

701 Poydras Street
New Orleans, LA 70139



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- **22,985 rsf** on 18th floor
 - Floor configured for 66 private offices, 5 conference rooms, coffee bar/galley, and file storage. Furniture is in place and available for subtenant to use
- **22,814 rsf** on 17th floor
 - 1/3 of floor is a large open area with workstations
 - Two file storage areas and one enclosed bullpen area
 - One small suite with 3 private offices, break room, and reception featuring new carpet and paint

SUBLEASE RATE: **\$14.50 /rsf, full service**

AVAILABLE: April 1, 2024

LEASE EXPIRATION: December 31, 2026

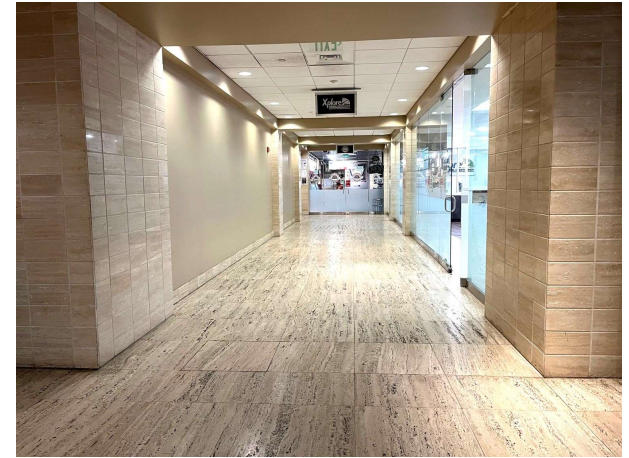
BROKER BONUS: In addition to a market commission, an additional \$1.00/rsf bonus commission is available for a tenant rep agent who completes a full floor lease of either the 17th or 18th floor for the remaining term

NOTES: Hancock Whitney Center, formerly One Shell Square is the tallest high rise building in Louisiana and features excellent views, 24/7 security, and key card access to each floor. The Concourse level of building features several food vendors, coffee shop, bank, ATM, and a sundry shop. Ochsner's Fitness Center is located on the 13th floor of annex

PHOTOS
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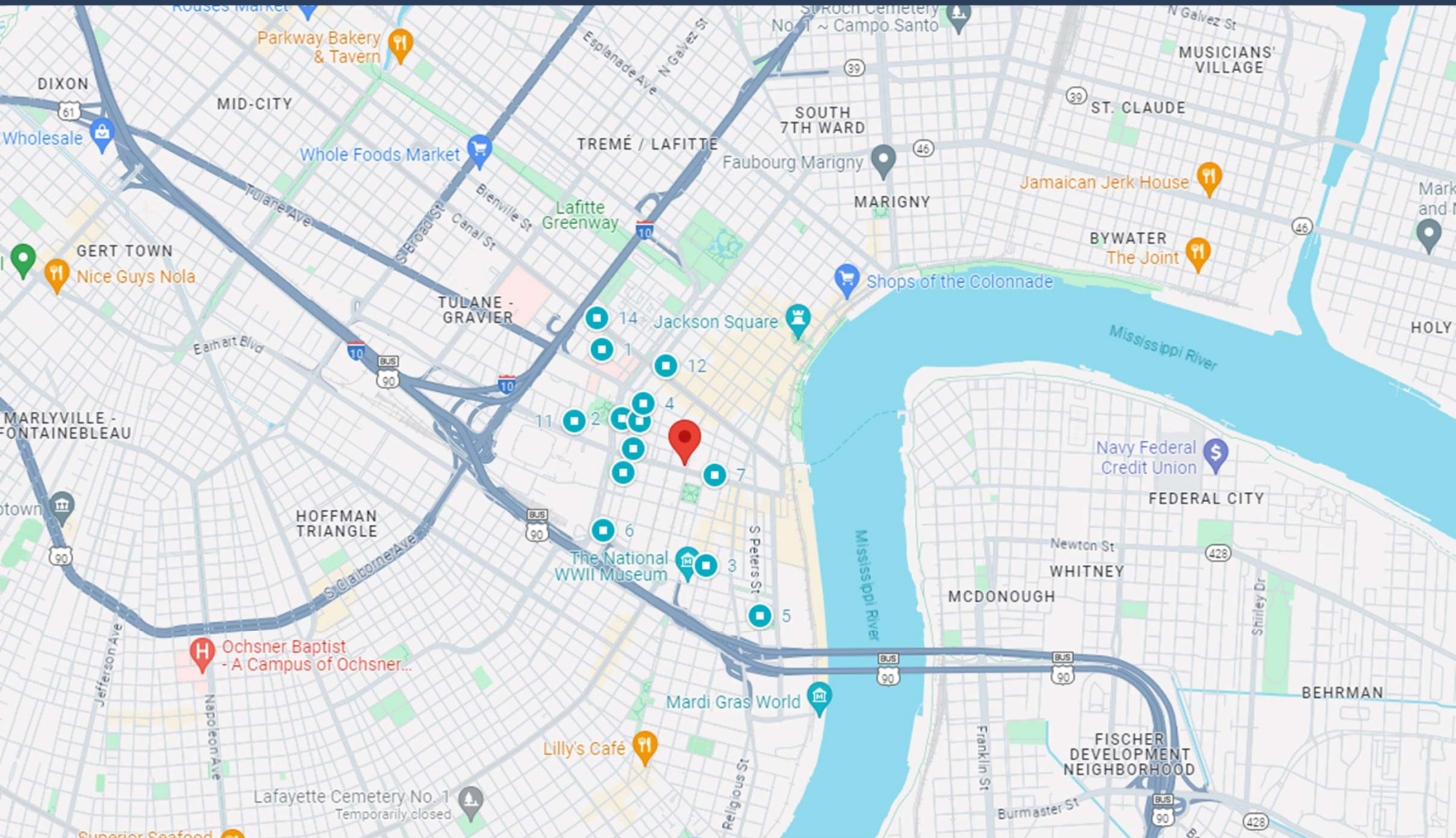


