

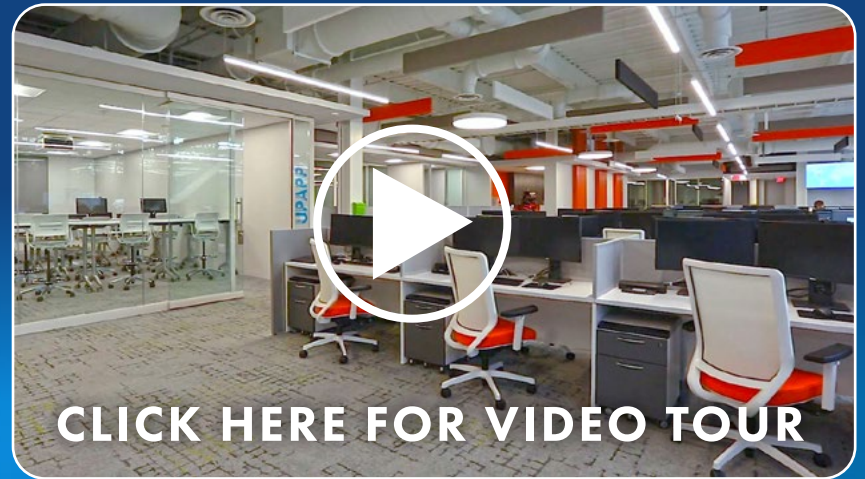
Globalstar

OFFICE BUILDING
COVINGTON, LOUISIANA

FOR SALE OR SUBLEASE

66,180 SF | \$19.98 M

STIRLING
PROPERTIES



Globalstar

OFFICE BUILDING

COVINGTON, LOUISIANA

TABLE OF CONTENTS

EXECUTIVE SUMMARY **03**

PROPERTY SUMMARY **06**

MARKET OVERVIEW **13**

COMPANY OVERVIEW **14**



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STIRLING PROPERTIES

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EXECUTIVE SUMMARY

Globalstar Office Building is a 3-story, state-of-the-art Class A commercial building now available for purchase or sublease in Covington, Louisiana. The ground floor and second floor are currently occupied by Globalstar and are plug-in-ready and fully furnished. The third floor is currently unoccupied and available for a custom design buildout. Constructed in 2018, the 66,000-square-foot building features outstanding modern office amenities such as modular glass walls and doors for easy reconfiguration, telemedicine center for employees, fitness center with showers, fully-equipped kitchens, training and customer care rooms, whiteboards throughout, electric vehicle charging stations and ample natural lighting. The building was designed by Greenleaf Lawson Architectural Firm and constructed by DonahueFavret Contractors - both award-winning, local businesses.

“Customizable” is key to this property with opportunities for any size business. One of many options is to purchase the building and occupy 40,000 square feet with Globalstar remaining as a tenant, or purchase the building and expand into Globalstar's space within one year - occupying the entire 66,000 square foot campus. The adjacent 3.28 acre site is also available for future expansion. Other options simply include subleasing the 2ND or 3RD floors.

Located in Versailles Business Park in St. Tammany Parish, just off the Interstate 12 and US Highway 190 interchange, the site is surrounded by innovation and development. St. Tammany Parish is one of the fastest growing parishes in the state of Louisiana and one of the fastest growing areas in the nation. Near to New Orleans and in close proximity to the Gulf Coast via major Interstates 10, 12, 55, and 59, St. Tammany's low business cost, nationally recognized school system, low crime, and first-rate medical facilities make the community a destination of choice for both families and businesses. The Globalstar Office Building also resides near Northpark Corporate Park, major shopping centers and many dining establishments.

EXECUTIVE SUMMARY

ADDRESS 1351 Holiday Square Boulevard
Covington, LA 70433

TENANT Globalstar

NET RENTABLE AREA 66,180 Sq. Ft.

FLOORS 3 Floors

PARKING 250 Spaces

PARCEL SIZE 4.59 Acres

YEAR BUILT 2018

ZONING PUD

SALE PRICE \$19,986,000

- The 1ST and 2ND floors are a combination of private offices, executive offices, conference rooms, customer care rooms, and training rooms. There is a workout facility with showers, telemedicine room, and large fully-equipped kitchens and breakrooms.
- The unoccupied 20,651 SF 3RD floor has bathrooms fully built out and sheetrocked waiting for a new Owner or Tenant's specific design.





