



3200 Ridgelake Drive, Metairie, LA 70002

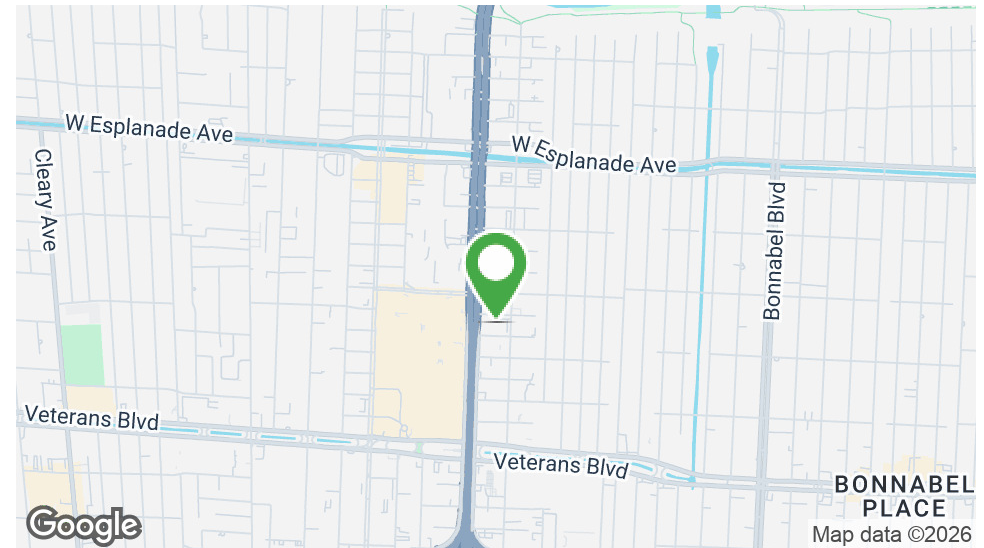
BEST FULL SERVICE OFFICE RATE IN METAIRIE CBD

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



PROPERTY DESCRIPTION

Two spaces are available in this four-story office building in the heart of Metairie, LA. The building is located just a half block from the Causeway and across from Lakeside Mall.

The building has been recently renovated and upgraded with fresh paint. Included in the building's amenities is ample free parking in the building's garage and surface lot. This location is in a safe area and business-friendly environment with easy access to transportation routes, the Causeway and I-10.

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$19.00 SF/yr	534 SF
Suite 400	\$19.00 SF/yr	3,071 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,464	109,297
Total Population	17,372	122,249	248,695
Average HH Income	\$99,532	\$106,304	\$100,856

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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EXTERIOR PHOTOS



