



# BEST FULL SERVICE OFFICE RATE IN METAIRIE CBD

3200 Ridgelake Drive, Metairie, LA 70002

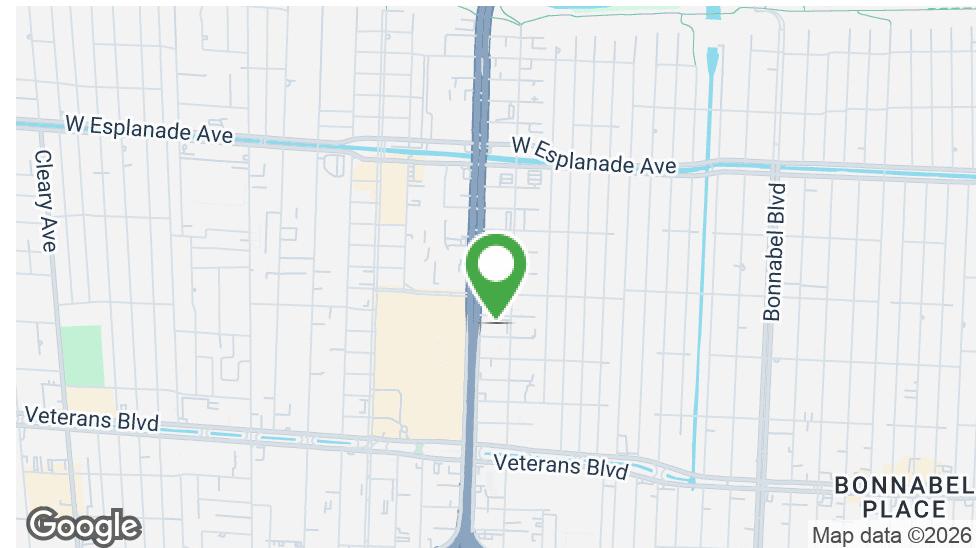
MATT EATON, CCIM • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com



## PROPERTY DESCRIPTION

Two spaces are available in this four-story office building in the heart of Metairie, LA. The building is located just a half block from the Causeway and across from Lakeside Mall.

The building has been recently renovated and upgraded with fresh paint. Included in the building's amenities is ample free parking in the building's garage and surface lot. This location is in a safe area and business-friendly environment with easy access to transportation routes, the Causeway and I-10.



SPACES	LEASE RATE	SPACE SIZE
Suite 402	\$19.00 SF/yr	1,394 SF
Suite 101	\$19.00 SF/yr	534 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 SUITES FOR LEASE

