge to the south. Airline, Earhart and Jefferson Highways provide access to Orleans Parish traveling east/west.

The residential areas of Metairie, Kenner, River Ridge, Harahan and Jefferson provide a significant portion of the metropolitan workforce and major thoroughfares make this area convenient to access.

Metairie is accessible from Clearview and from Airline Highway. Kenner is quickly available by way of Earhart Expressway to David Drive and by Airline Highway. River Ridge is immediately available via Citrus Road. Harahan and Jefferson are at Elmwood's doorstep via Jefferson Highway. Residents of the north shore of Lake Pontchartrain in Mandeville can reach Elmwood in fifteen (30) minutes via the Lake Pontchartrain Causeway and the Huey P. Long Bridge widening completed in 2012 has increased access to and from all of the communities on the West Bank of New Orleans. Also, it is a short 15-minute drive to the Louis Armstrong International Airport.

SIGNIFICANT AREA INVESTMENTS

HUEY P. LONG BRIDGE

MISSISSIPPI RIVER

JEFFERSON HIGHWAY

ELMWOOD RETAIL SHOPPING CENTER

Elmwood Shopping Center has been a dominant retail destination in suburban New Orleans since the early 1970's. With over 1,000,000 square feet, it has become Louisiana's largest open air shopping center and New Orleans' largest concentration of national "big box" retailers.

Nearly 500,000 square feet of retail, restaurant, and entertainment users have been added since late 1996 to Elmwood offering shoppers a variety unmatched by any single retail destination in the metropolitan market.

ELMWOOD BUSINESS PARK

Elmwood Business Park is generally considered to be the most successful business/ industrial park in the metropolitan New Orleans area and plays a vital role in the Jefferson Parish economy by being one of the parish's most lucrative shopping locations. In fact, the Elmwood Business District contributed the most retail sales tax revenue out of all of the major shopping zones in Jefferson Parish in 2015 totaling \$45M. SEE MORE [HERE](http://www.elmwoodba.org/) <http://www.elmwoodba.org/>

The 1,700-acre park was opened in 1975 primarily for industrial use, but it has changed over the years and has become home to over 1,600 businesses. While the park remains primarily industrial, comprised of multiple small and medium-sized warehouse/distribution facilities, it has grown to accommodate a mixture of big and small box retailers, restaurants, entertainment, hotels, apartments, medical uses, and has a number of office buildings, including Jefferson Parish government offices.

ELMWOOD OFFICE PARK

Elmwood Office Park, a subsection within Elmwood Business Park, consists of two (2) five-story and four (4) three-story class "A" office buildings containing approximately 440,000 square feet of space. All of the buildings are nearly identical in construction and design and were built during the late 1970's and early 1980's and contain a considerable number of mature live oak trees located in and around the parking areas of the buildings. The Corporate Park is located on the south side of Mounes Street, one block west of Clearview Parkway. Adjoining the northwest side of Elmwood Shopping Center, on the east side of Elmwood Park Boulevard, are two 10-story, Class "A" office buildings, also constructed in the late 1970s and early 1980s. One now serves as the Jefferson Parish government offices (Joseph Yenni Building) while the other (Elmwood Tower) is occupied principally by the Jefferson Parish Department of Interior.

HEALTH AND FITNESS

Elmwood/Harahan is home to a few of the top Health facilities and fitness centers in the Metro New Orleans area. Elmwood Fitness Center, Oschner Elmwood Medical Center ,to name a few.



HUEY P. LONG BRIDGE

MISSISSIPPI RIVER

ELMWOOD BUSINESS AND RETAIL IN DETAIL

ELMWOOD SHOPPING CENTER TENANTS

The AMC Palace Theater 20
 Elmwood Fitness Center
 Adventure Quest Laser Tag
 Sector6 Extreme Air Sports
 New Orleans Saints Training Facility
 Jefferson Performing Arts Center
 Jefferson Baseball Park
 Elmwood Business / Industrial Park
 The Home Depot
 Hobby Lobby
 Best Buy
 TJ Maxx
 Petsmart
 Ashley Home Furniture
 Michael's
 Marshall's
 ULTA
 DSW Shoes
 Office Max
 Guitar Center
 Pier One Imports
 Cost Plus World Market
 Party City