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OFFICE BUILDING FOR LEASE

SUITE 101



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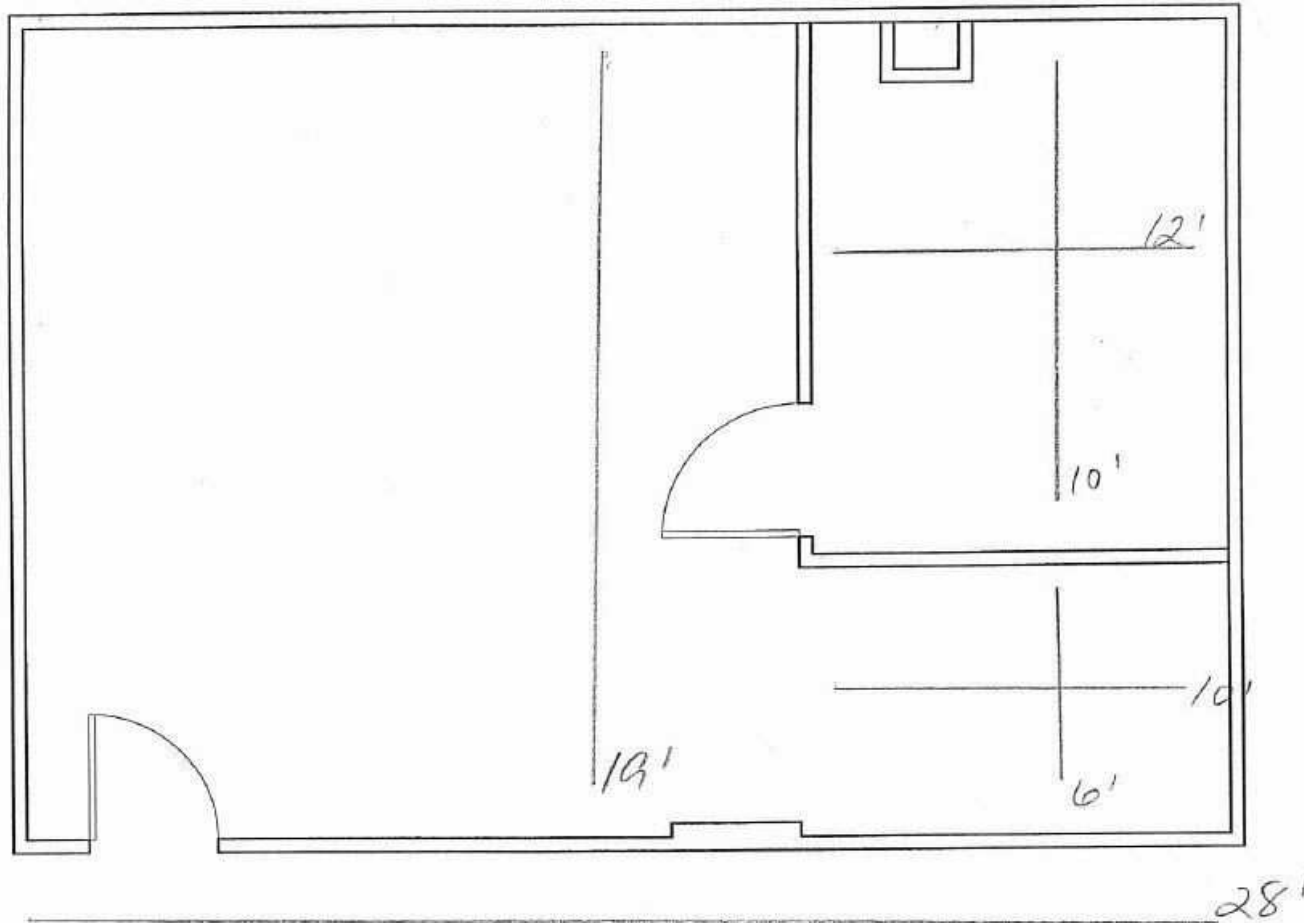
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543.57 USABLE SQ. FT.

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SUITE 101 FLOOR PLAN



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OFFICE BUILDING FOR LEASE

SUITE 400

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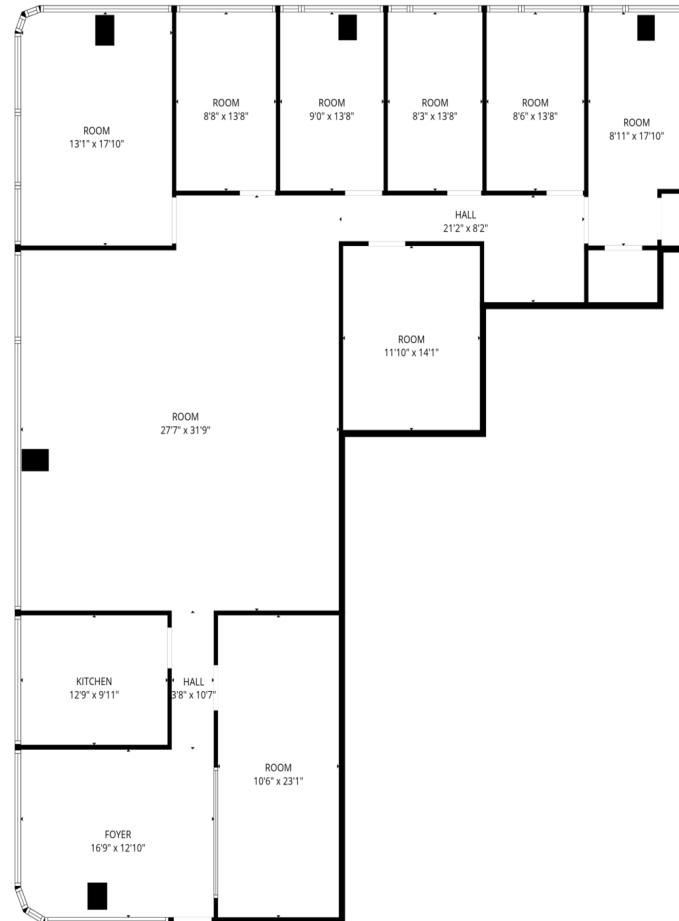
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE 400 FLOOR PLAN

