



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

Stunning Multi-Floor Office with Interconnected Staircases in Place St. Charles

Floors 34, 35, and 36

201 ST. CHARLES AVE., NEW ORLEANS, LA 70170

Joe Gorman CCIM
jgorman@corp-realty.com
504.582.1406



HIGH-END OFFICE FOR LAW FIRM OR PROFESSIONAL SERVICES USE

Floors 34, 35, and 36 | 201 St. Charles Avenue, New Orleans, LA 70170

DESCRIPTION

Place St. Charles, the preeminent address in the New Orleans Central Business District, is offering a rare opportunity: two and a half contiguous floors of Class A office space spanning the 34th, 35th, and 36th floors.

Built out for law firm use, the space features large conference rooms, multiple break areas, and numerous private offices. Internal staircases connect all three floors for seamless multi-floor operations. A grand reception area on the 36th floor provides an impressive arrival experience for clients and visitors, while the suite offers sweeping, unobstructed views of the city and river. High-end finishes throughout make this a spectacular office for

a law firm or professional services tenant seeking space in New Orleans' most recognized office tower.

Place St. Charles is in the heart of Downtown New Orleans, just two blocks from the French Quarter. This 52-story office building continues to set the standard for Class A office space in the CBD, offering tenants prestige, accessibility, and the energy of one of the city's most iconic areas. Well-staffed and professionally managed, the building has an unparalleled amenity package and a food court on the second floor. Unreserved and reserved parking is available in both the connected building garage and the EZ Park garage located across the street.

OVERVIEW

SIZE
58,710 sf

LEASE RATE
\$22.00 - \$24.00 psf
net of Non-HVAC electric

PARKING
Reserved and unreserved
parking



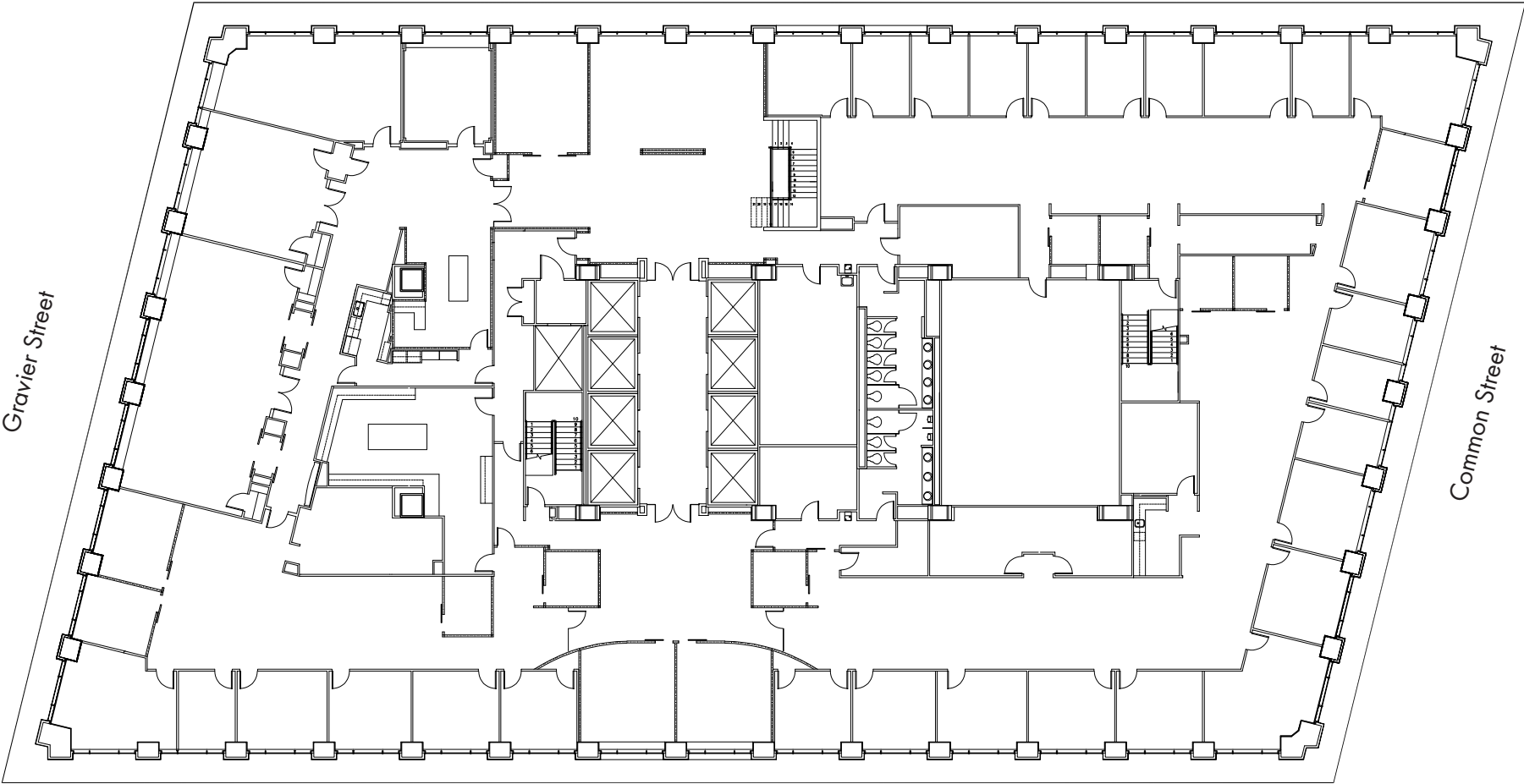
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SUITE 3600

