



IBEW OFFICE BUILDING SPACES FOR LEASE

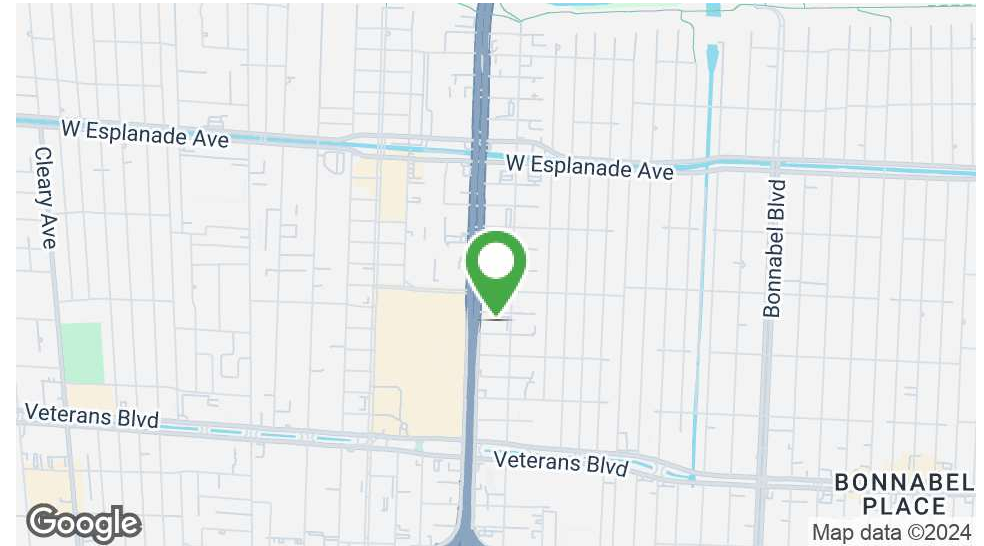
3200 Ridgelake Drive, Metairie, LA 70002

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

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matt@matteatonccim.com



PROPERTY DESCRIPTION

2 spaces available in this 4 story office building in the heart of Metairie a half block from Causeway and across from Lakeside Mall.

Building has been recently renovated and painted. Amenities include plentiful free parking in the building's garage and surface lot. The area in a safe and business-friendly environment with easy access to the Causeway and I-10.

SPACES	LEASE RATE	SPACE SIZE
Suite 403	\$18.00 SF/yr	1,725 SF
Suite 101	\$18.00 SF/yr	543 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,464	109,297
Total Population	17,372	122,249	248,695
Average HH Income	\$99,532	\$106,304	\$100,856

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



SOUTHEAST COMMERCIAL REAL ESTATE



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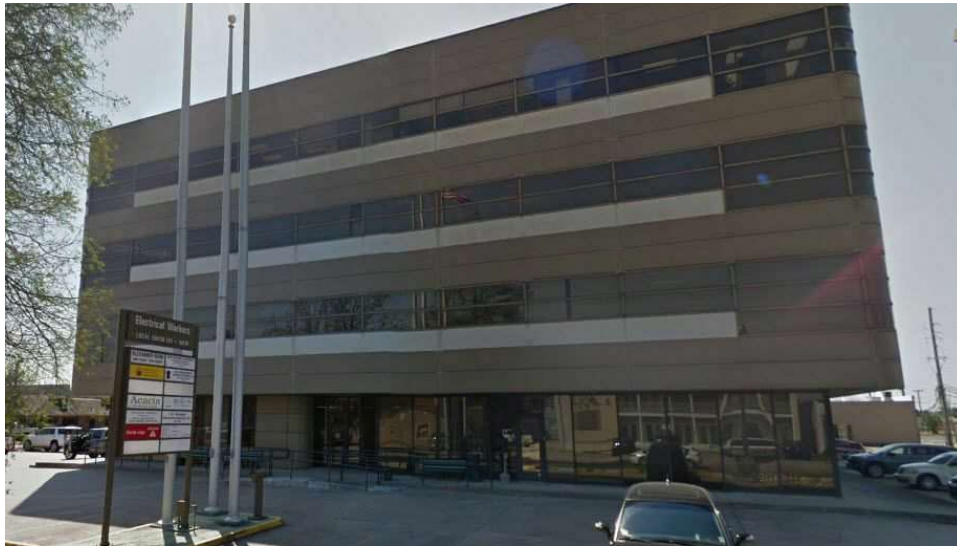
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ADDITIONAL PHOTOS

