



# 2121 AIRLINE DR II – MIXED USE

METAIRIE, LA 70001

## NEW DEVELOPMENT

Up to 17,400 SF



### PROPOSED SITE INFORMATION

Proposed mixed use retail & office building situated on Airline Drive joining the existing Burns & Wilcox center. Centrally located in Metairie between the New Orleans CBD and Louis Armstrong International Airport – easily accessible from all parts of the New Orleans area.

**LOCATION:** 2121 Airline Dr Bldg II  
Metairie, LA 70001

**LOCATION SIZE:** Option 1: 13,910 SF  
Option 2: 12,400 SF  
Option 3: 22,023 sf

**SF PER FLOOR:** Option 1: 6,955 PSF  
Option 2: 6,200 PSF  
Option 3: 8,700 PSF

**RENT:** Contact Agent for Details

**TRAFFIC COUNT:** 38,356 average daily traffic

**PARKING:** Option 1: 59 spaces  
Option 2: 54 spaces  
Option 3: 74 spaces

**ZONING:** C-2 / CPZ



### DEMOGRAPHICS

DRIVE TIME	TOTAL POPULATION	TOTAL # HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME
5 MINUTES	20,746	9,427	\$55,509	\$86,016
10 MINUTES	154,670	68,096	\$47,011	\$72,607
15 MINUTES	390,802	171,109	\$47,545	\$73,992

MSA: NEW ORLEANS - METAIRIE

AVAILABLE FOR LEASE

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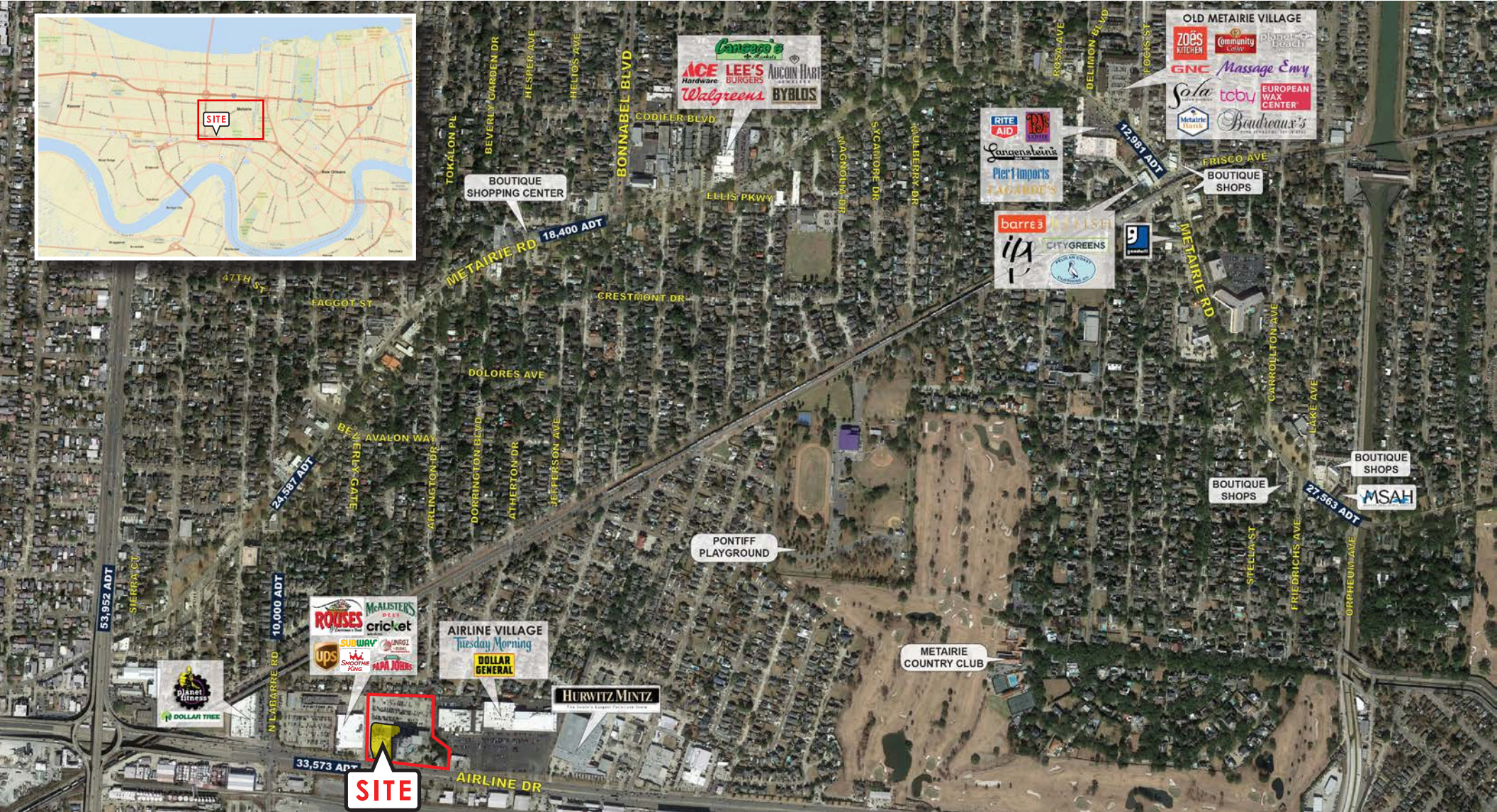
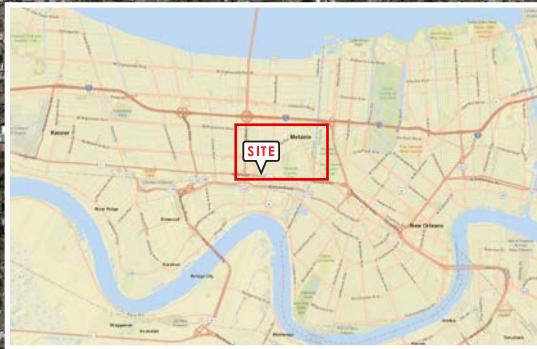