Full-Building Generator

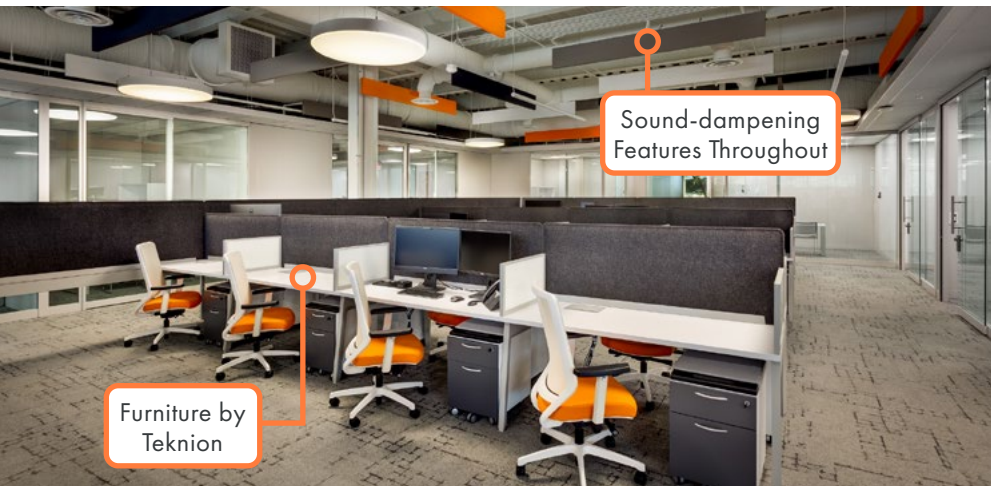
Feng shui-inspired building design promotes passive energy efficiency

Electric Vehicle Charging Stations



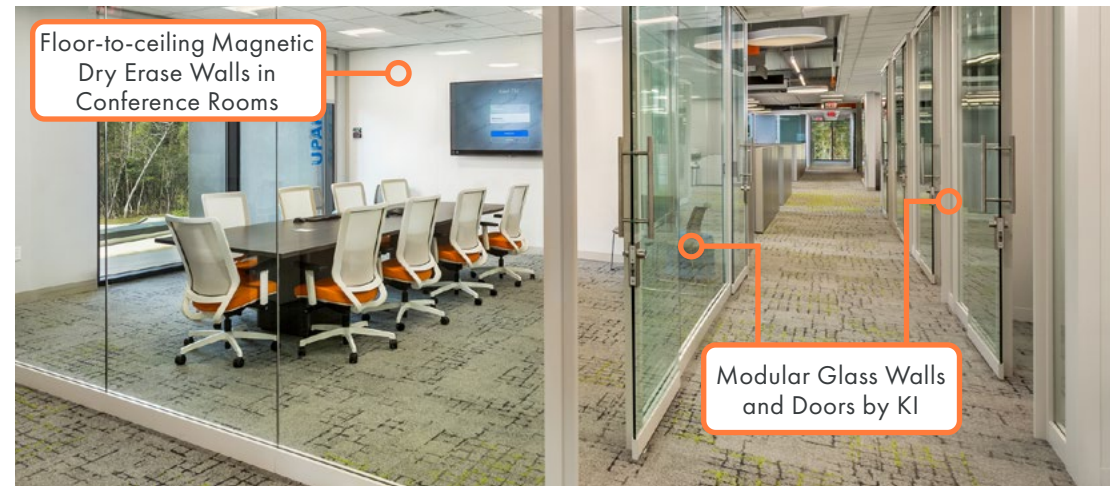
Spaces such as stairwells thoughtfully designed to encourage movement and interaction