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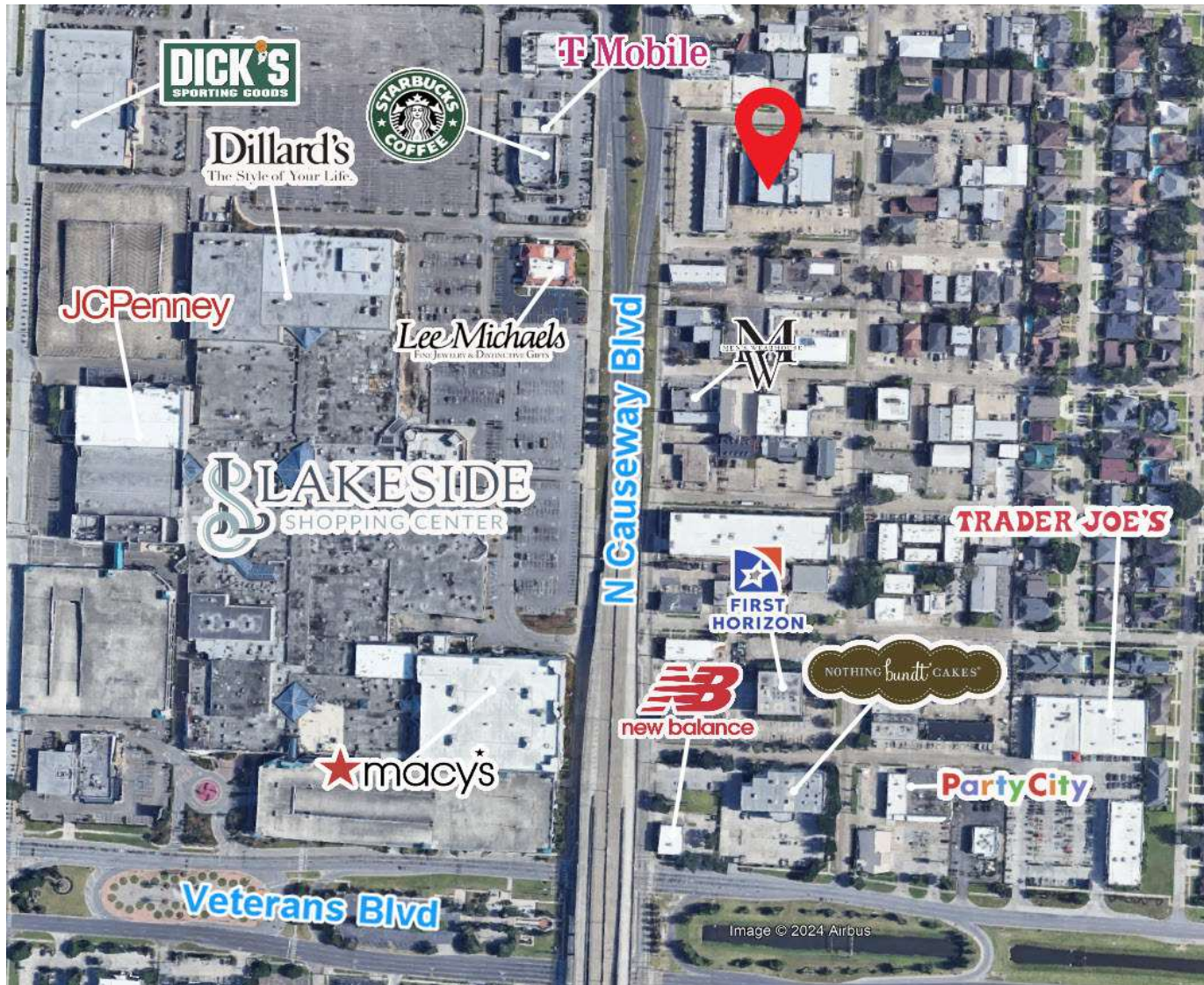
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AERIAL



