



PROPERTY ONE

FOR LEASE

# GREAT OPPORTUNITY EXISTING DATA NETWORK OPERATIONS CENTER

1340 Poydras Street , Suite 350  
New Orleans, LA 70112

*Presented by:*

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ORLEANS TOWER | 1340 Poydras Street, Suite 350, New Orleans, LA 70112



**OFFERING SUMMARY**

Lease Rate:	Starting at \$19.00 SF/yr (Full Service)
Building Size:	378,895 SF
Available SF:	8,008 SF
Year Built:	1977
Renovated:	2021 - Ongoing
Market:	New Orleans-Metairie
Submarket:	Central Business District

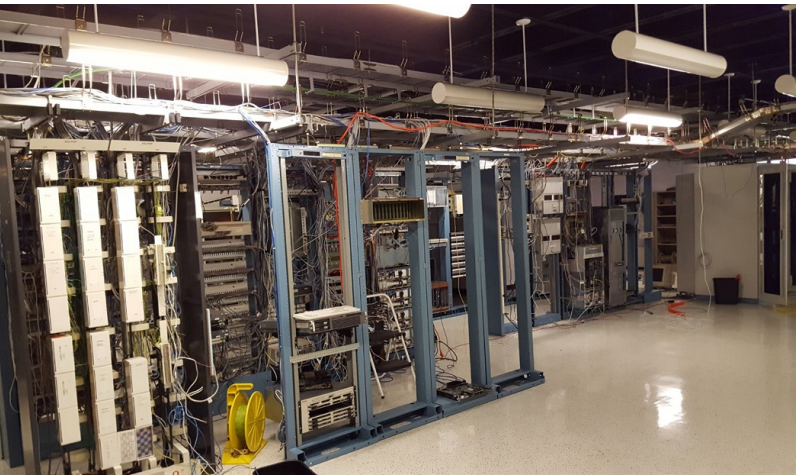
**PROPERTY OVERVIEW**

1340 Poydras also known as Orleans Tower, has a great track record of in-house quality property management. The building provides Class A amenities at Class B pricing. The location is great for companies seeking a downtown location with easy ingress/egress. Perfect for attorneys, sales firms, engineering groups or anyone who leaves the office and returns multiple times a day. Perfect for any firm desiring to be near City Hall or the State tenants in Benson Tower next door. Plenty of parking is available next door in the Super Dome garage, making the building a great option for any tenant who wants to be downtown but requires more than the standard downtown parking ratio. This North end of Poydras is a resurgent area with plenty of foot traffic with many nearby lunch destinations. The building has undergone many improvements with more development scheduled in the near future.



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## SPACE HIGHLIGHTS

- Great opportunity for any business which can benefit from the existing infrastructure of a previous data network provider.
- Some of the features included in the space are fire suppression and sprinkler systems, Liebert AC units, complete wiring systems and equipment racks, battery backup along with connections to an existing back-up diesel generator.
- Space includes a private office, conference room, kitchen, “bull pen” area, telecommunication and data network rooms and equipment areas.
- In addition to the building’s system ready infrastructure, it is possible for user to purchase the movable items, such as generator, Liebert units, networking equipment, etc., all at public auction.



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FOR MORE INFORMATION, PLEASE CONTACT:

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