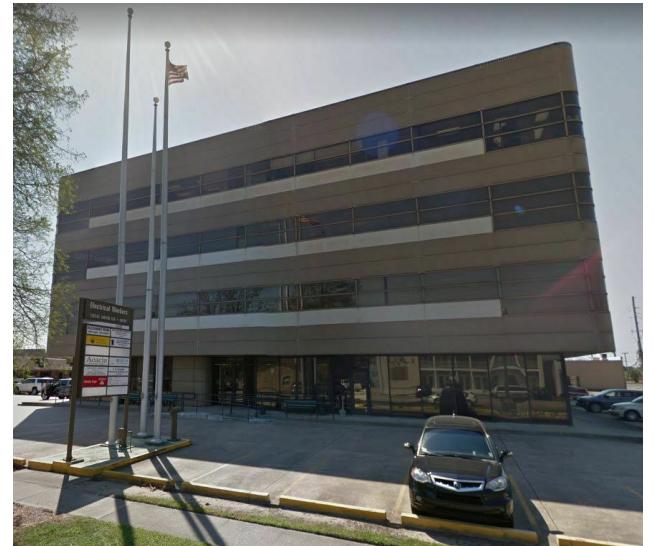
### PROPERTY SUMMARY



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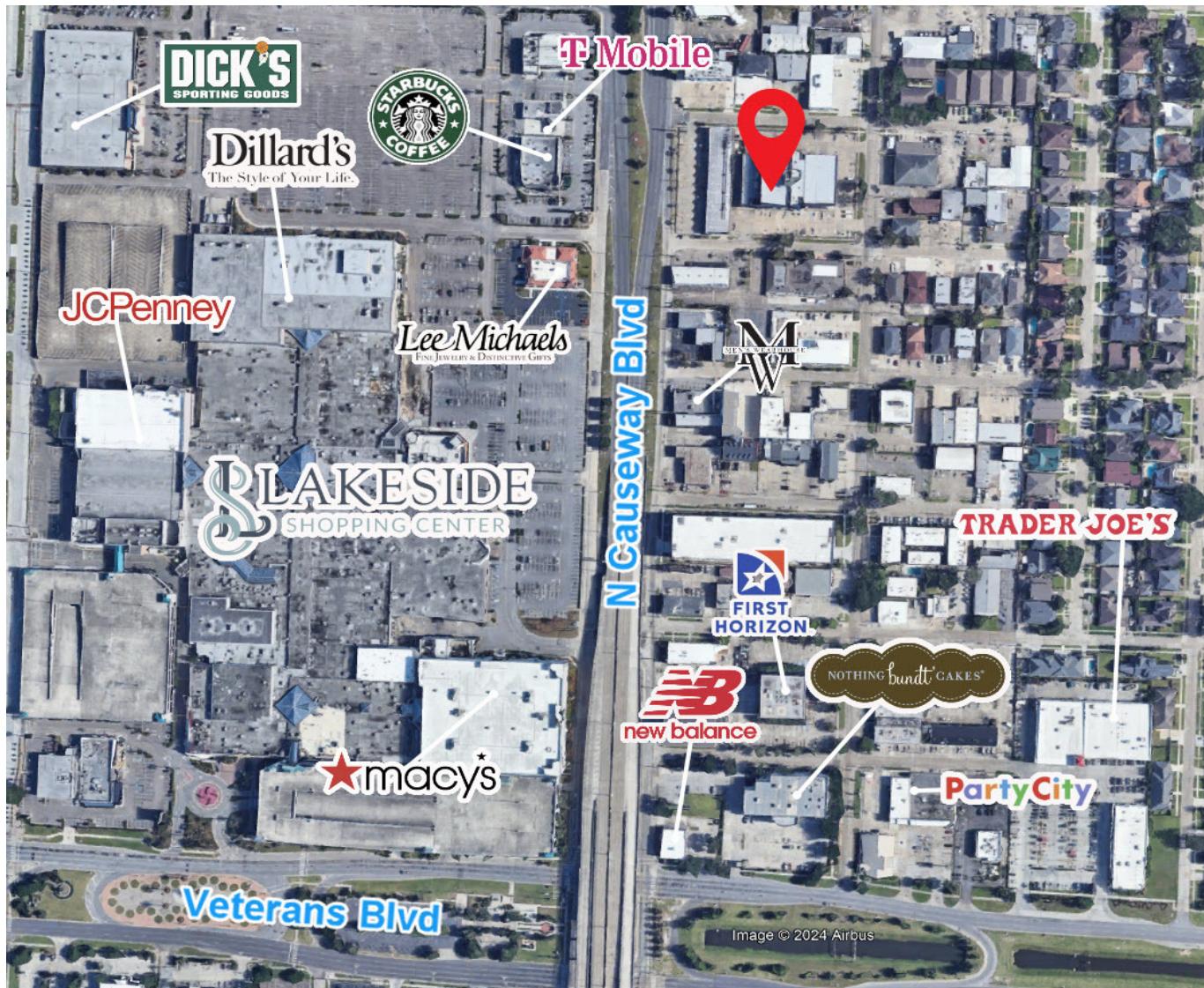
**ADDITIONAL PHOTOS**