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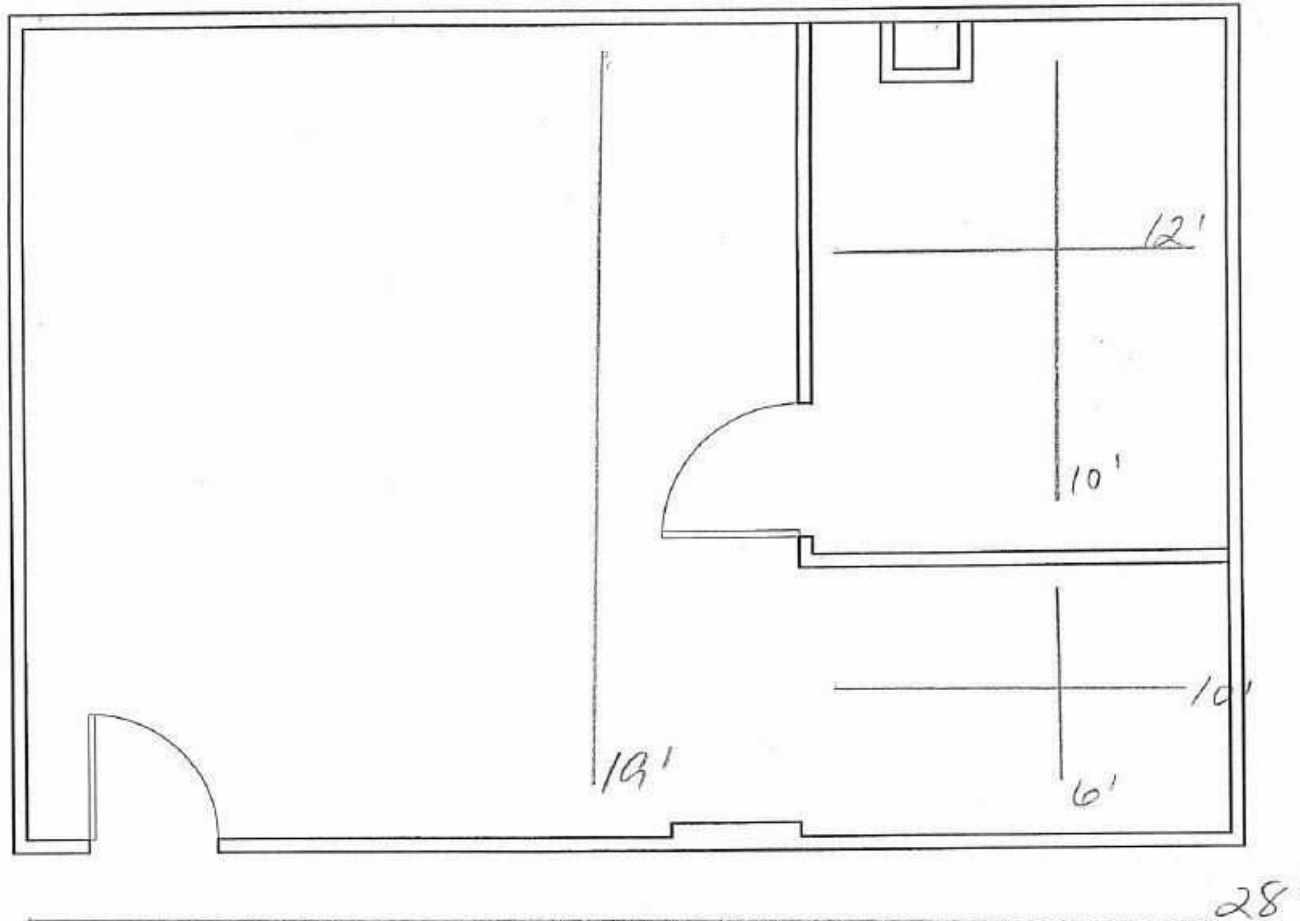
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543.57 USABLE SQ. FT.