Outdoor Covered Community Space



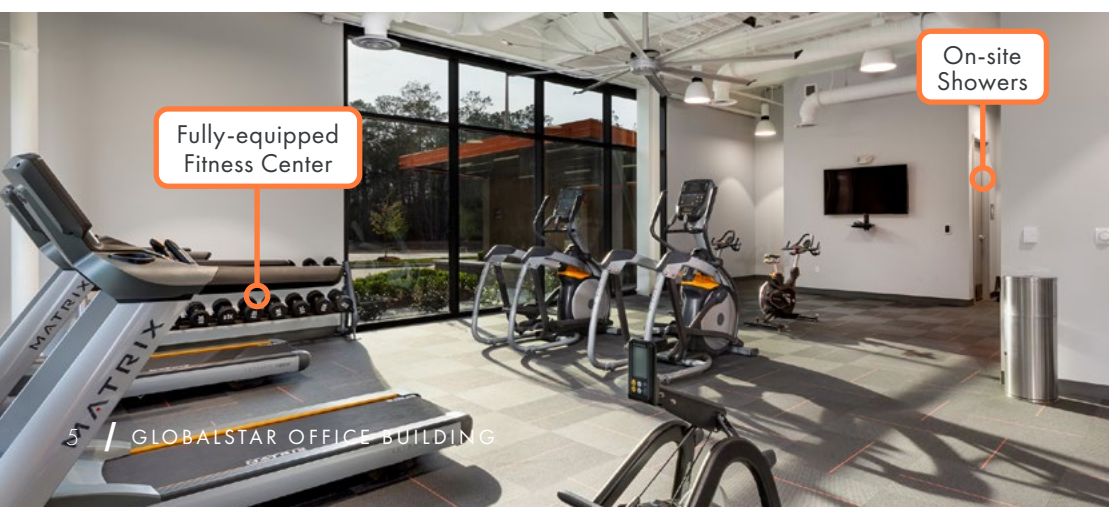
Furniture by Teknion

Sound-dampening Features Throughout



Floor-to-ceiling Magnetic Dry Erase Walls in Conference Rooms

Modular Glass Walls and Doors by KI



Fully-equipped Fitness Center

On-site Showers



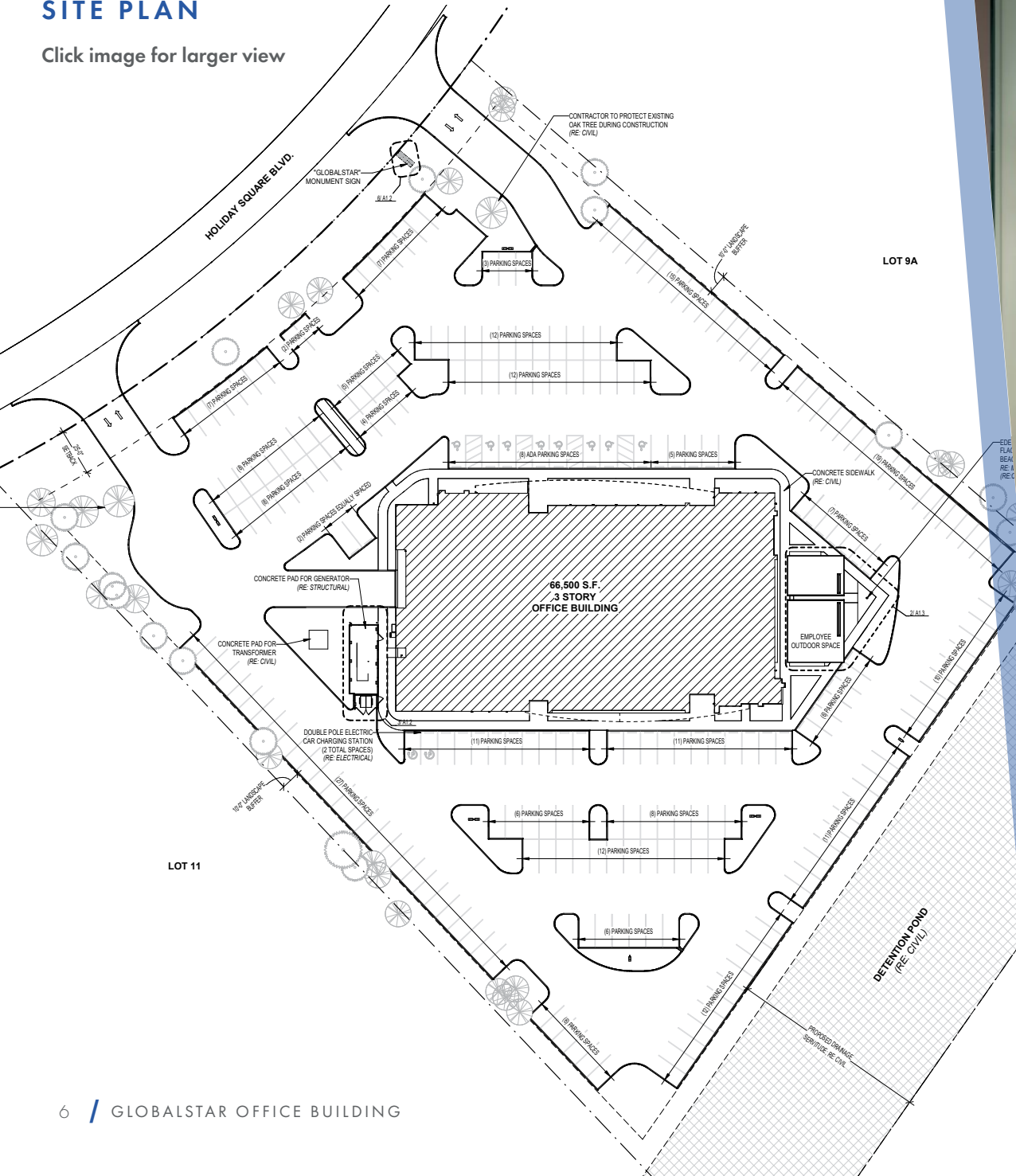
Tons of Natural Light

