

CORPORATE REALTY



OFFICE | FOR SUBLEASE

Move-In Ready Corporate Space: 26,700-rsf Sublease in Downtown Covington

2100 COVINGTON CENTRE, UNIT B, COVINGTON, LA 70433



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Turnkey Office Sublease at 2100 Covington Centre

2100 COVINGTON CENTRE, UNIT B, COVINGTON, LA 70433

DESCRIPTION

Unit B delivers a fully built-out, move-in-ready office environment that is ideal for a headquarters, regional office, operations center, or technology user looking to scale quickly with minimal upfront investment.

The existing buildout serviced a call center. It includes open work areas with installed workstations, private offices, a training room, multiple conference rooms (several presentation-ready), reception and waiting areas, and dedicated server/IT space. Staff amenities include a full kitchen and large break area that are shared with the building's co-tenant. There is also an expansive outdoor deck and patio that is shaded by mature trees.

Additional building features include on-site backup natural gas generators for each space and ample surface parking.

Located directly off N. Collins Boulevard in Downtown Covington, Covington Centre is a multi-office business park steps from the shops and restaurants of historic downtown and adjacent to the popular hiking/biking trail, Tammany Trace.

OVERVIEW

SIZE

26,700 rsf

MASTER LEASE EXPIRATION

August 31, 2033

LEASE RATE

\$19.75 prsf, gross

PARKING

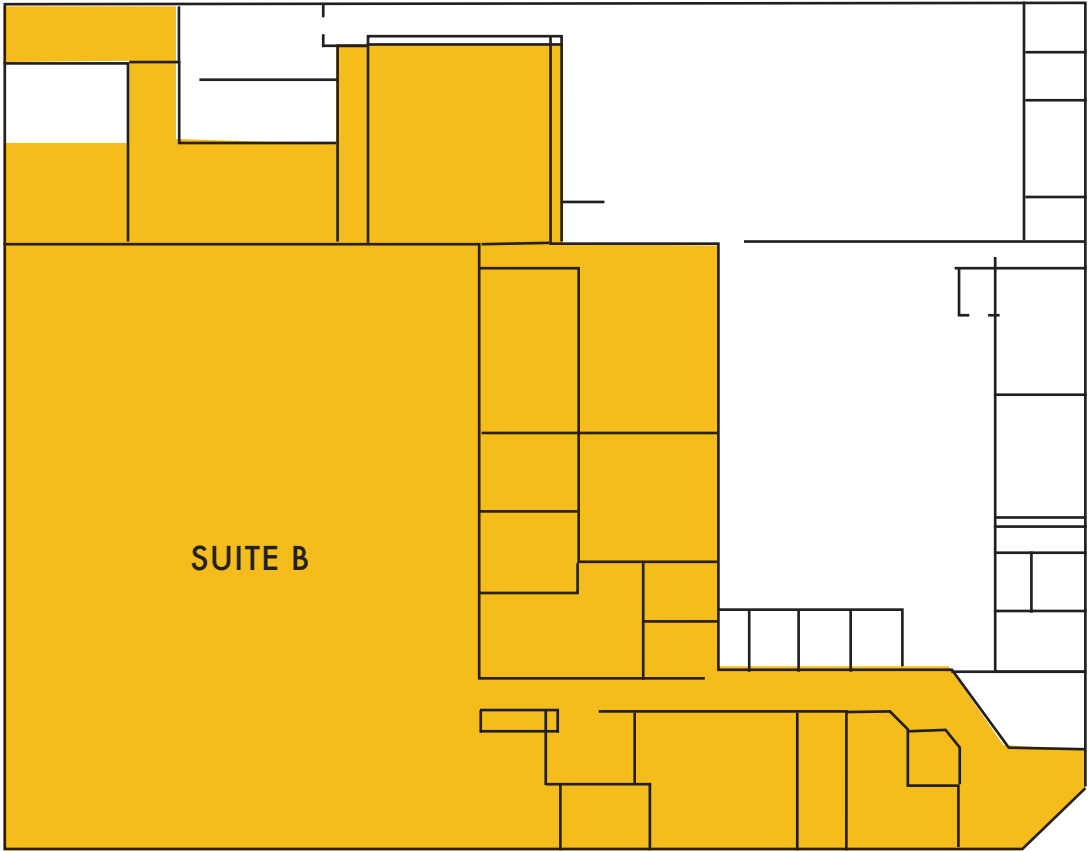
Approximately 80 spaces shared with co-tenant