24,129 SF

Carondelet Street



St. Charles Ave.



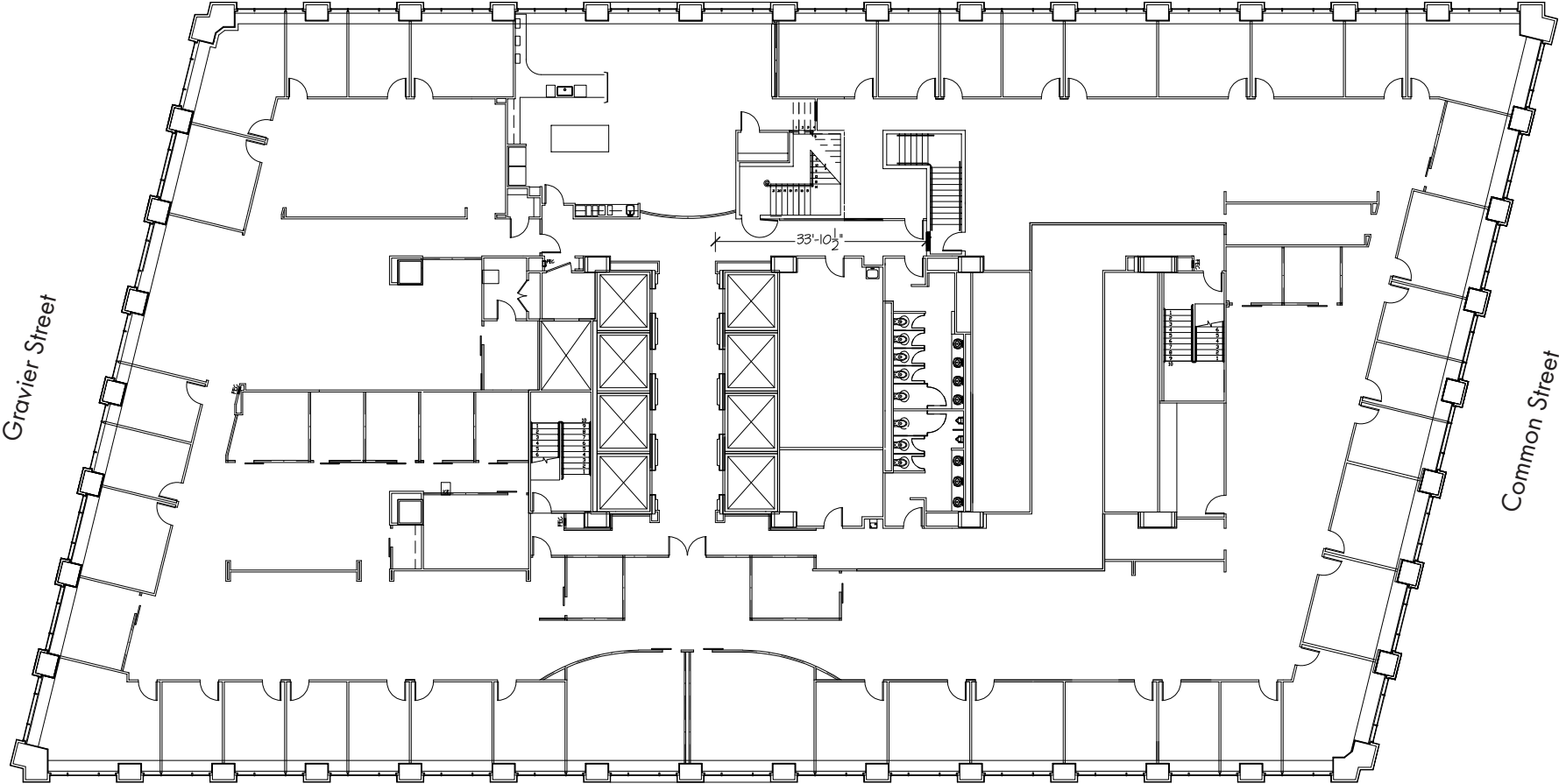
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SUITE 3500

24,581 SF

Carondelet Street



St. Charles Ave.