Modern Open Office Layout for Collaboration

PROPERTY SUMMARY

SITE PLAN

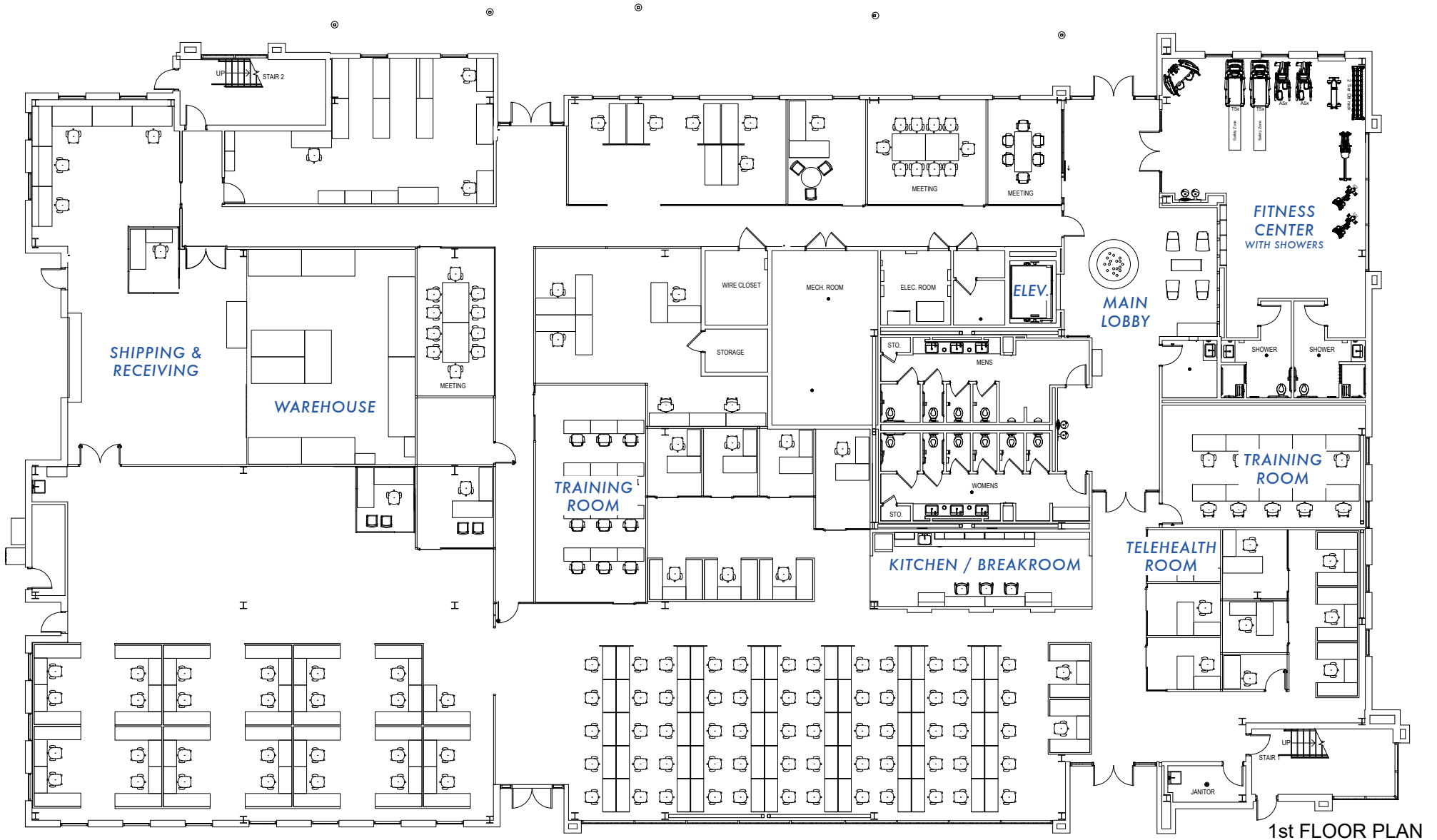
Click image for larger view



PROPERTY SUMMARY

1ST FLOOR PLAN

Click image for larger view



1st FLOOR PLAN

PROPERTY SUMMARY

Available in 30 days from lease execution. Entire floor's FF&E stays in place and is plug-in-ready.

2ND FLOOR PLAN

[Click image for larger view](#)