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AERIAL



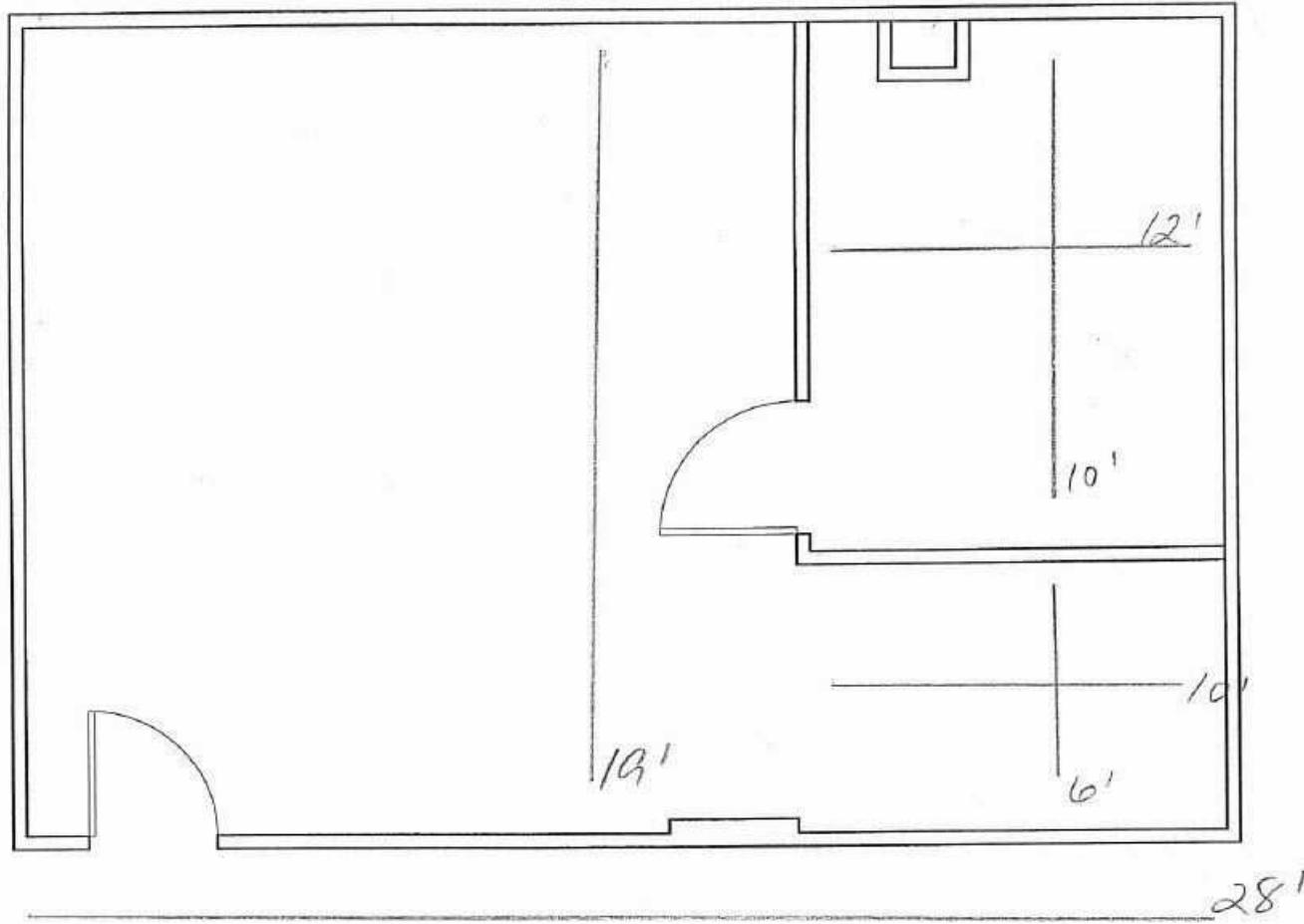
SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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543.57 USABLE SQ. FT.

