

FLEX SPACE IN THE LABARRE BUSINESS PARK

<u>ADDRESS:</u>	1005 HARIMAW COURT WEST METAIRIE, LA, SUITE 103
RENTABLE SQUARE FEET:	2,499 RENTABLE SQUARE FEET
<u>RENT:</u>	\$2,450 PER MONTH, NNN. THE NNN CHARGES ARE \$529.50 PER MONTH
<u>PARKING:</u>	THERE IS ADEQUATE PARKING SPACES AVAILABLE ON A FIRST COME, FIRST SERVE BASIS.
LOADING DOORS:	2 GROUND-LEVEL LOADING DOORS MEASURING 10'(W) X 7'(H)
<u>COMMENTS:</u>	THIS SUITE HAS 2 PRIVATE OFFICES, OPEN AREA, KITCHEN AND WARE HOUSE SPACE. THE RATIO OF OFFICES TO WAREHOUSE SPACE IS APPROXIMATELY 50%. THE LANDLORD WILL PROVIDE JANITORIAL SERVICE FOR THE SUITE AND TENANT IS RESPONSIBLE FOR THE ELECTRICAL SERVICE.

For more information, contact: Bobby Talbot, CCIM (504) 525-9763 btalbot@talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 12/24