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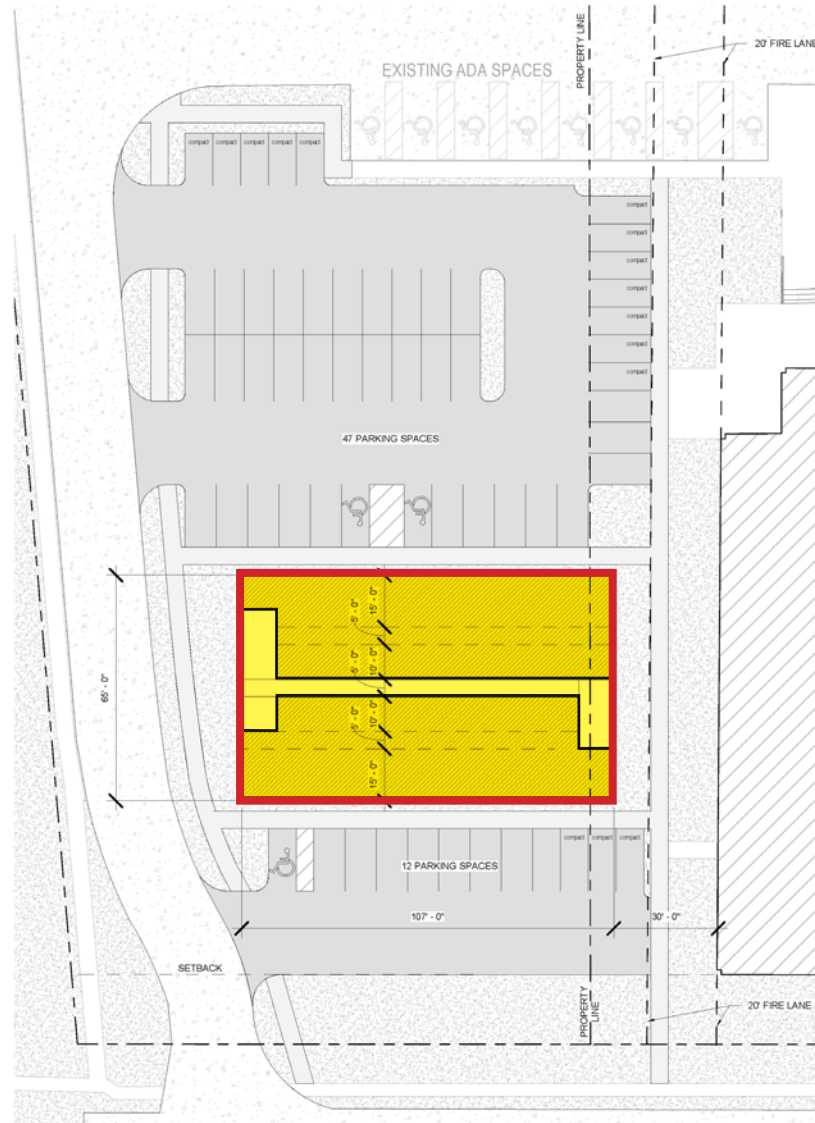
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### SITE PLAN - OPTION 1



#### GROSS

FIRST FLOOR - RETAIL	= 6,955 SF
SECOND FLOOR OFFICE	= 6,955 SF
TOTAL BUILDING	= 13,910 SF

#### PARKING

TOTAL BUILDING SF	= 13,910 SF
@ 200 SF/ SPACE - RETAIL	= 35
@ 300 SF/ SPACE - OFFICE	= 24
TOTAL (Including 3 ADA stalls)	= 59

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## NEW DEVELOPMENT

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### SITE PLAN - OPTION 2



#### GROSS

FIRST FLOOR - RETAIL	= 6,200 SF
SECOND FLOOR OFFICE	= 6,200 SF
TOTAL BUILDING	= 12,400 SF

#### PARKING

TOTAL BUILDING SF	= 12,400 SF
@ 200 SF/ SPACE - RETAIL	= 31
@ 300 SF/ SPACE - OFFICE	= 21
TOTAL (Including 3 ADA stalls)	= 52