OFFICE BUILDING FOR LEASE

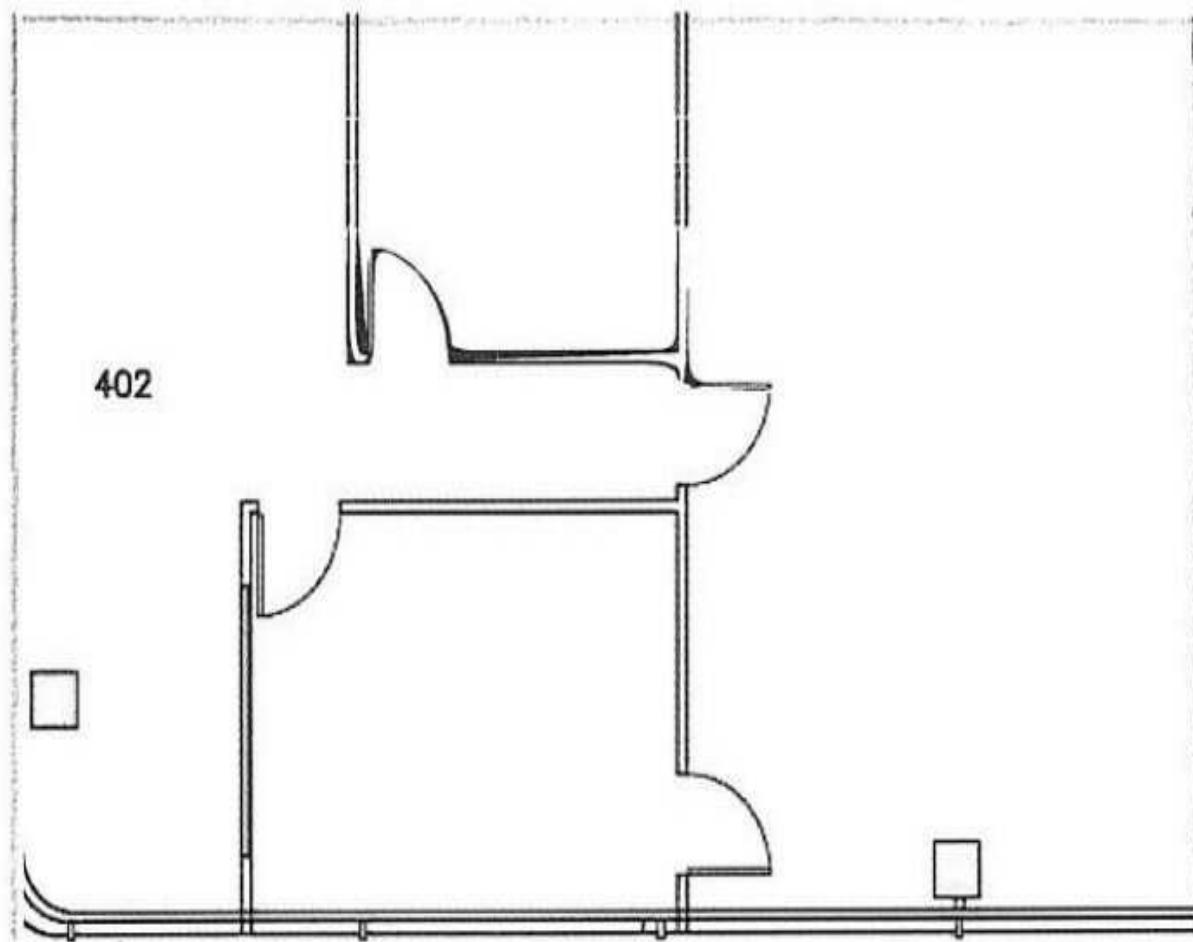
SUITE 101 FLOOR PLAN



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