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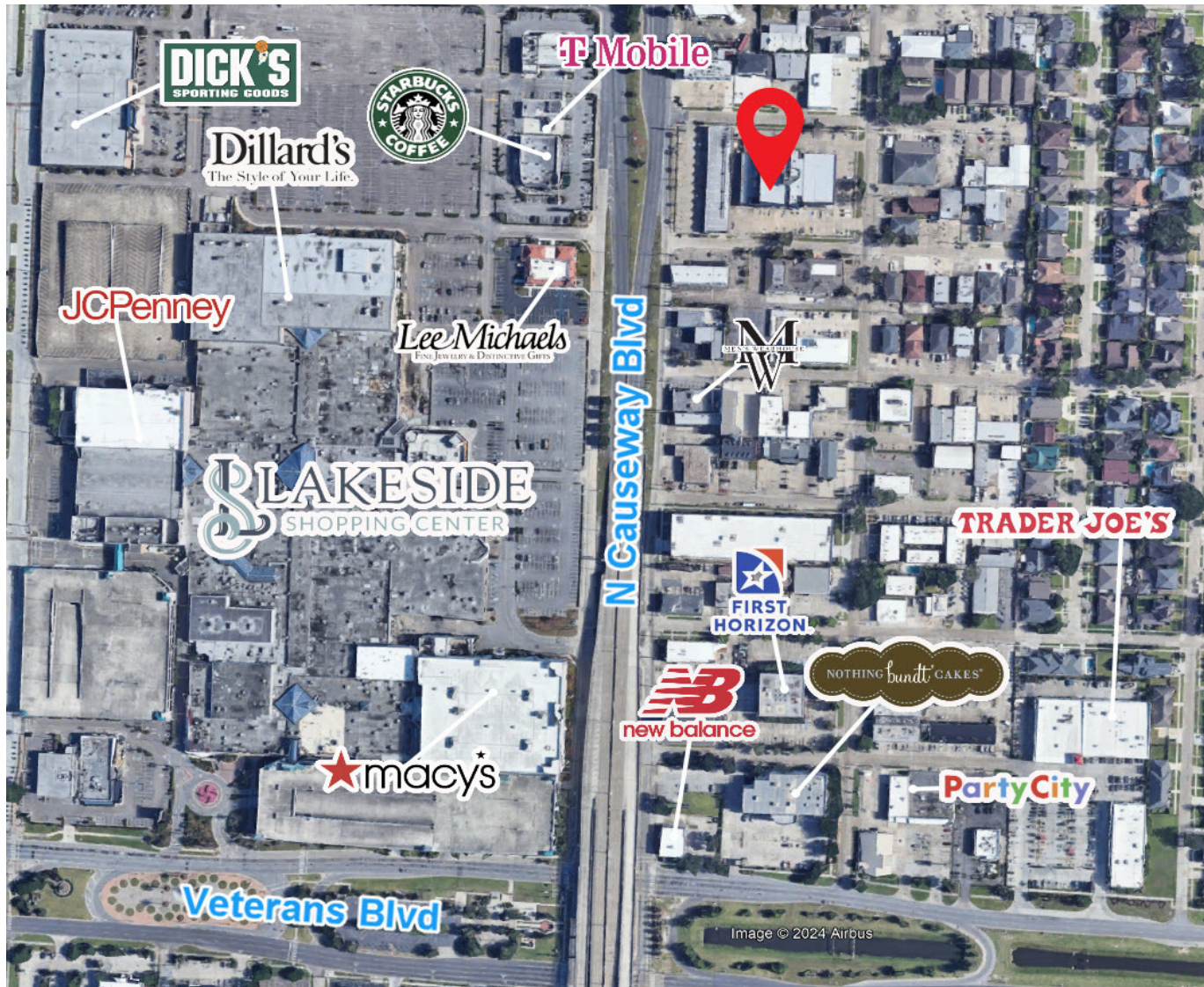
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ADDITIONAL PHOTOS



