

Globalstar
OFFICE BUILDING
COVINGTON, LOUISIANA

FOR SUBLEASE
20,000 - 40,000 SF

stirling



Globalstar

OFFICE BUILDING

COVINGTON, LOUISIANA

TABLE OF CONTENTS

EXECUTIVE SUMMARY **03**

PROPERTY SUMMARY **06**

MARKET OVERVIEW **13**

COMPANY OVERVIEW **14**



LEE DE LA HOUSSAYE

Senior Advisor
985-630-6035

ldelahoussaye@stirlingprop.com

stirling

16675 E. Brewster Road, Suite 100
Covington, LA 70433
985-898-2022

www.StirlingProp.com



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. 2/26



EXECUTIVE SUMMARY

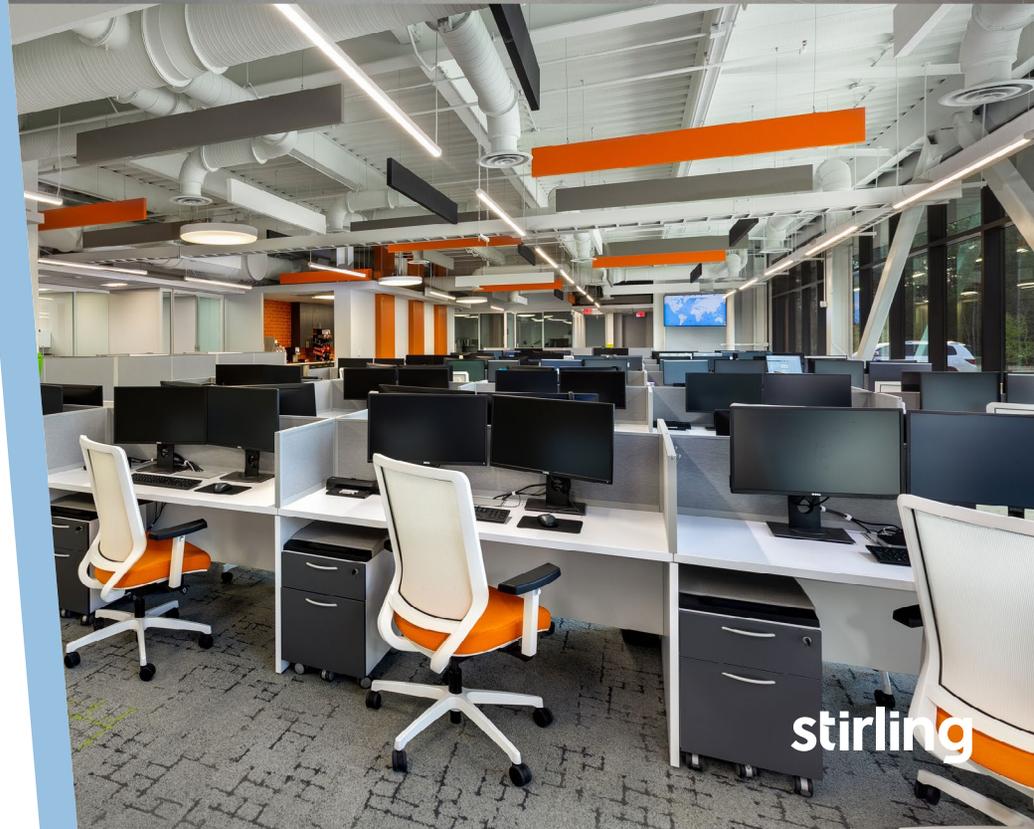
Globalstar Office Building is a 3-story, state-of-the-art Class A commercial building now available for purchase or sublease in Covington, Louisiana. The ground floor and second floor are currently occupied by Globalstar and are plug-in-ready and fully furnished. The third floor is currently unoccupied 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.