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SUITE 101 FLOORPLAN

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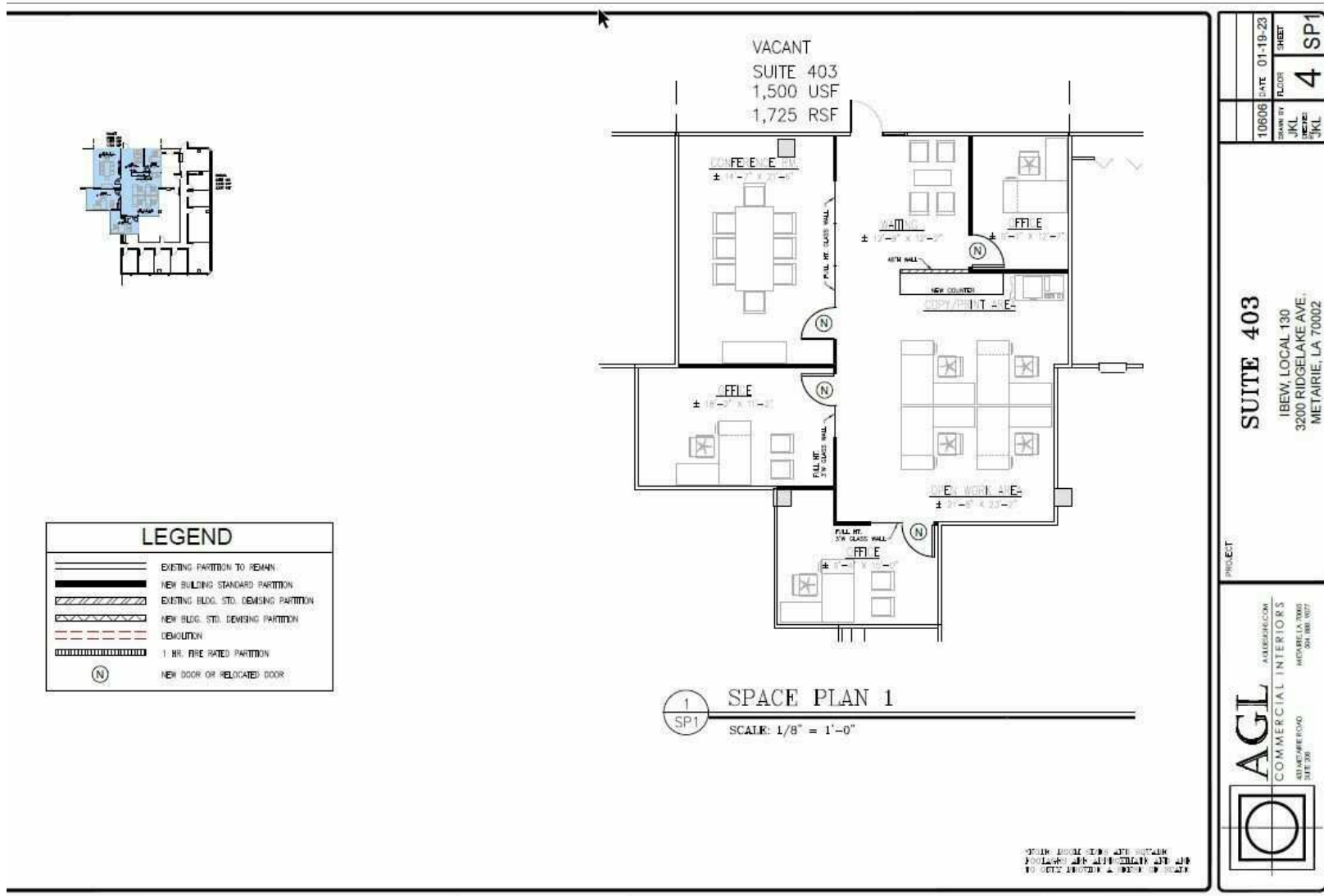
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OFFICE BUILDING FOR LEASE