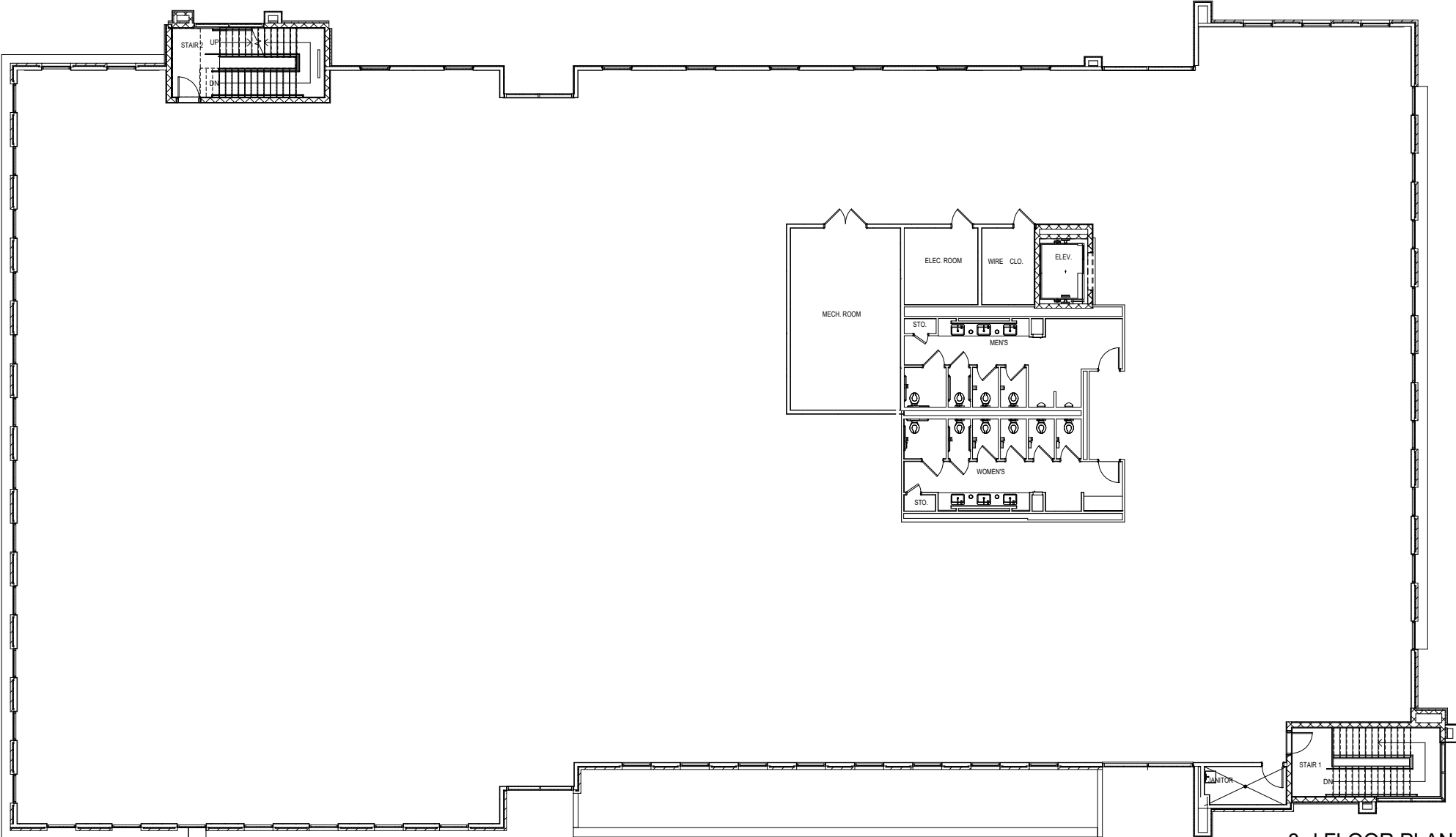
2nd FLOOR PLAN

PROPERTY SUMMARY

3RD FLOOR PLAN

[Click image for larger view](#)

The unoccupied 20,651 SF third floor has bathrooms fully built out and sheetrocked waiting for a new Owner or Tenant's specific design.



3rd FLOOR PLAN

PROPERTY SUMMARY

AERIAL

Globalstar
1351 HOLIDAY SQUARE BLVD.
COVINGTON, LA 70433

River Chase
Target | sam's club | ROOMS TO GO |
target | belk | JCPenney |
REGAL CINEMAS | WALK-ONS | H



Interstate 12

HOMWOOD SUITES
by Hilton

Office DEPOT
planet fitness | 2ND & CHARLES

Northpark Corporate Park
287-acre, mixed-used office park
Chevron | STIRLING PROPERTIES | POOLCORP |
Diversified | FOODS AND SEASONINGS, LLC | HOS

Hilton Garden Inn

WeStay Suites
Extended Stay Hotel
Supers 8 | BW Best Western | COUNTRY INN & SUITES BY RADISSON