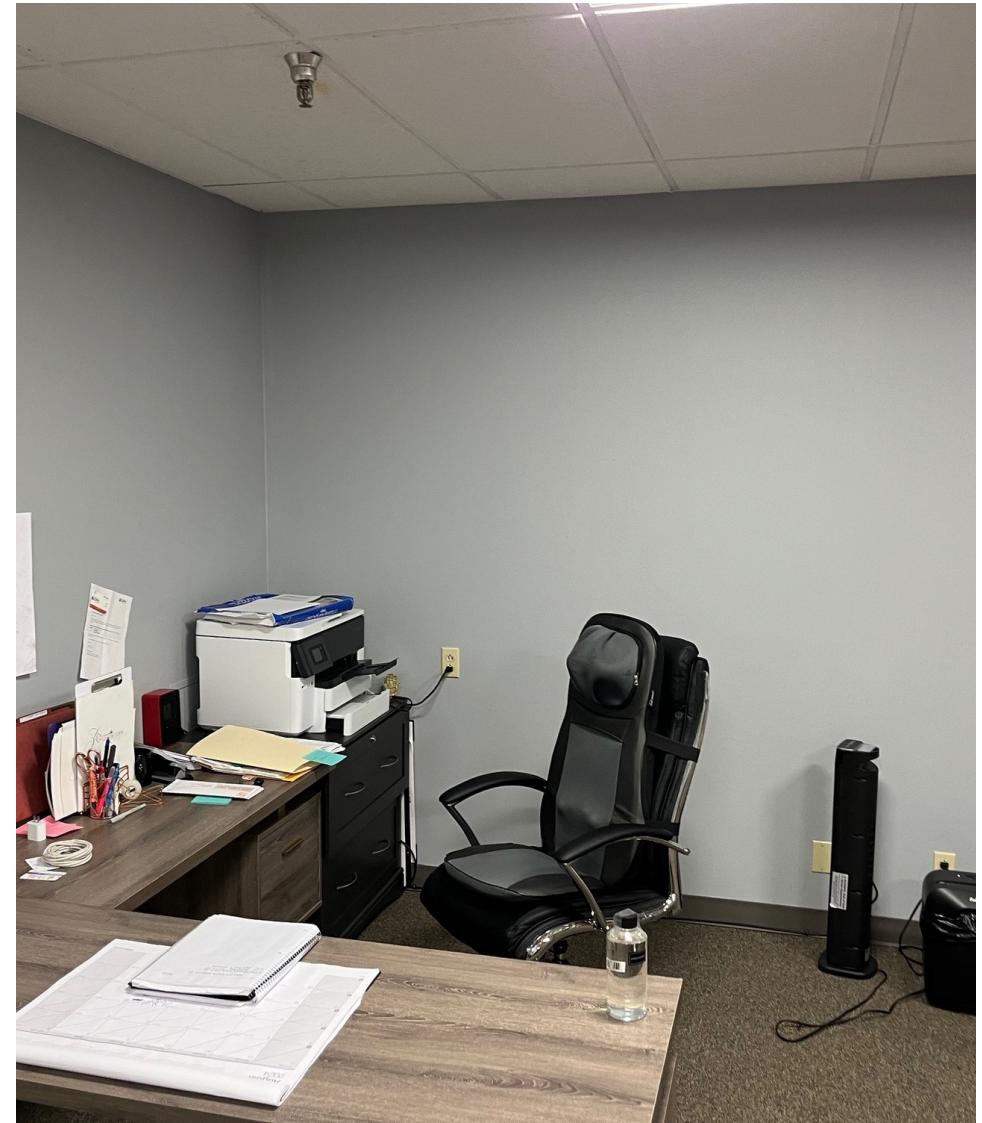
**SUITE 402 FLOOR PLAN**



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## OFFICE BUILDING SUITES FOR LEASE