SUITE 403 FLOORPLAN



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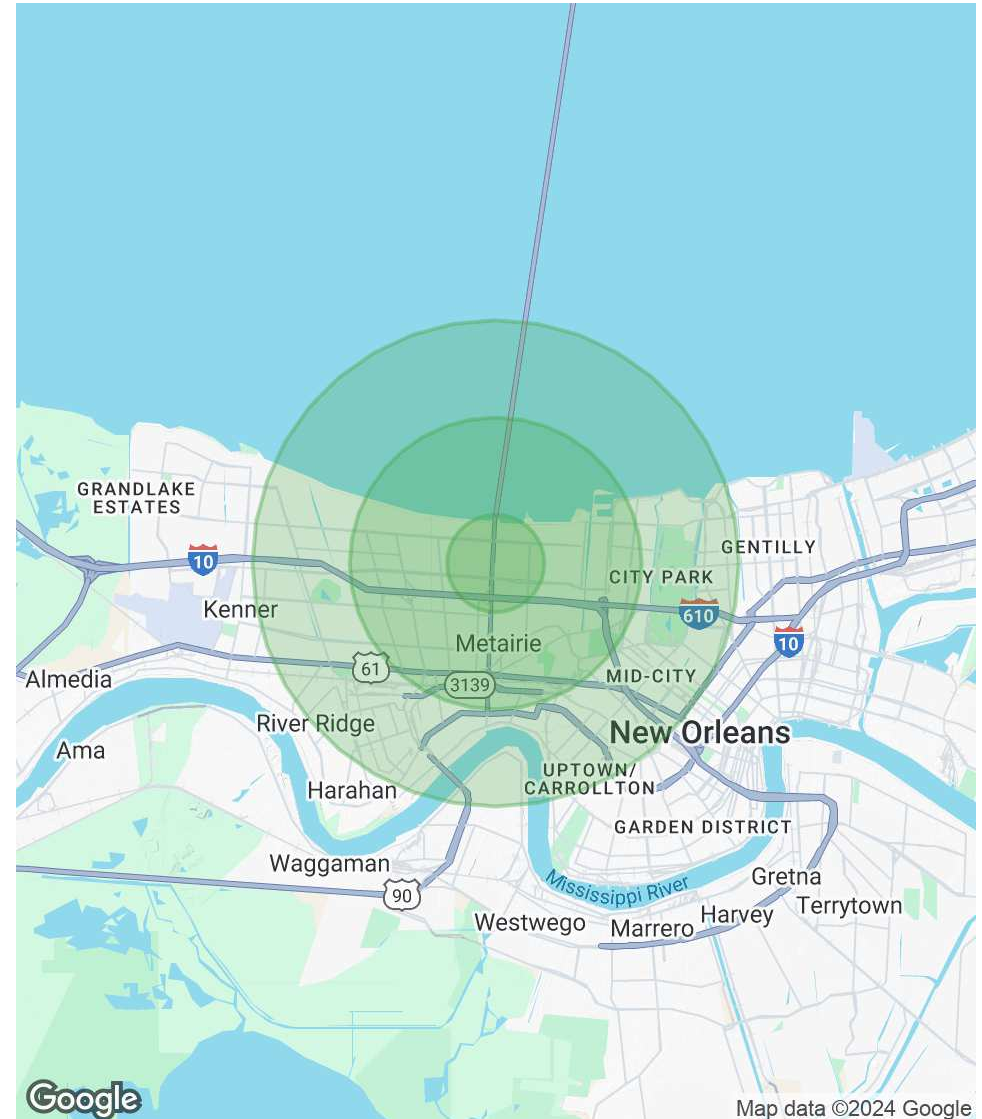
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,372	122,249	248,695
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,464	109,297
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$99,532	\$106,304	\$100,856
Average House Value	\$389,782	\$418,653	\$386,669

Demographics data derived from AlphaMap



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DEMOGRAPHICS MAP & REPORT



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