Big Lots
 Charming Charlie
 Kirkland's Home
 rue21
 Children's Place
 La Madeline's
 Sake Café
 City Greens
 Pho Bistreaux
 Applebee's
 Chipotle Mexican Grill
 Theo's Neighborhood Pizza
 New Orleans Original Daiquiris
 PJ's Coffeehouse
 Starbucks
 Massage Envy
 Waxing the City
 Hampton Inn & Suites
 TownPlace Suites
 Citrus Creek East and West Apartments (886 Units)
 The Creeks of River Ridge (1,200 Units)
 Elmwood Self Storage & Wine Cellar

ELMWOOD EMPLOYERS

Laitram, LLC (1,800 employees)
 Blessey Marine Services (760 Employees)
 Coca Cola Refreshments USA, Inc. (600 Employees)
 Imperial Trading Co., Inc. (500 Employees)
 Reinhart Food Service Louisiana, Inc. (201 Employees)
 Durr Heavy Construction, LLC (140 Employees)
 Big Easy Blends, LLC (135 Employees)
 Ardent Services, LLC (130 Employees)
 Service Corporation International (125 Employees)
 Gibbs Construction, LLC (123 Employees)
 National Maint/Repair of Louisiana, Inc. (110 Employees)
 Prosource of New Orleans (109 Employees)
 Triple G Express, Inc. (105 Employees)
 Chisesi Meat Packaging Co. (105 Employees)
 Economical Janitorial & Paper Supplies (95 Employees)
 SLS Arts, Inc. (88 Employees)
 Diversified Group, Inc. (80 Employees)
 Donovan Marine, Inc. (75 Employees)

OTHER NOTABLE INDUSTRIES:

Grainger Industrial Supply
 FedEx Shipping Center
 Penske Leasing Corp.
 FH Myers Construction
 Pepsi Beverages Co.
 Sysco
 Ochsner Operations Center
 Motion Industries
 Pratt Industries
 Applied Industrial Technologies
 Magic Seasoning Blends
 Frito-Lay, Inc.
 Sears Logistics Services
 The Reynolds Company
 Republic National Distributing Company, LLC

ADVENTURE QUEST

INDUSTRIAL ELMWOOD OFFICE MARKET

OFFICE BUILDINGS IN ELMWOOD	YEAR BUILT	BUILDING CLASS	# FLOORS	TOTAL RENTABLE SF	BUILDING OCCUPANCY
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880 Commerce Rd W	1979	B	5	93,629	75%
800 Commerce Rd W	1979	B	5	91,628	80%
990 N Corporate Park	1979	B	3	56,065	100%
Elmwood Tower (1201 Elmwood Park)	1982	B	10	205,313	100%
Joseph S. Yenni Building (1221 Elmwood Park)		B	10	200,000	100%
1333 S Clearview (Stewart Bldg.)	1974	B	5	90,000	100%
800 Commerce Rd E (Tulane Bldg.)	1979	B	3	56,898	100%
824 Elmwood Park Blvd	1984	B	2	39,600	93%
900 Commerce Rd E (Dept. of Energy)	1979	B	3	57,120	100%
850 S Clearview Pkwy. (Dept. of Interior)	1979	B	3	57,120	100%