REGIONS
zea | McALISTER'S DELI
JOHNNY'S HAMBURGERS | LEE'S TACO BELL | T-Mobile

Interstate 12

MOVIE TAVERN

IHOP

Waffle House

COURTYARD Residence Inn
Marriott

Comfort Suites | **Holiday Inn**

Goodwill

N. US Highway 190

DON'S | **FIRST BANK AND TRUST**

OPPELAND'S

OUTBACK

PETSMART

ROUSES MARKET

FedEx Office | **Capital One** | **IRISSEY'S**

LAZBOY

THE HOME DEPOT

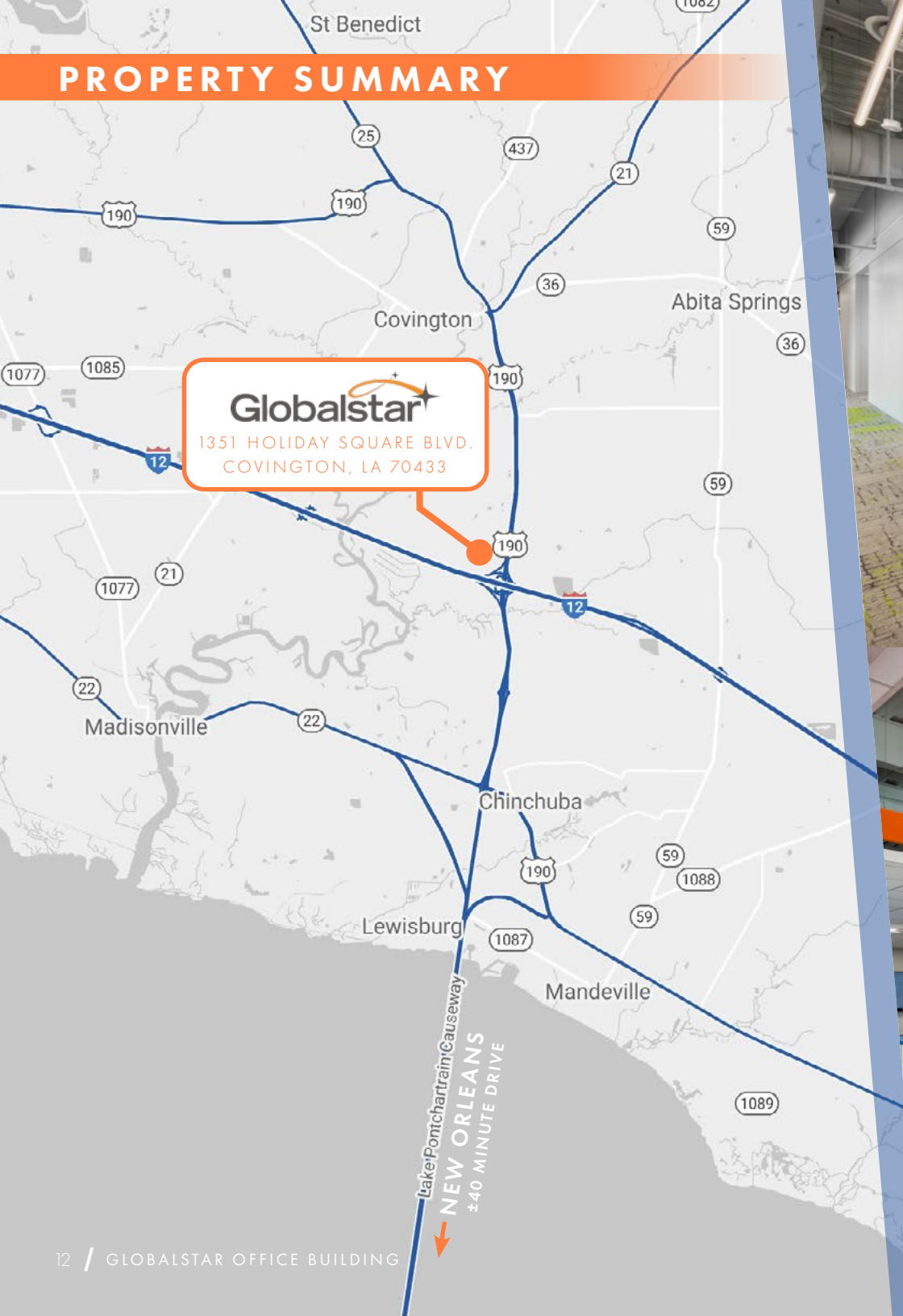
Walmart Supercenter

Chick-fil-A

TACO BELL

SONIC

PROPERTY SUMMARY



MARKET OVERVIEW

As part of Greater New Orleans Metro Area, St. Tammany Parish's low business cost, nationally recognized school system, and first-rate medical facilities make the community a destination of choice for businesses of every size. As the fourth most populous parish in the state and **THE FASTEST-GROWING PARISH IN LOUISIANA**, St. Tammany's upscale amenities, active community, and expansive green spaces offer diverse opportunities for companies in any industry. The entire parish is renowned by outdoor enthusiasts, gourmands, golfers, and art-lovers for its versatility and charm.



ST. TAMMANY PARISH

- #1 Parish for Median Household Income in Louisiana (2021 - \$72,209)
- #1 Educational Attainment in Louisiana (2021)
