

**FOR LEASE**

**PROPERTY SUMMARY**

1625 West Causeway Approach is a beautiful 55,000 square foot Class A facility located on 5 1/2 acres in Mandeville, Louisiana. It is a contemporary two-story building furnished with flexible work stations that provide an efficient work atmosphere. This 14,968 square foot vacancy is in move-in condition and includes private offices, open work space, conference room with audio visual equipment and a stunning reception area. The manicured grounds surrounding the building and the fountains create a serene work environment. There is ample parking for tenants and visitors adjacent to the building in addition to a Federal Express drop box and a United States Post Office box. Located minutes from the Causeway, and less than an hour to the central business district and the New Orleans International Airport, this building is situated in the perfect area. Surrounded by some of the most desirable residential areas on the North-shore makes this location second to none. Numerous banks, shopping centers, restaurants and recreation activities are located in the immediate area.

**AVAILABLE**

- Suite 150 - 8,081 SF
- Suite 200 - 6,887 SF

**PRICE**

- \$26 per SF Annual

**BUILDING SIZE**

- 52,000 SF

**TRAFFIC COUNT (ADT 2018)**

- On Highway 22, north of site:  
27,926

**LAND SIZE**

- 5.5 Acres

**LEASE INCLUDES**

- Furniture

**BUILDING INFO**

- Class A
- 2 Floors, 1 Elevator
- 10ft Ceilings
- Built in 2006



**2020 DEMOGRAPHICS**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
Population	7,909	38,301	71,634
Avg. HH Income	\$111,174	\$134,081	\$118,834