BUILDING SPECIFICATIONS

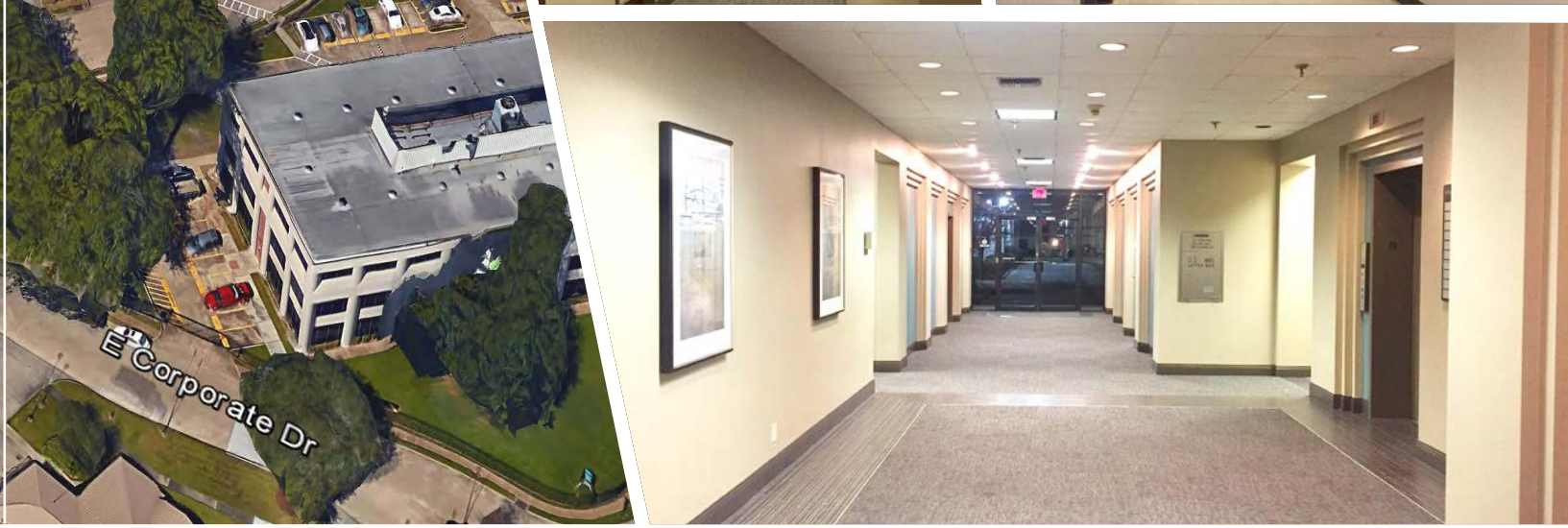
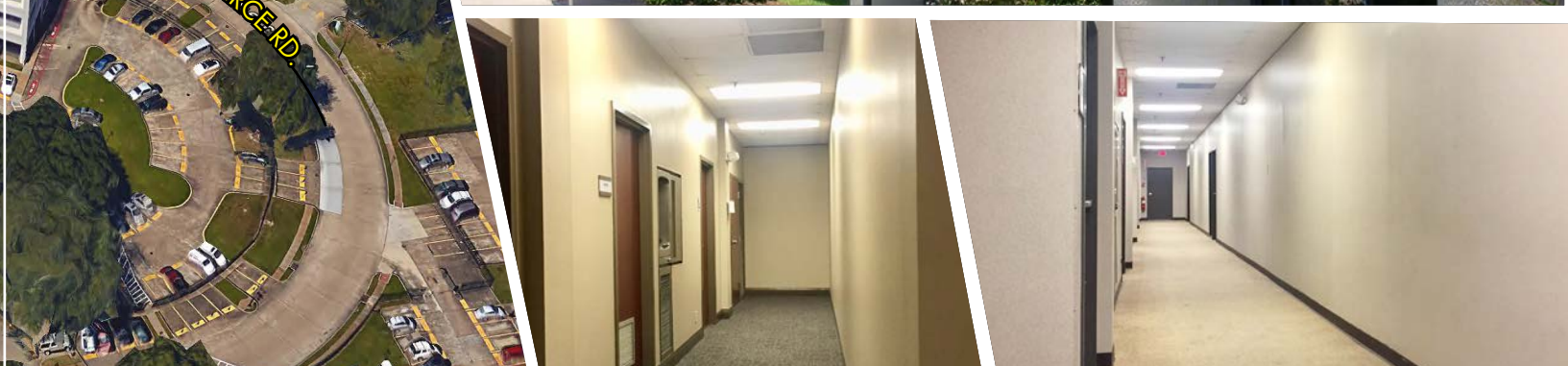
ADDRESS	990 N. Corporate Dr. Harahan, LA Access via I-310 located in Harahan near Elmwood Shopping Center
TOTAL SQUARE FEET	Building 56,065 SF
RENT	\$18.50 - \$19.50 psf Annual
CAF	15%
PARKING	248 Spaces
FLOORS	3
AGE	Built in 1979 - renovated in 1991, 1992 and 1997
CLASS	B
ZONNING	CV-2Y-2