- #1 Fastest Growing Parish in Louisiana (2021)
- #4 Most Populous Parish in Louisiana (2021 - 258,111)

GREATER NEW ORLEANS METRO AREA (Includes St. Tammany Parish)

- #1 Tech Hub in North America (*Business Facilities* 2019)
- #1 Most Populous MSA in Louisiana (2021 - 1.27M)
- #1 Highest Labor Pool in Louisiana (2021 - 1.02 M)
- #4 Lowest Business Cost Metro in the Southeast (*KPMG* 2016)

LOUISIANA

- #1 Economic Development Results in the South (*Southern Business & Development* 2020)
- #2 Economic Development Projects in U.S. (*Site Selection* 2020)
- #2 Most Engaged Workers in the USA (*WalletHub* 2018)
- #8 State for Doing Business (*Area Development* 2019)



COMPANY OVERVIEW

ABOUT STIRLING PROPERTIES

Stirling Properties is one of the most comprehensive full-service commercial real estate companies in the country. With more than four decades of experience, we specialize in Advisory Services, Commercial Brokerage, Asset & Property Management, Development & Redevelopment and Investments over a wide array of property types, including retail, office, industrial, healthcare and multi-family sectors. Our core focus is on the robust Gulf South market of Louisiana, Mississippi, Alabama and the Florida Panhandle.