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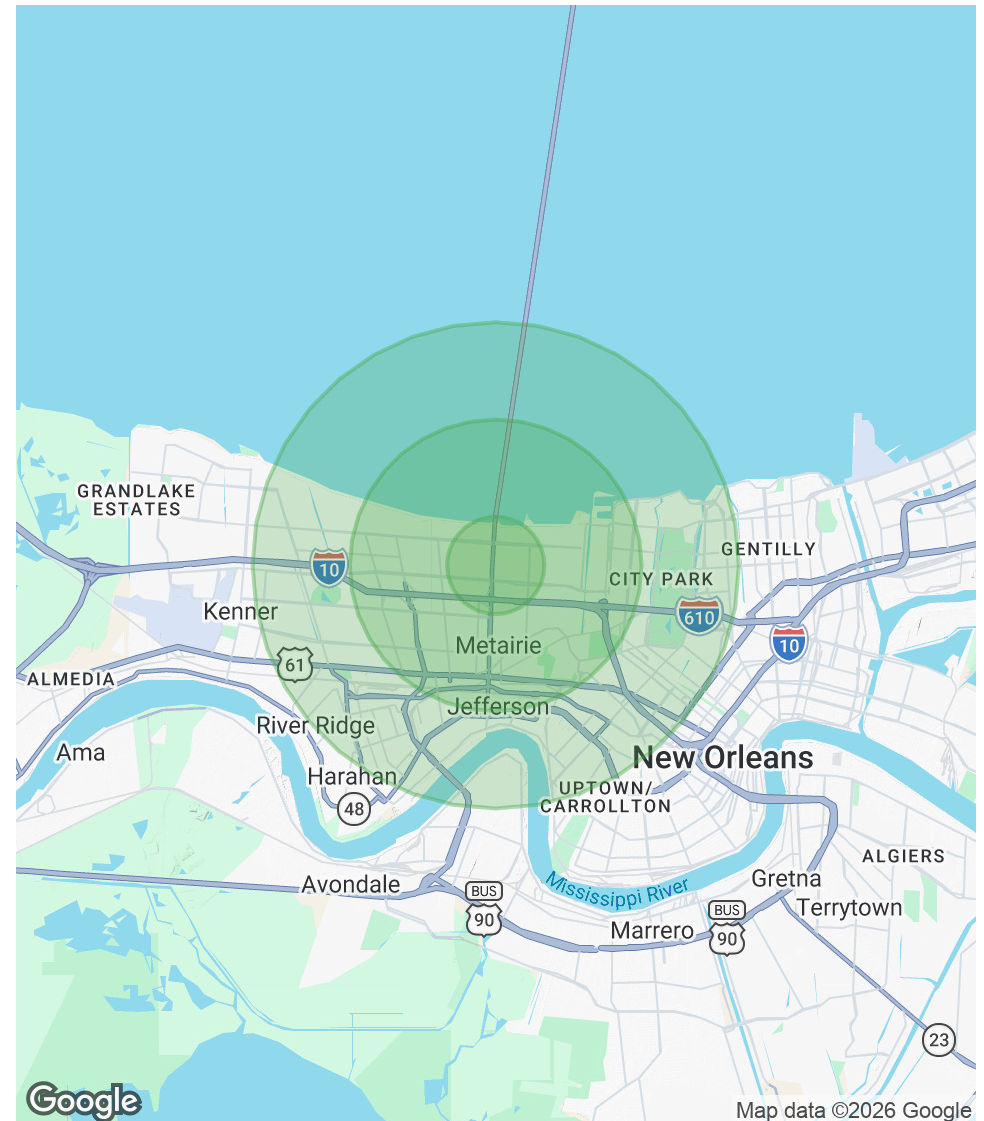
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,372	122,249	248,695
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,464	109,297
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$99,532	\$106,304	\$100,856
Average House Value	\$389,782	\$418,653	\$386,669

2020 American Community Survey (ACS)



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT



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