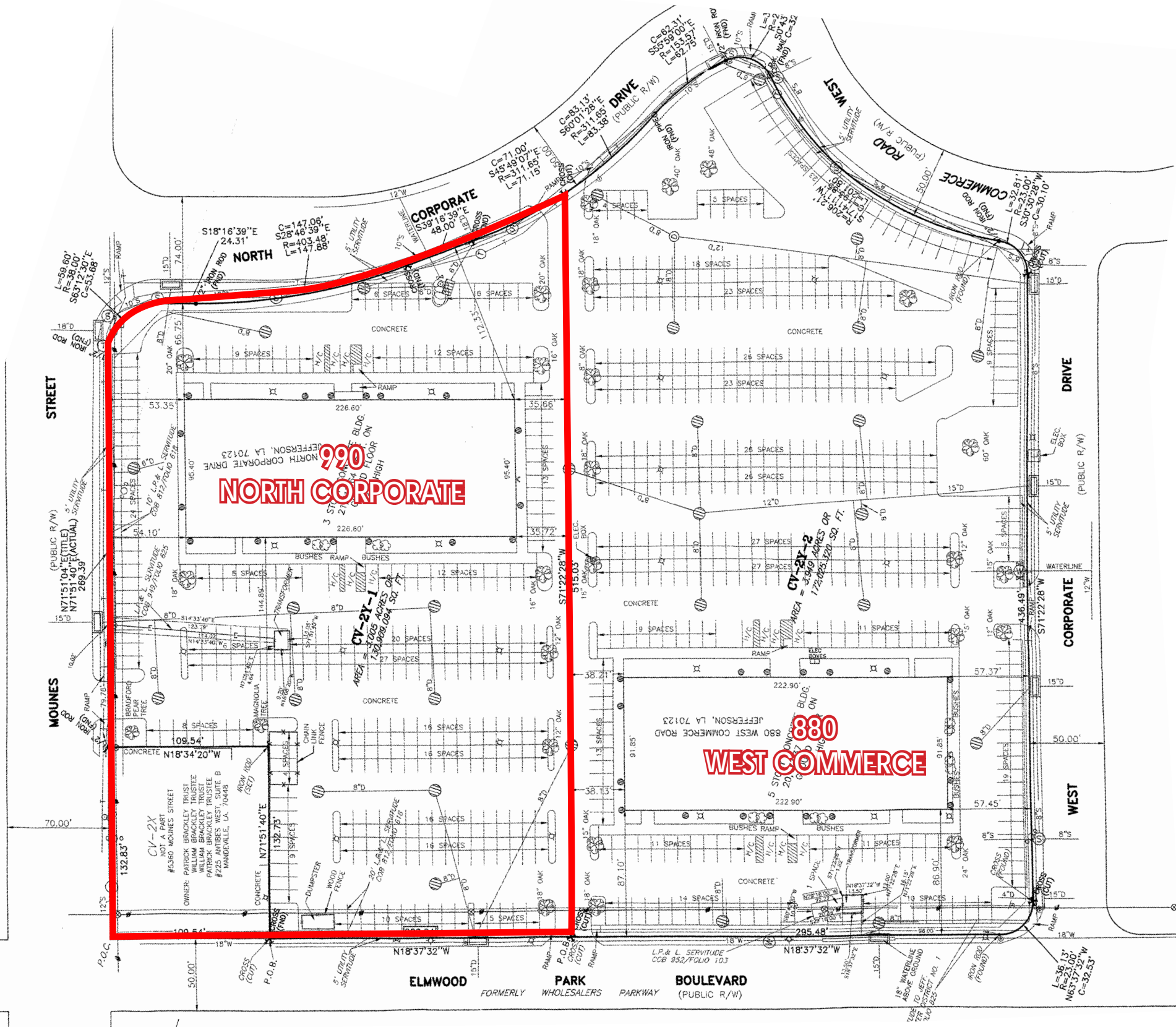
SUMMARY

Full Service Amenities: Efficient floor plans, Abundant visitor parking,
Easy access from all parts of New Orleans
Building is conveniently located to Earhart Expressway, the Airport & I-10

FOR SALE OR LEASE

990
N. CORPORATE DR.
PROPERTY DETAILS







CONTACT US

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