Our capable team is equipped with in-depth knowledge of the industry, sophisticated market insight and the latest in technology that enables us to identify opportunities for our clients in the evolving commercial real estate landscape. Whether a tenant, investor, property owner or landlord, Stirling Properties can help you find a solution for any real estate goals. Our capable team is equipped with in-depth knowledge of the industry, as well as sophisticated market insight and the latest in technology to identify opportunities for our clients in the evolving commercial real estate landscape.

21.4 M Square Feet of Managed Properties	\$2.24 B Development Volume up to 2021	\$1.83 B Transaction Volume in the Last 5 Years	3,511 Transactions in the Last 5 years
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46+
Years in
Business

8
Office
Locations

180
Agents &
Employees

STIRLING PROPERTIES

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
WE ARE COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



COMPANY OVERVIEW

ABOUT STIRLING PROPERTIES



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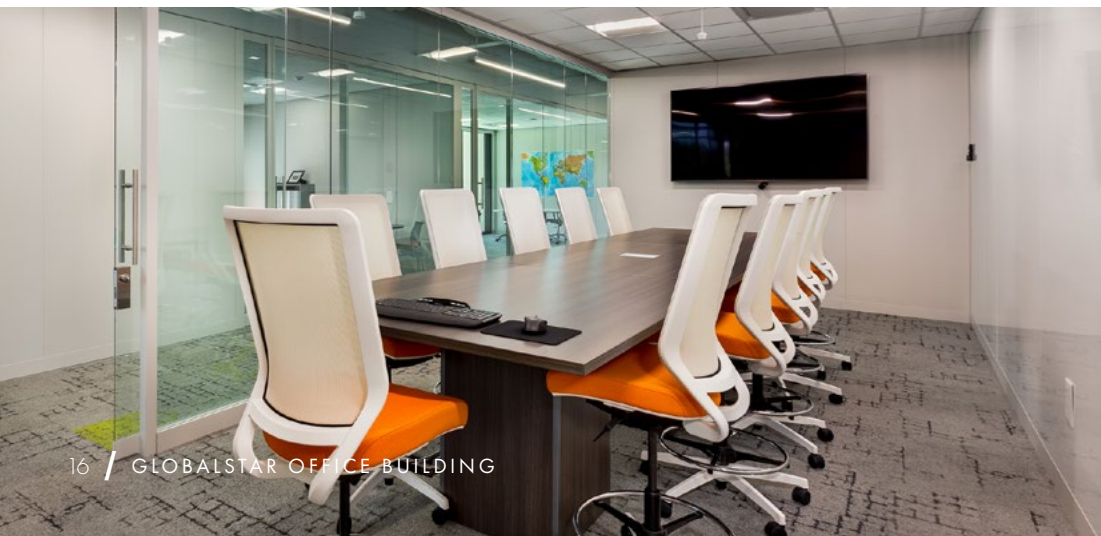
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Lee de la Houssaye joined Stirling Properties in 1997, where she serves as a Senior Advisor on the commercial advisory team, working from the Covington, Louisiana, office. She has been a commercial real estate leader in the greater New Orleans areas for over 40 years, specializing in landlord and tenant representation in office sales and leasing. She is also highly experienced in commercial site selection and acquisitions.

Ms. de la Houssaye has provided her expertise to an impressive list of landlords, tenants, and investors over the years, resulting in thousands of lease transactions and sales. Some of the corporate entities she has worked with include Ampirical Solutions, AT&T, Cantium, Chevron, DaimlerChrysler Motors, Fleetcor, General Services Administration (G.S.A.), Hornbeck Offshore Operations, Merrill Lynch, MetLife, Morgan Stanley Dean Witter, Northwestern Mutual Life Insurance Company, Penn Mutual Life Insurance Company, LLOG Exploration, PoolCorp, and Southern Farm Bureau, to name a few.

Ms. de la Houssaye has received many distinguished Sales Awards from Stirling Properties, the Northshore Area Board of Realtors, the Commercial Investment Division (C.I.D.), and the St. Tammany Association of Realtors. She is a graduate of St Mary's Dominican College, where she earned a bachelor's degree in Business with an emphasis on Management.





A modern office building with a prominent yellow vertical stripe and large glass windows, set against a clear blue sky. The building is the central focus of the image.

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