SUITE 101



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OFFICE BUILDING FOR LEASE

SUITE 402

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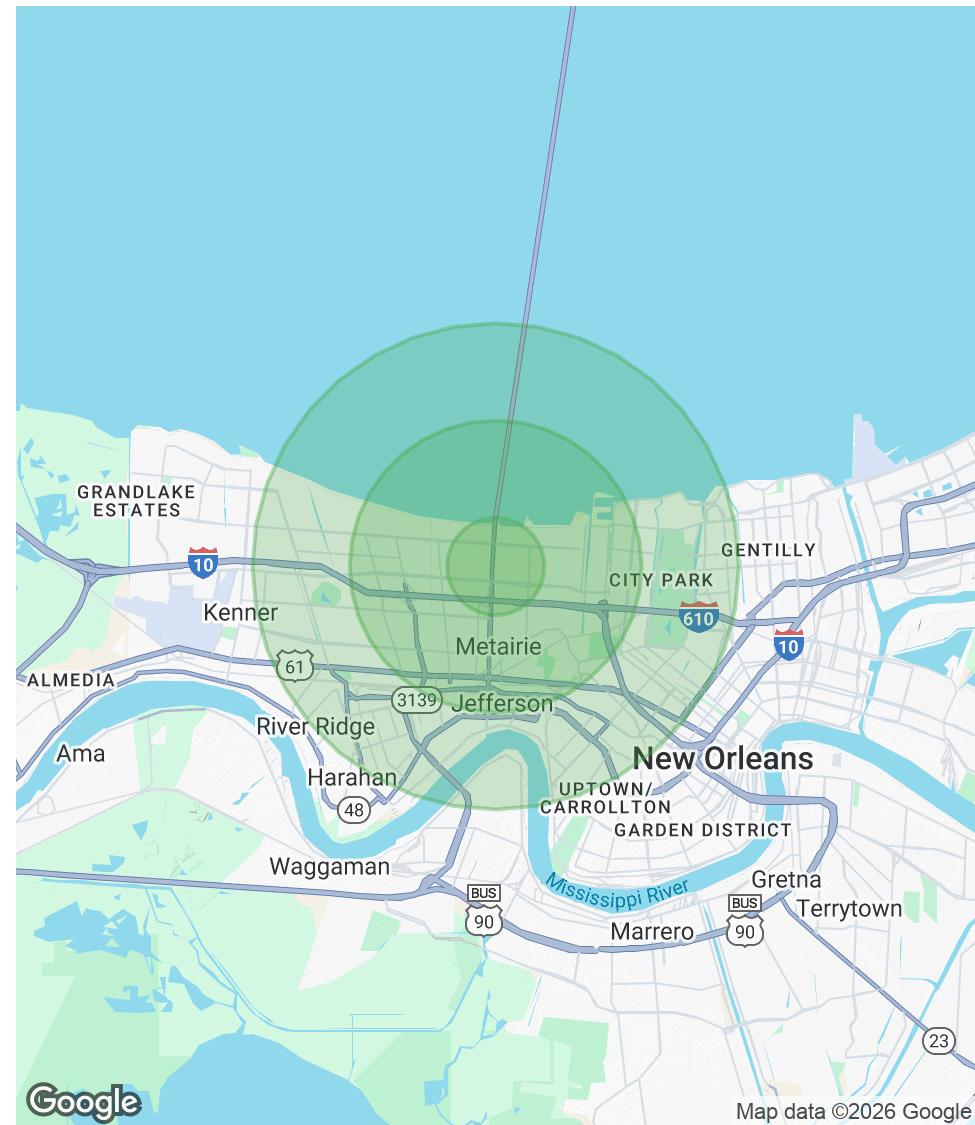
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,372	122,249	248,695
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,029	54,464	109,297
# of Persons per 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



## OFFICE BUILDING SUITES FOR LEASE

DEMOGRAPHICS MAP & REPORT