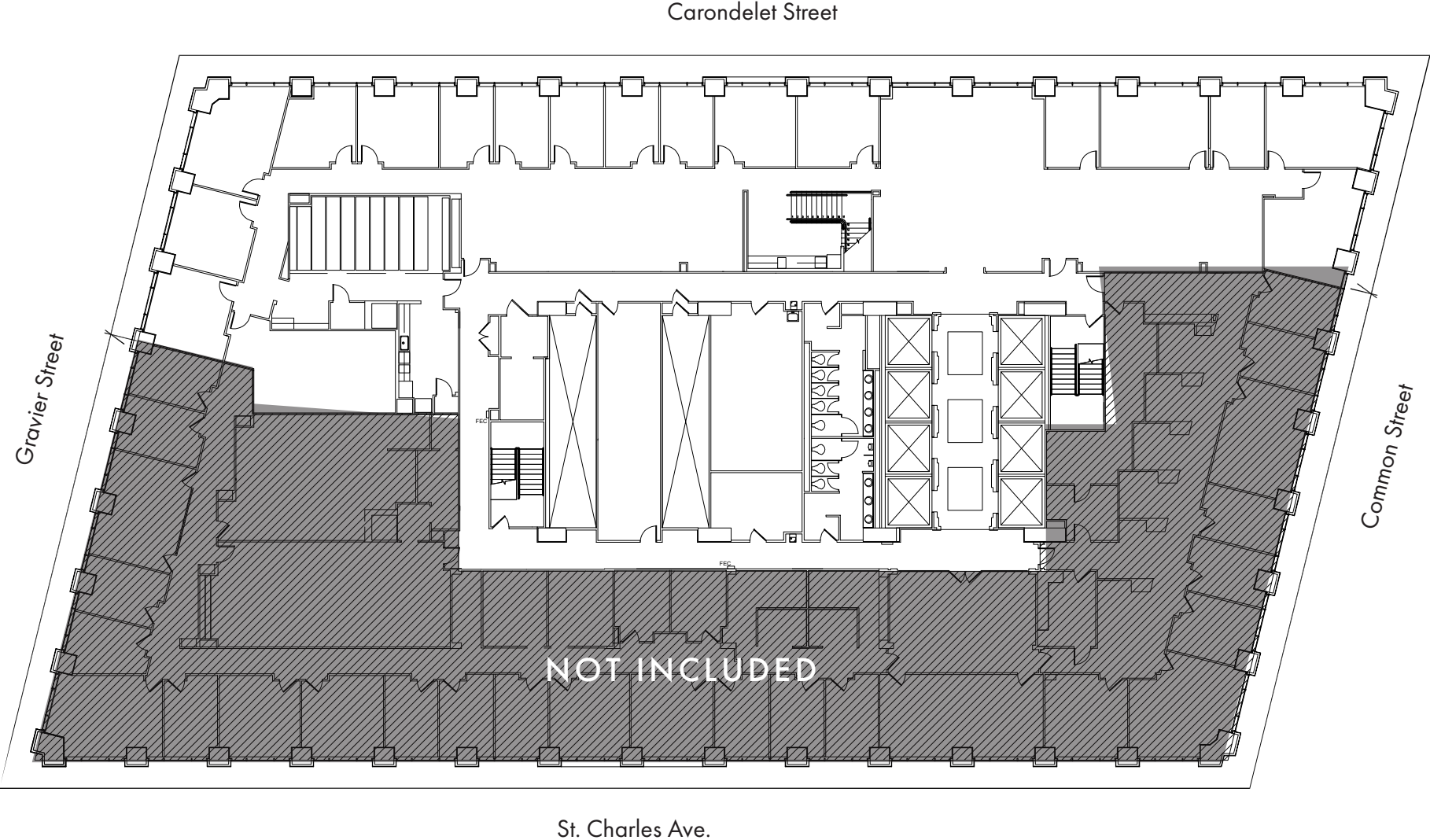


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SUITE 3400

10,000 SF



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COMMERCIAL SPACE | FOR LEASE

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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: _____

