

OFFERING MEMORANDUM



RIDGELAKE PLAZA - FOR SALE

3100 RIDGELAKE DRIVE - METAIRIE, LOUISIANA 70002

Office Building in the Heart of Metairie

CHIP & HERBERT
GARDNER DUBUISSON
GROUP

COMPASS

exclusively Listed By:



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Fourth-Generation Broker

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Second-Generation Broker

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Herb Dubuisson

Real Estate Broker

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New York, NY 10011 | 646.982.0353



**CHIP & HERBERT
GARDNER DUBUISSON**
GROUP

COMPASS COMMERCIAL



OFFERING SUMMARY



3100 RIDGELAKE DRIVE - METAIRIE, LOUISIANA 70002



List Price

\$1,190,000 | \$1,789,000 With Optional Lot



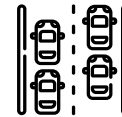
Site Size

+/- 0.45 Acres | 19,440 SF
+/- 0.74 Acres | 32,400 SF



Current Improvements

- Three-Story Office Building:
- GBA - 17,556 SF | NRA - 13,773 SF
- 25 Suites
- 41 Parking Spaces



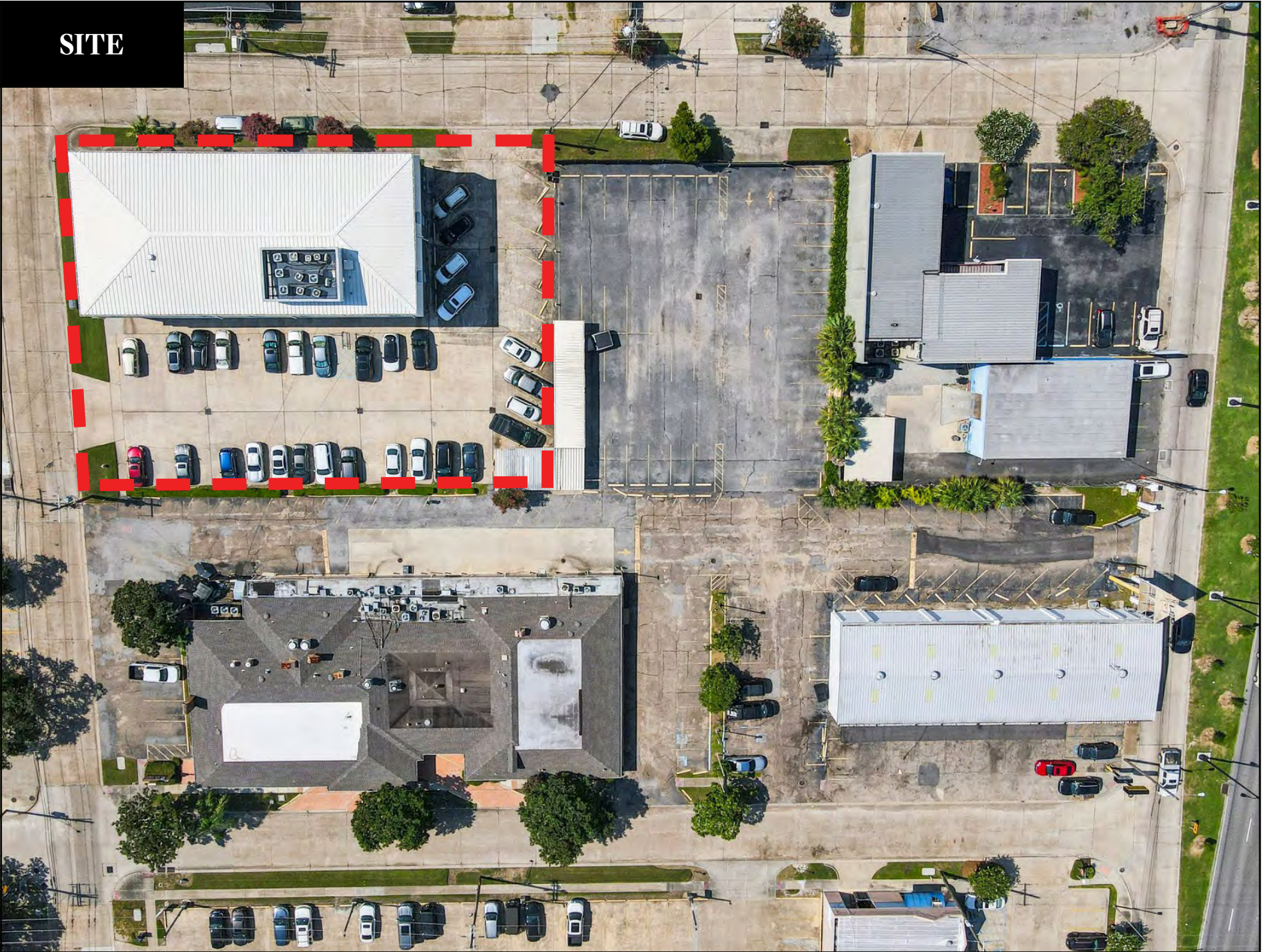