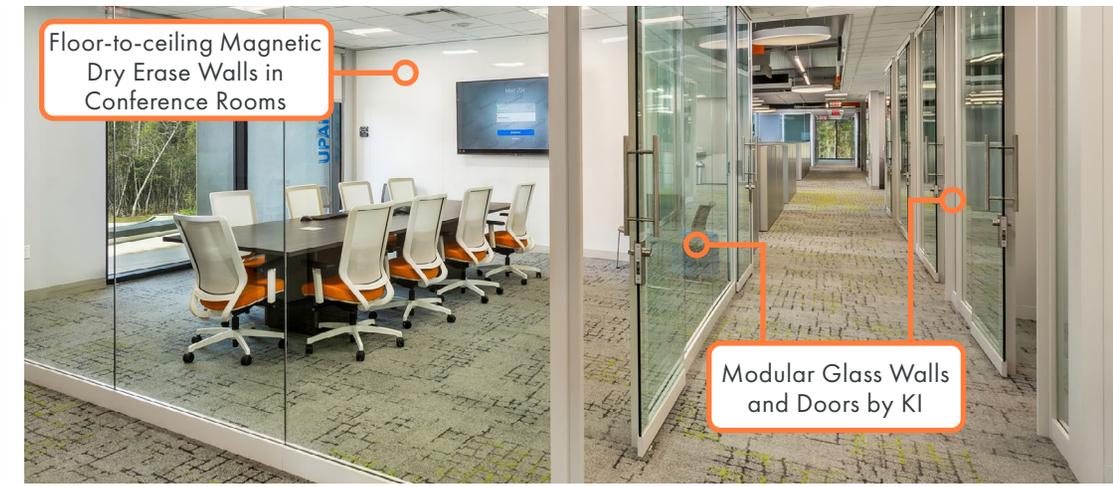
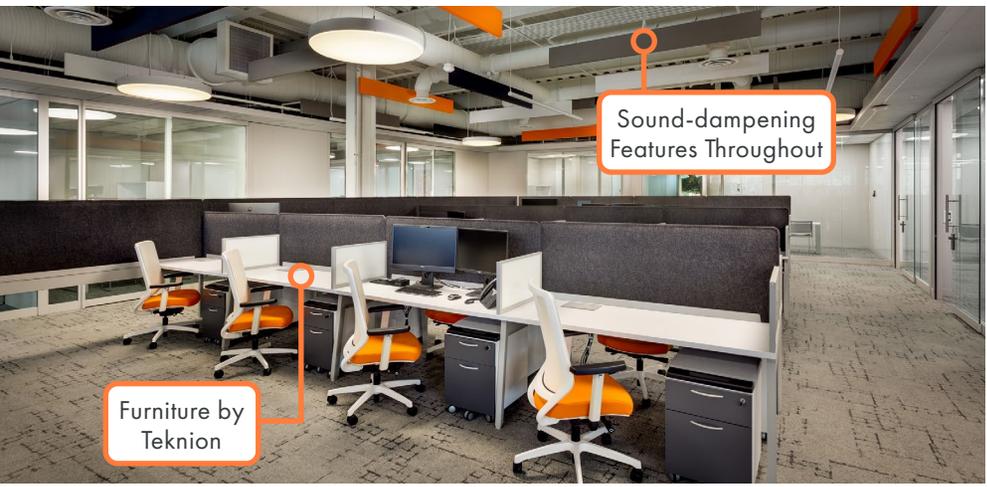
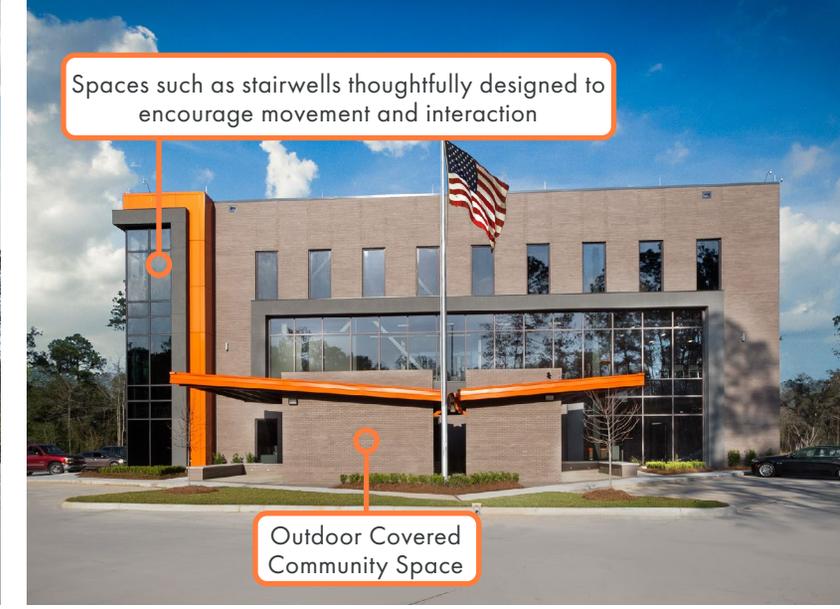
Located in Versailles Business Park in St. Tammany Parish, just off the Interstate 12 and US Highway 190 interchange, the site is surrounded by innovation and development. St. Tammany Parish is one of the fastest growing parishes in the state of Louisiana and one of the fastest growing areas in the nation. 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
SUBLEASE SPACE	20,000 - 40,000 SF (2nd & 3rd Floors)

- The 2ND floor is 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.