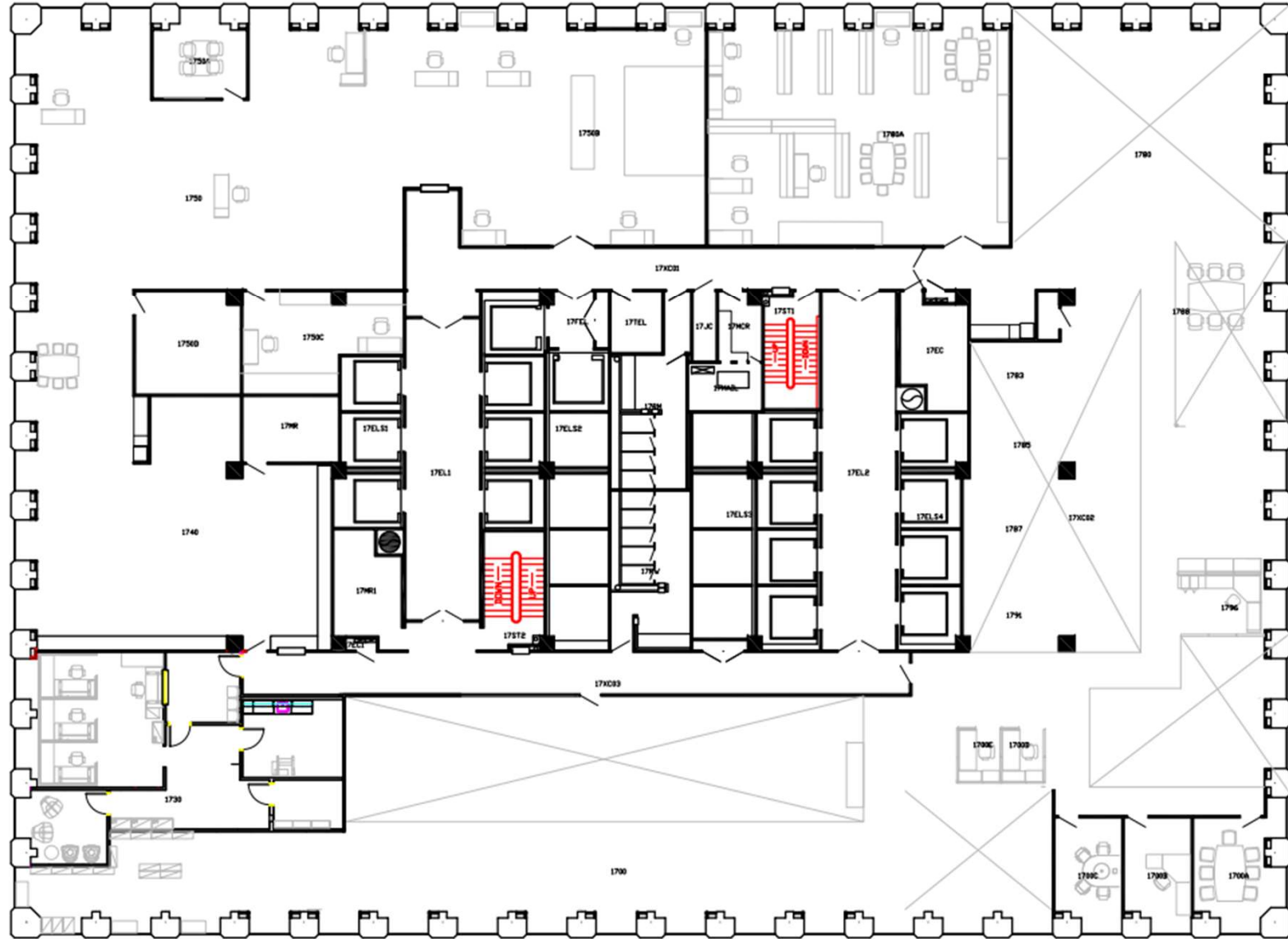


Sublease Opportunity

701 Poydras St. New Orleans, LA 70139

- Excellent location at the corner of St. Charles Ave and Poydras St. in the heart of the New Orleans CBD
- Located on streetcar line
- Two floors available
- 18th floor is configured with 66 private offices, conf. rooms, galley/coffee bar
- Furniture in place and available to subtenant
- 17th floor has a large open area, file storage, and one recently renovated suite
- \$1.00/rsf broker bonus for full floor lease for remaining term
- Prospects may sublease floors for remaining term or make direct deal with landlord for long term lease
- Prospects may sublease entire floor or a portion of a floor
- Sublease rate of \$14.50/rsf full service is \$5.00/rsf less than market rate





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: _____