Access & Frontage

- 120+/- Feet on Ridgelake Dr with access
- 162+/- Feet on 20th Street with access

Property Overview:

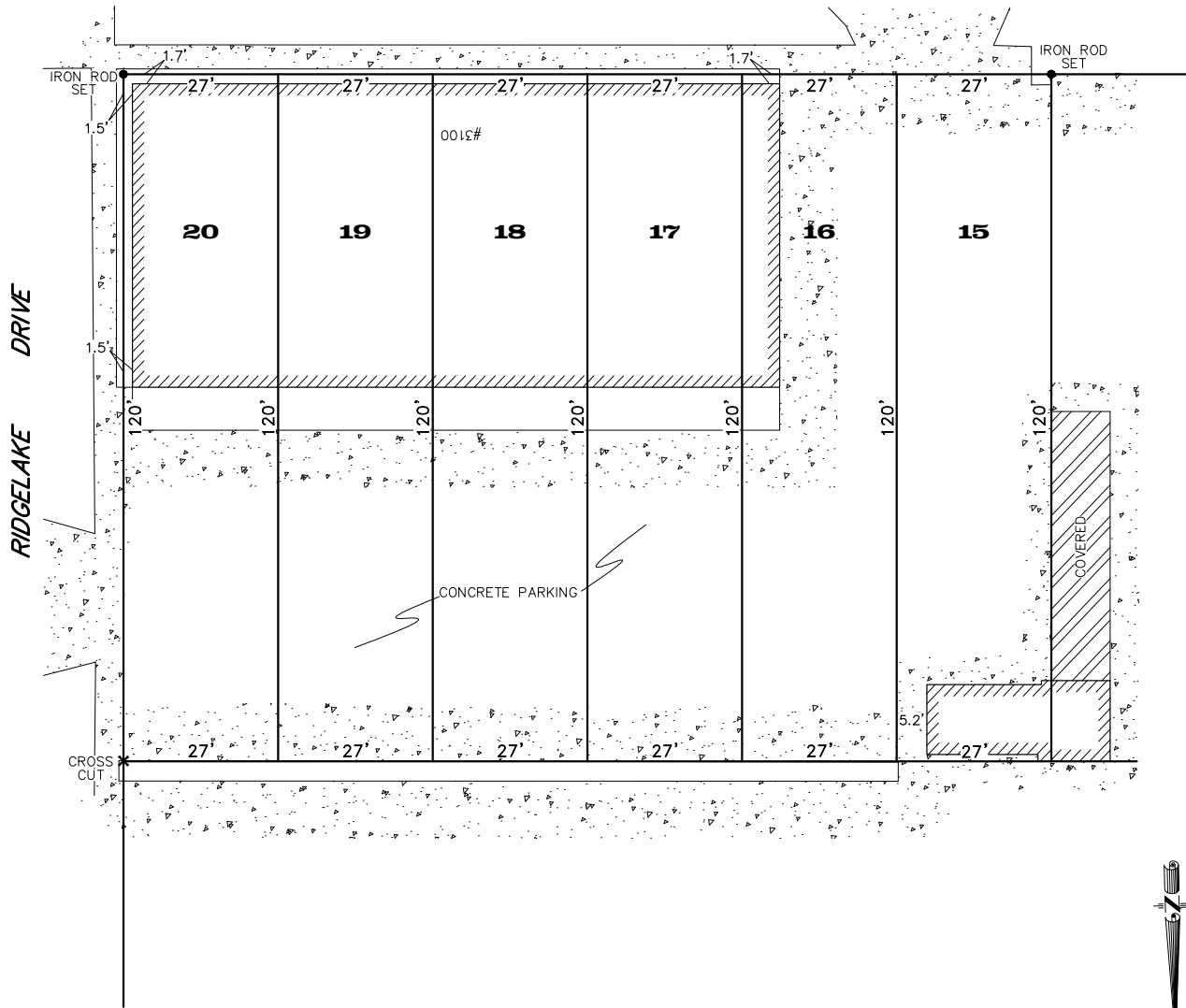
Ridgelake Plaza is a three-story office building with 25 suites and a private parking lot in the heart of Metairie. Equipped with a passenger elevator for ease of movement between floors. This property is available for purchase; it features convenient access located near one of the busiest intersections in the region - Causeway Boulevard and Veterans Boulevard, the I-10 Interchange, and just across the street from Lakeside Shopping Center. The 13,773 rentable square feet of office space is on 0.45 acres of land at the corner of Ridgelake Drive and 20th Street. There is an additional 0.29 acre lot on 20th Street available that could be packaged with the office building property. The property is zoned Business Core District (BC-2). This property is in an Opportunity Zone. Call the Listing Agent for more details about occupancy, rent roll, expenses, etc.