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PHOTOS

2100 COVINGTON CENTRE, UNIT B

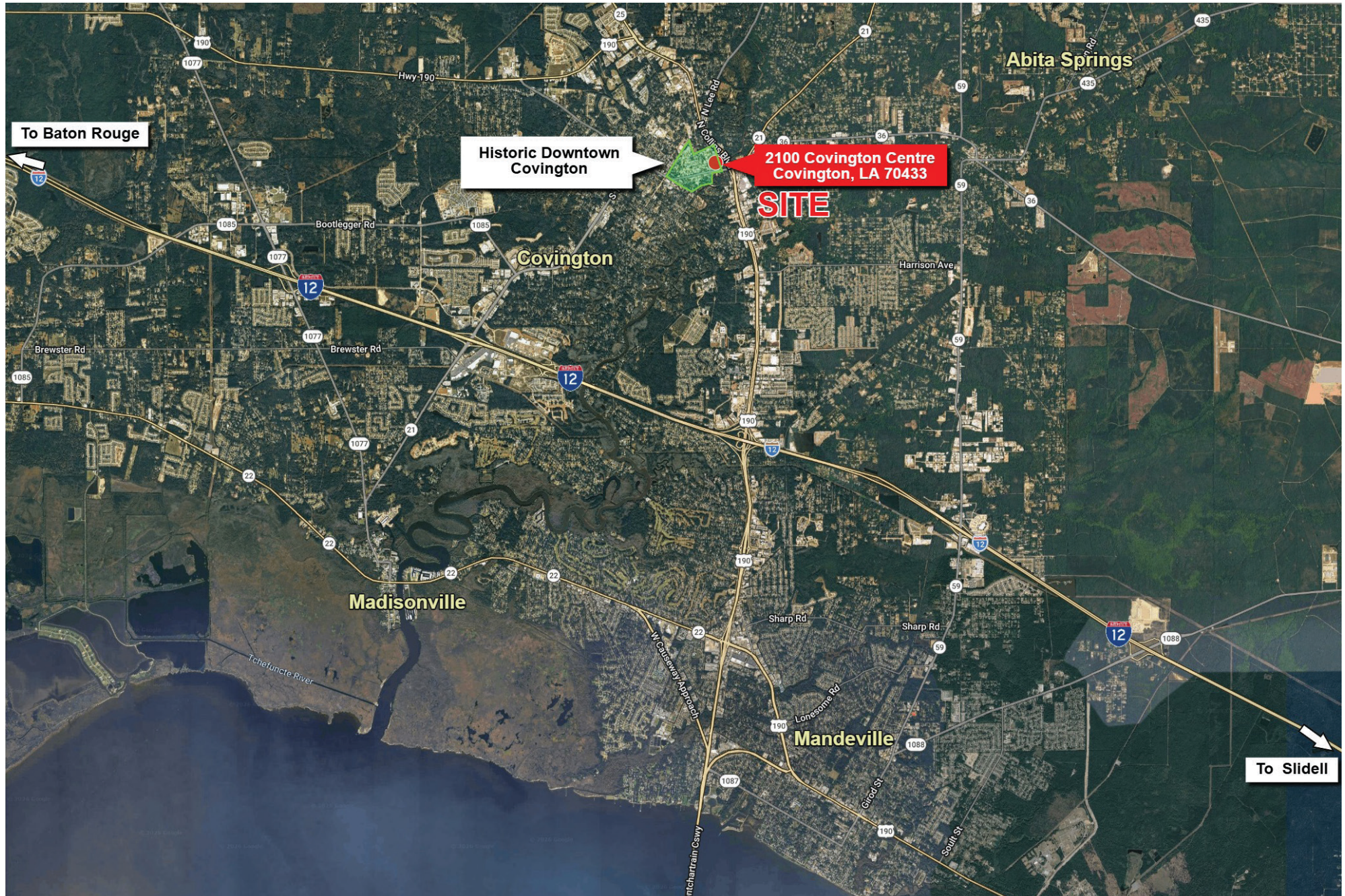


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Customer Information Form

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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

