

2250 Gause Boulevard East | Slidell, Louisiana 70461
Hancock Whitney Bank Building
Professional Office Space for Lease

TALBOT
REALTY GROUP



Address: 2250 Gause Boulevard East
Slidell, Louisiana 70461

Offering Summary: Talbot Realty Group is pleased to offer second-floor office space for lease in the Hancock Whitney Bank Building. This four-story Class A office building represents one of the premier professional locations in Slidell. Anchored by a major regional bank, the property offers tenants a prestigious business address with exceptional visibility on Gause Boulevard East.

Highlights:

- Class A Office Building anchored by Hancock Whitney Bank
- Prime location on Gause Blvd East with high visibility
- Ample surface parking and beautifully landscaped grounds
- Professional management and well-maintained common areas
- Three suites currently available ranging from 275 to 2,318 RSF

FOR MORE INFORMATION CONTACT:

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Lease Opportunities

The property currently offers three distinct suites on the second floor, suitable for a variety of tenant sizes from sole practitioners to larger professional firms.

Full Service Lease options available. Contact brokers for details.

Available Suites

Suite	Type	Size	Rate
Suite 201	Office	2,318 RSF	\$18.50 PSF
Suite 203	Office	2,172 RSF	\$18.50 PSF
Suite 204	Office	275 RSF	\$18.50 PSF

Floor Plan - 2nd Floor

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PROPOSED FLOOR PLAN



Layout showing Suites 201, 203, and 204. The floor plan allows for efficient workflow and professional office configurations.

PROPOSED LAYOUT

SECOND FLOOR PLAN

-REVISIONS-		
No.	Date	Scope

DRAWING
PROPOSED
FLOOR CONFIG
SCALE _____
DATE _____ 2024

A-2

2250 Gause Boulevard East

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ZONING

Commercial

Commercial



LOT SIZE

3.21 Acres

139,839 SF



BUILDING SIZE

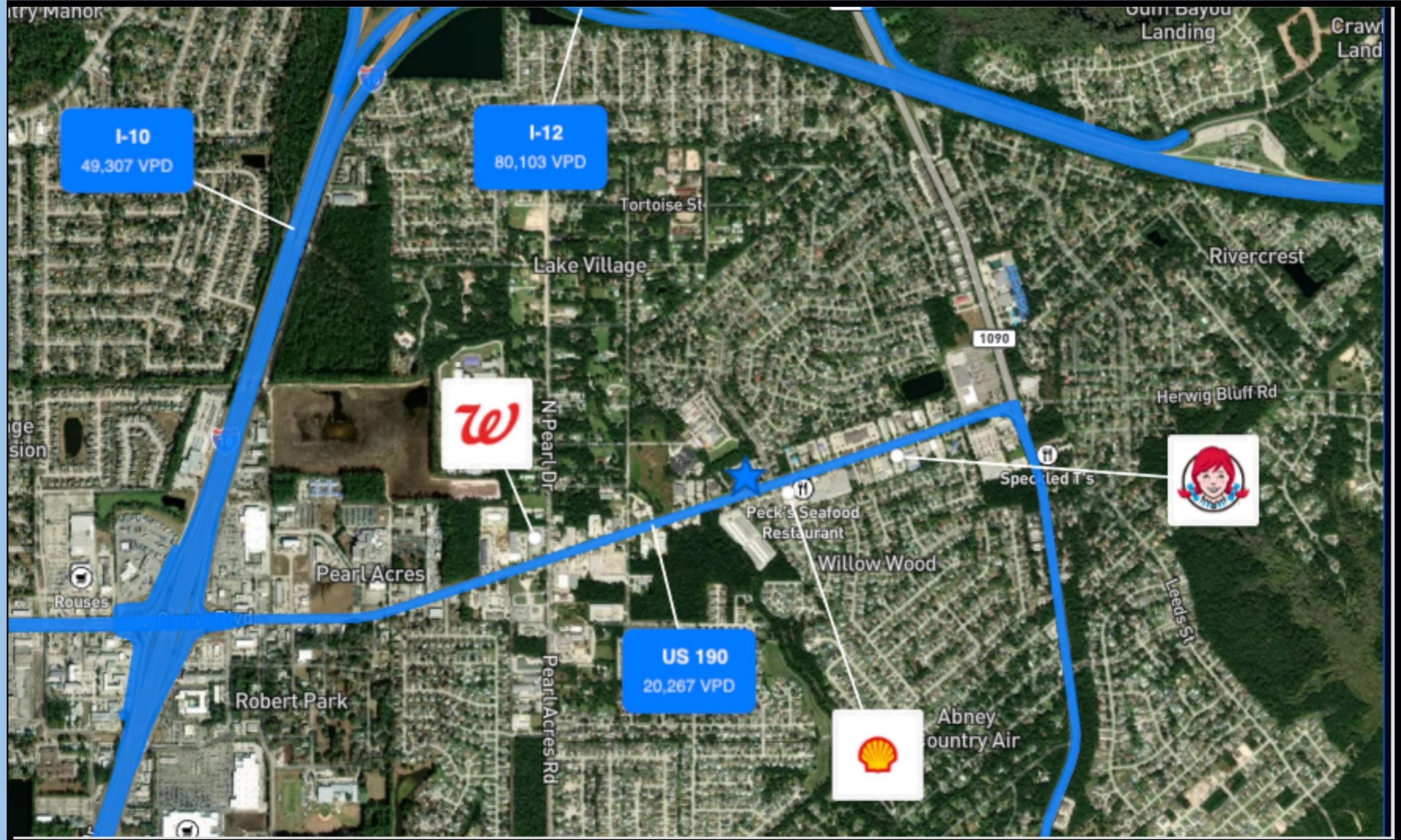
36,155 SF

Gross Area

SLIDE 14 0461

2250 Gause Boulevard East

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Hancock Whitney Bank Building Gause Blvd

2250 Gause Boulevard East, Slidell, Louisiana 70461

This is a four-story office building home to Hancock Whitney Bank's Gause Blvd. financial center. The property is beautifully landscaped with ample parking and curb appeal. Talbot Realty Group is pleased to offer second floor office space for lease.

Michael Paul Pou

Associate Broker

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Talbot Realty Group

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