SITE



SURVEY

20TH STREET



19TH STREET (SIDE)

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: 02/02/2018 FLOOD ZONE: AE COMMUNITY PANEL #: 22051C 0120 F BASE FLOOD ELEVATION: -5.0'

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY J.J. KREBS & SONS DATED JUNE 1, 1972.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CAUSEWAY RIDGE PROPERTIES, L.L.C., METAIRIE BANK & TRUST, HANNAN, GIUSTI & HANNAN, L.L.P. AND FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA



BY: *Richmond W. Krebs*

RICHMOND W. KREBS, SR., PLS, No. 4836

DATE: JUNE 1, 2023 DRAWN BY: NDK

SCALE: 1" = 20' CHECKED BY: RWK

JOB #: 231036

**BOUNDARY SURVEY OF
LOTS 15, 16, 17, 18, 19 & 20
SQUARE 37
HARLEM
JEFFERSON PARISH, LA**

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: info@rwwkrebss.com
WEB: www.rwwkrebss.com

CAUSEWAY BOULEVARD (SIDE)

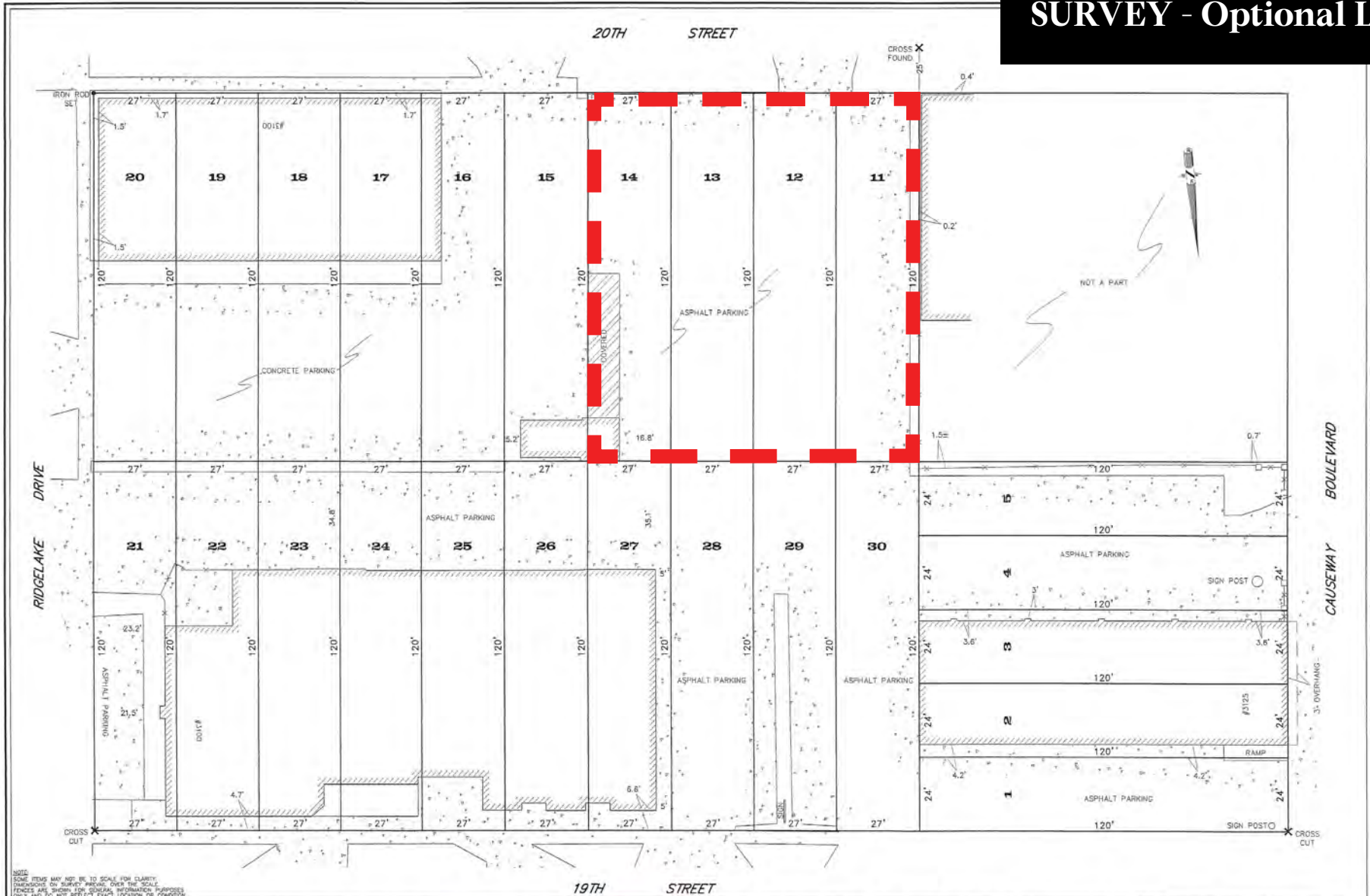
RIDGE LAKE DRIVE



SITE - Optional Lot



SURVEY - Optional Lot



NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY BEING OVER THE SCALE.
FENCES ARE SHOWN FOR REFERENCE PURPOSES
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

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THE SURVEYORS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYORS ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH BY COMPILING THE DATA FOR THIS SURVEY.
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ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: J.J. KREBS & SONS DATED JUNE 1, 1972.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:XXI, CHAPTER 28 FOR A CLASS "C" (SUBURBAN) SURVEY.
MADE AT THE REQUEST OF TITLE STREAM, LLC, STEWARD TITLE GUARANTEE COMPANY & INTROVIV MARULLO, JR.

BY: *Richard W. Krebs*
RICHMOND W. KREBS PLS# 4836

ELEVATION NOTES
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE:
FED. FLOOD INSURANCE RATE MAP (FIRM) DATED: 02-02-18 FLOOD ZONE #1
COMMUNITY PANEL #: 22051C 0120 F BMS. FLOOD ELEVATION: -5.0'



R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
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FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

**BOUNDARY SURVEY OF
LOTS 1, 2, 3, 4, 5, 11, 12, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 28, 29 & 30
SQUARE 37
HARLEM
JEFFERSON PARISH, LA**

