



FOR LEASE

Executive Office Tower

3500 N CAUSEWAY BLVD, METAIRIE, LA 70002

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PROPERTY ONE

FOR LEASE

EXECUTIVE OFFICE TOWER **3500 N CAUSEWAY BLVD**, METAIRIE, LA 70002



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PROPERTY DESCRIPTION

Your business will thrive in the heart of the Metairie CBD, with easy access to highways, dining, and nearby amenities. Ample free surface parking, including reserved and visitor spaces, adds convenience for you and your clients. Updated elevators and refreshed common areas, combined with competitive full-service rates, make this building an exceptional place to work. An attentive on-site management team is available to provide prompt assistance whenever you need it.

PROPERTY HIGHLIGHTS

- New HVAC System
- Resurfaced Parking
- New Landscaping
- Upgraded Elevators
- Minutes from the Airport and Downtown New Orleans
- Aggressive Rates
- Views of the Lake
- Renovated Lobby
- Easy access to and from surrounding area
- Walking distance to Shops and Restaurants
- .6 mi from Lakeside Shopping Center

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Available SF:	956 - 9,069 SF
Building Size:	184,608 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,724	45,075	91,002
Total Population	15,313	104,270	216,637
Average HH Income	\$76,737	\$77,112	\$72,259

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LEASE INFORMATION

Lease Type:	Full Service
Total Space:	956 - 9,069 SF

Lease Term:	Negotiable
Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
198	Available	956 SF	Full Service	\$22.00 SF/yr
210	Available	9,069 SF	Full Service	\$22.00 SF/yr
300	Available	1,401 SF	Full Service	\$22.00 SF/yr
400	Available	1,949 SF	Full Service	\$22.00 SF/yr
410	Available	1,885 SF	Full Service	\$22.00 SF/yr
500	Available	2,364 SF	Full Service	\$22.00 SF/yr
560	Available	7,626 SF	Full Service	\$22.00 SF/yr
1000	Available	2,781 SF	Full Service	\$22.00 SF/yr
1050	Available	5,587 SF	Full Service	\$22.00 SF/yr
1208	Available	2,462 SF	Full Service	\$22.00 SF/yr
1240	Available	2,720 SF	Full Service	\$22.00 SF/yr
1256	Available	3,081 SF	Full Service	\$22.00 SF/yr
1410	Available	3,313 SF	Full Service	\$22.00 SF/yr

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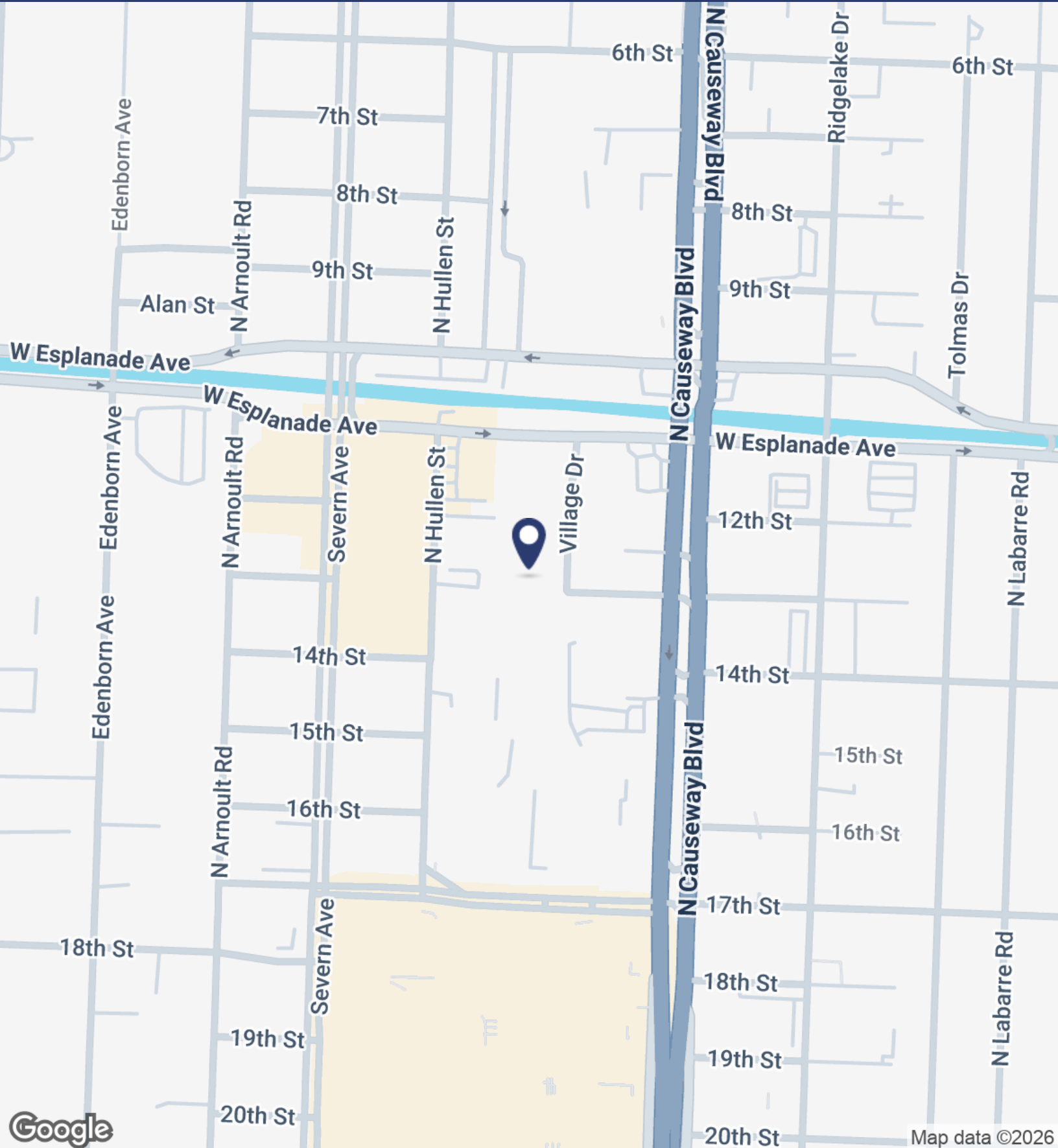
Map data ©2026 Google