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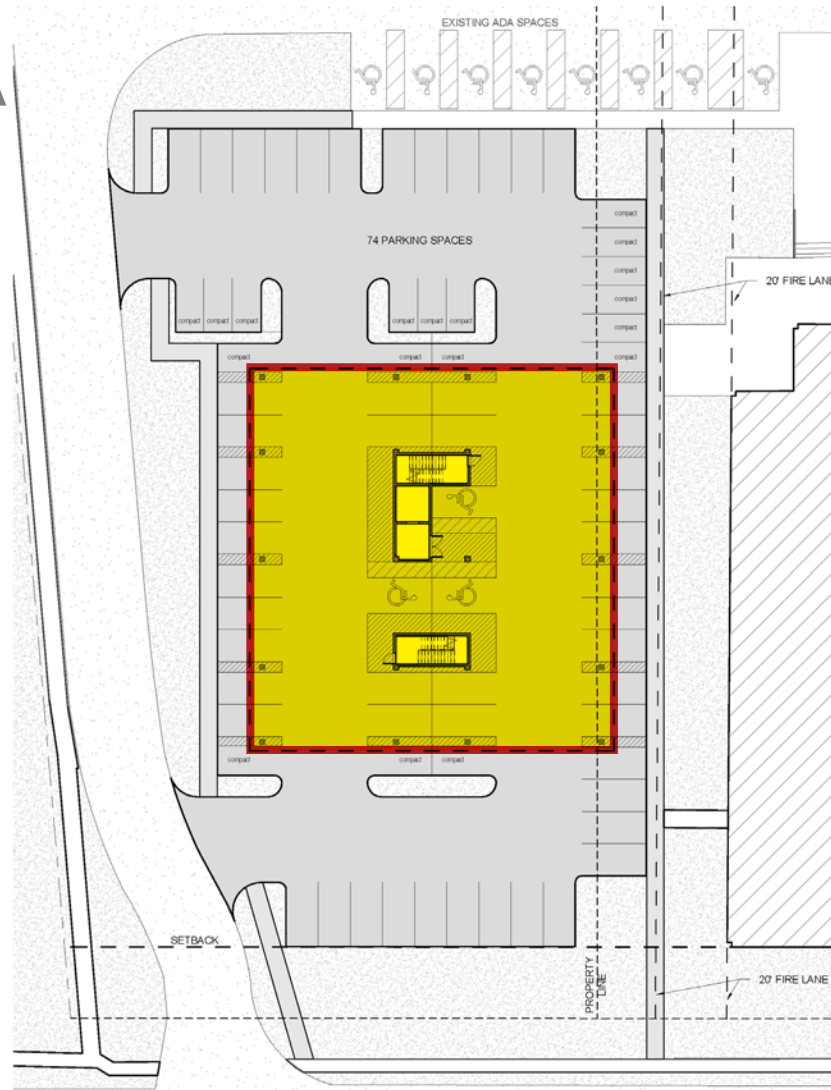
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## NEW DEVELOPMENT

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### SITE PLAN - OPTION 3



#### GROSS

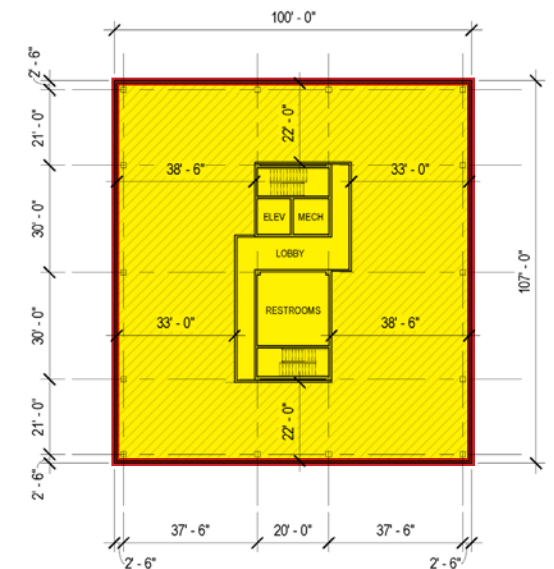
FIRST FLOOR (PARKING)	= 632 SF
SECOND FLOOR OFFICE	= 10,700 SF
THIRD FLOOR OFFICE	= 10,700 SF
TOTAL BUILDING	= 22,023 SF

#### RENTABLE

SECOND FLOOR OFFICE	= 8,700 SF
THIRD FLOOR OFFICE	= 8,700 SF
TOTAL BUILDING	= 17,400 SF

#### PARKING

TOTAL BUILDING SF	= 22,023 SF
@ 300 SF/ SPACE	= 74 (Including 3 ADA stalls)



SECOND AND THIRD FLOOR PLAN

1/32" = 1'-0"

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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: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Licensee: \_\_\_\_\_  
Date: \_\_\_\_\_