DATE: JULY 13, 2022 DRAWN BY: JSN
SCALE: 1" = 20' CHECKED BY: NDK
JOB #: 221344

PROPERTY PHOTOS



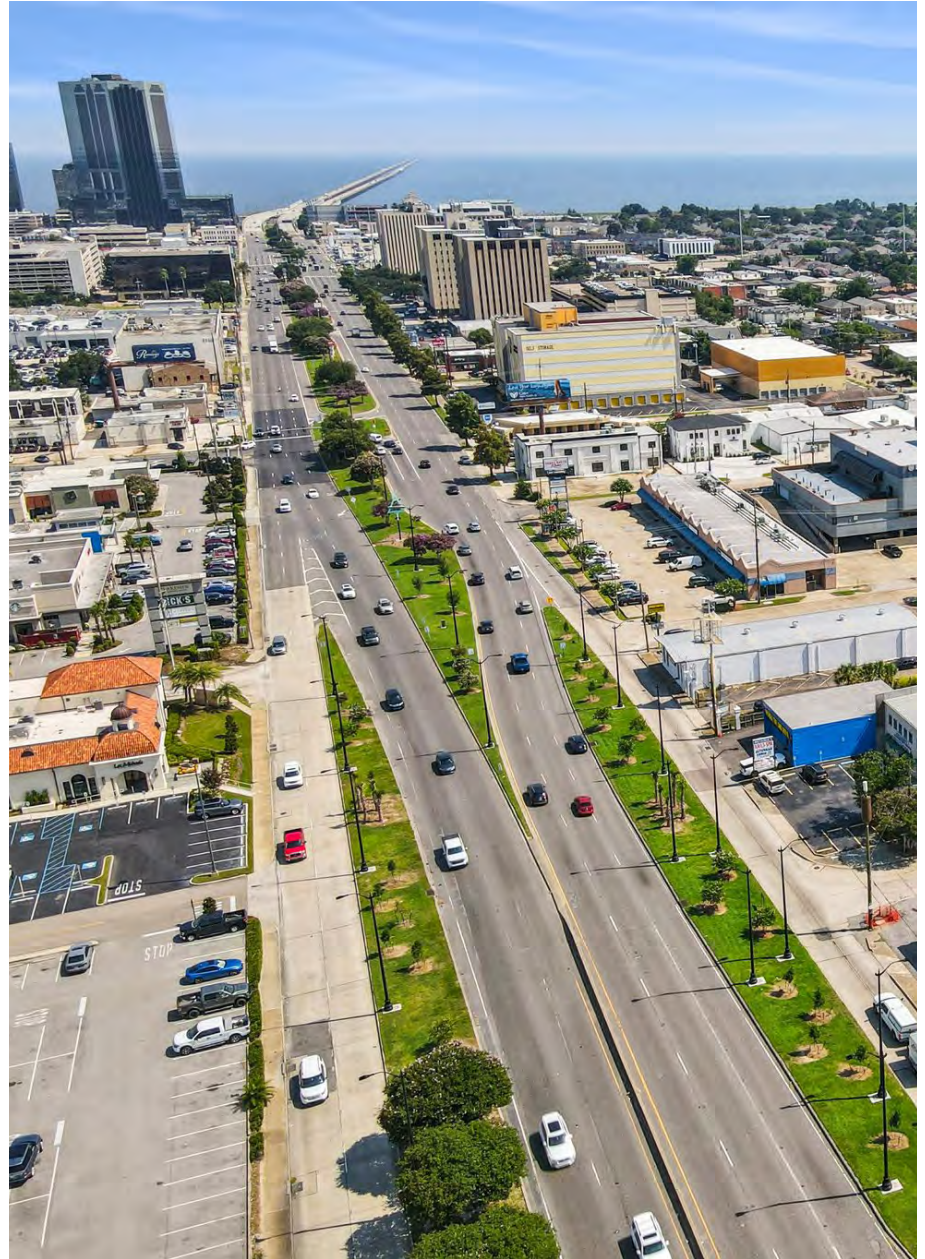
**This is not a survey. Property lines are approximate.*