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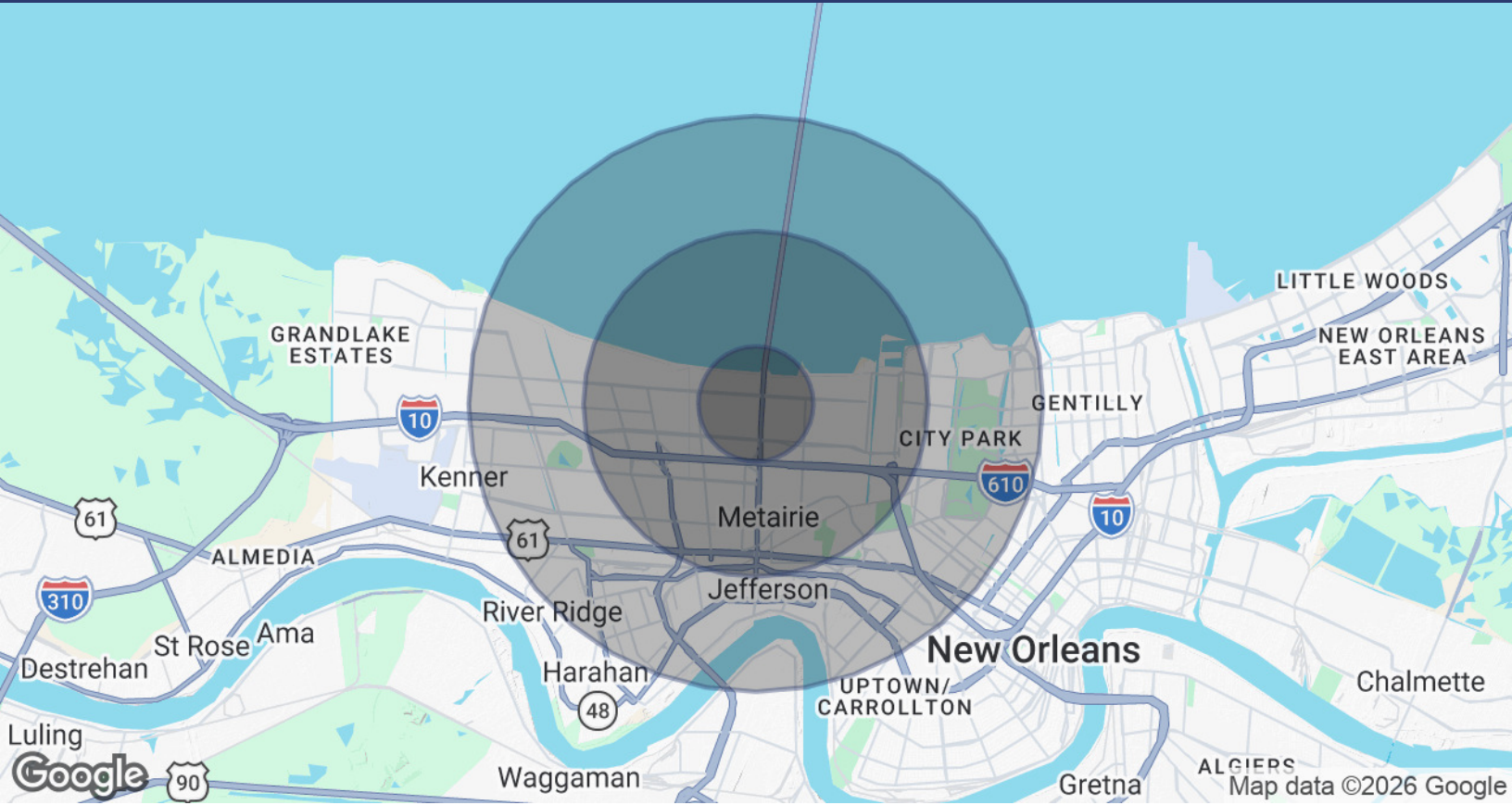


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,313	104,270	216,637
Average Age	39.6	41.4	40.6
Average Age (Male)	38.7	40.1	38.9
Average Age (Female)	41.3	42.9	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,724	45,075	91,002
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,737	\$77,112	\$72,259
Average House Value	\$131,087	\$308,734	\$281,061

2020 American Community Survey (ACS)



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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

PRESENTED BY

Jack Gordon

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