PROPERTY PHOTOS



**This is not a survey. Property lines are approximate.*

PROPERTY PHOTOS



PROPERTY PHOTOS - Fronting Ridgelake Drive





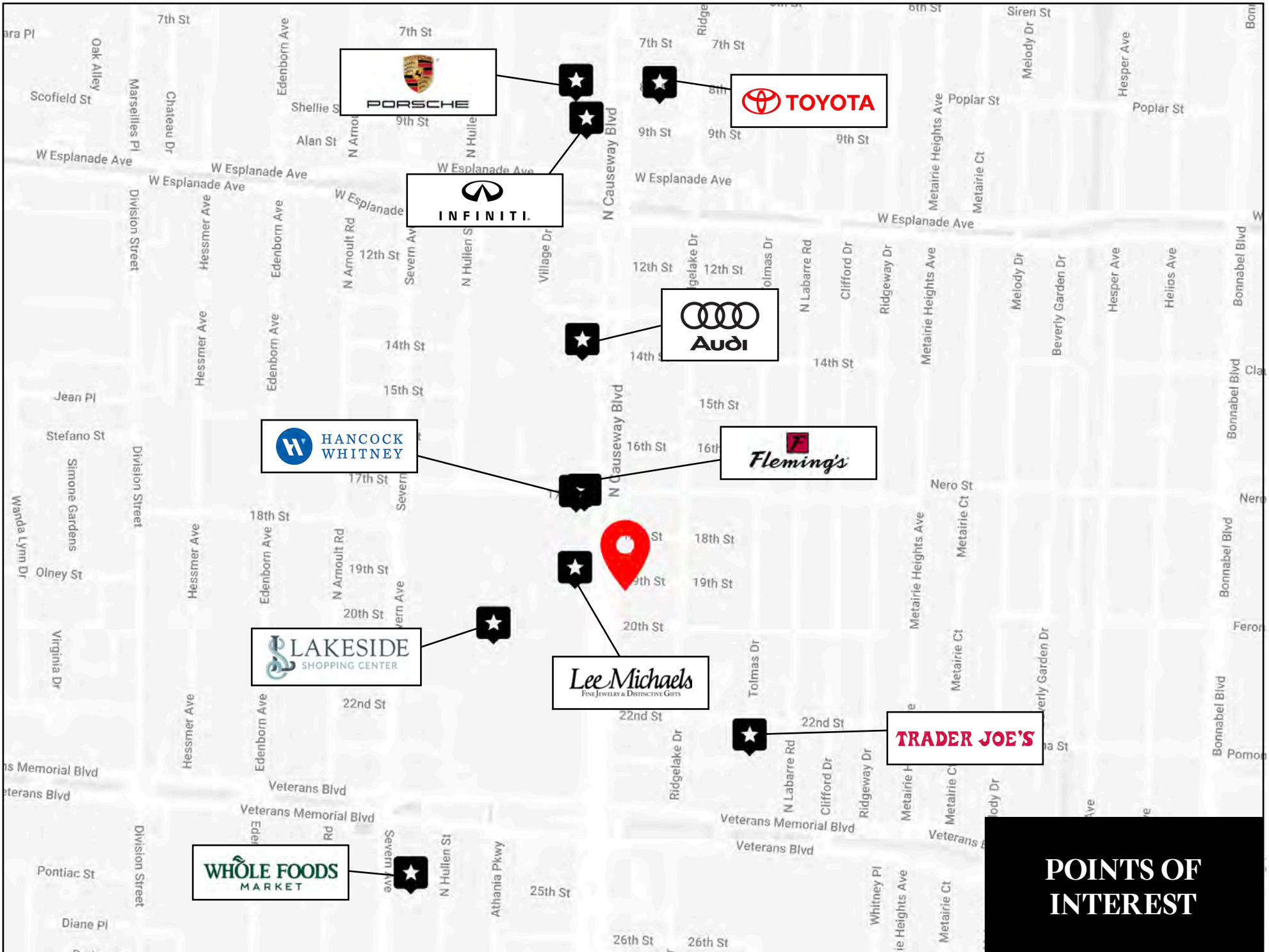
Check out a custom "Property Tour" video, which is featured on our YouTube page. We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.



[Youtube.com/@ChipGardner-HerbertDubuisson](https://www.youtube.com/@ChipGardner-HerbertDubuisson)

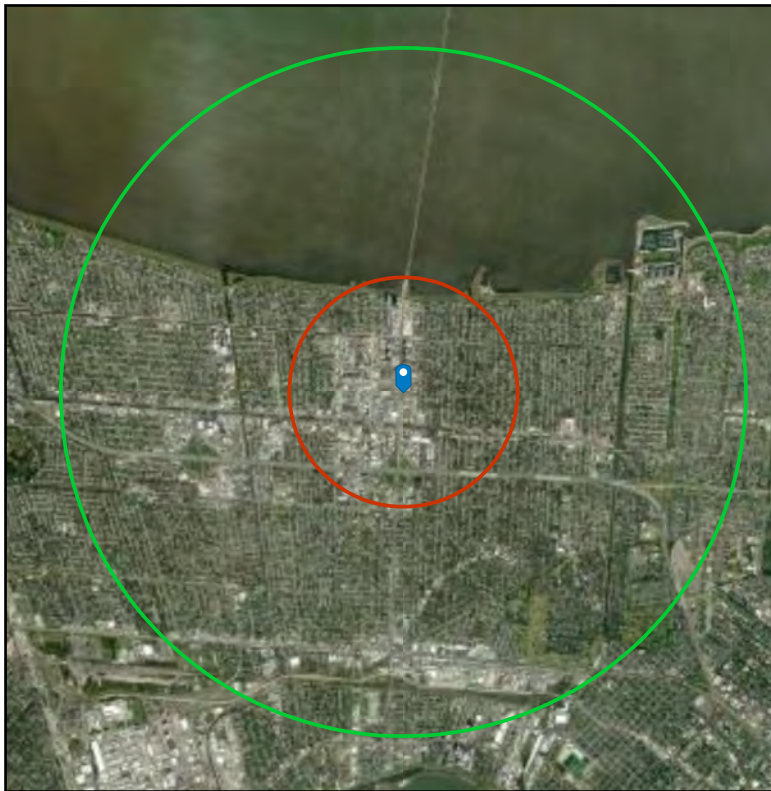
Scan here to view a full Property Tour video





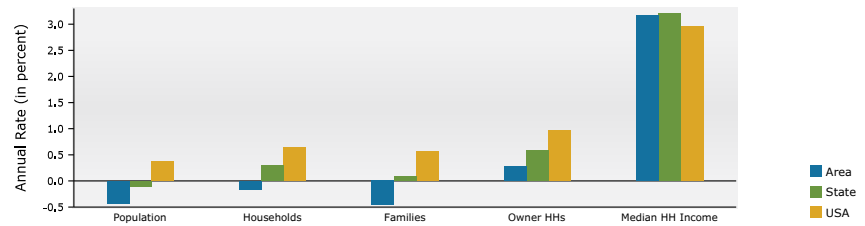
POINTS OF INTEREST

DEMOGRAPHICS

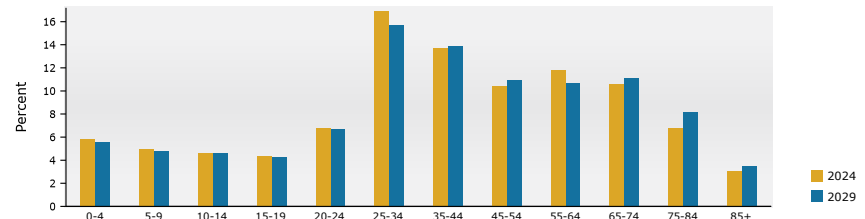


Ring 1

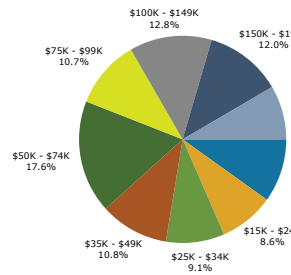
1 mile
Trends 2024-2029



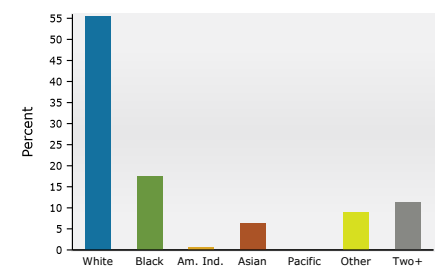
Population by Age



2024 Household Income



2024 Population by Race





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The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**CHIP & HERBERT
GARDNER DUBUISSON**
GROUP

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____



Disclosure and Consent to Dual Agent



Designated Agency

This Document Serves Three Purposes

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date