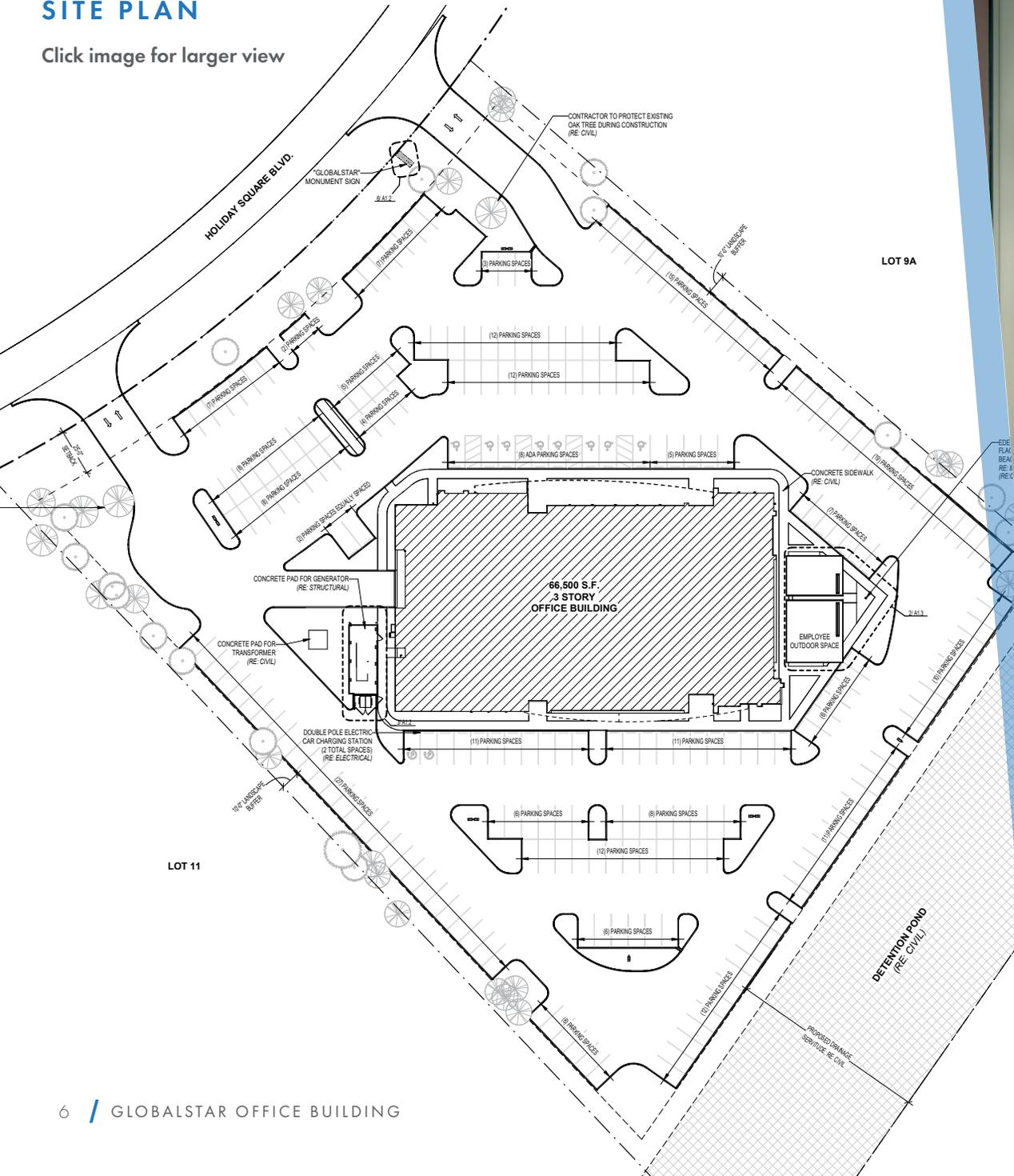




PROPERTY SUMMARY

SITE PLAN

Click image for larger view



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 | bek | JCPenney |
REGAL CINEMAS | WALK-ON'S | Express

HOMewood SUITES
by Hilton

Office DEPOT
planet fitness | 2ND & CHARLES

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

Interstate 12

Hilton Garden Inn

MOVIE TAVERN

IHOP

ALDI

Super 8 | **BW Best Western** | **WeStay Suites**
Extended Stay Hotel | **COUNTRY**
INN & SUITES | **WAFLE HOUSE** | **Waffle King**

COURTYARD Residence Inn | **Marriott**

REGIONS
zea | **SUCRÉ**
rotisserie & bar | **JOHNNY'S** | **LEE'S**
PIZZA HOUSE | **HAMBURGERS**

N. US Highway 190

Comfort SUITES | **Holiday Inn**

Copeland's

Appliance Electronics & Bedding

Goodwill

Wendy's

DON'S SCAPPOD

FIRST BANK AND TRUST

OUTBACK

PETSMART

LAZBOY

THE HOME DEPOT

urbanAir ADVENTURE PARK

FedEx Office | **WALMART** | **MASSEY'S**

Capital One

Walmart Supercenter

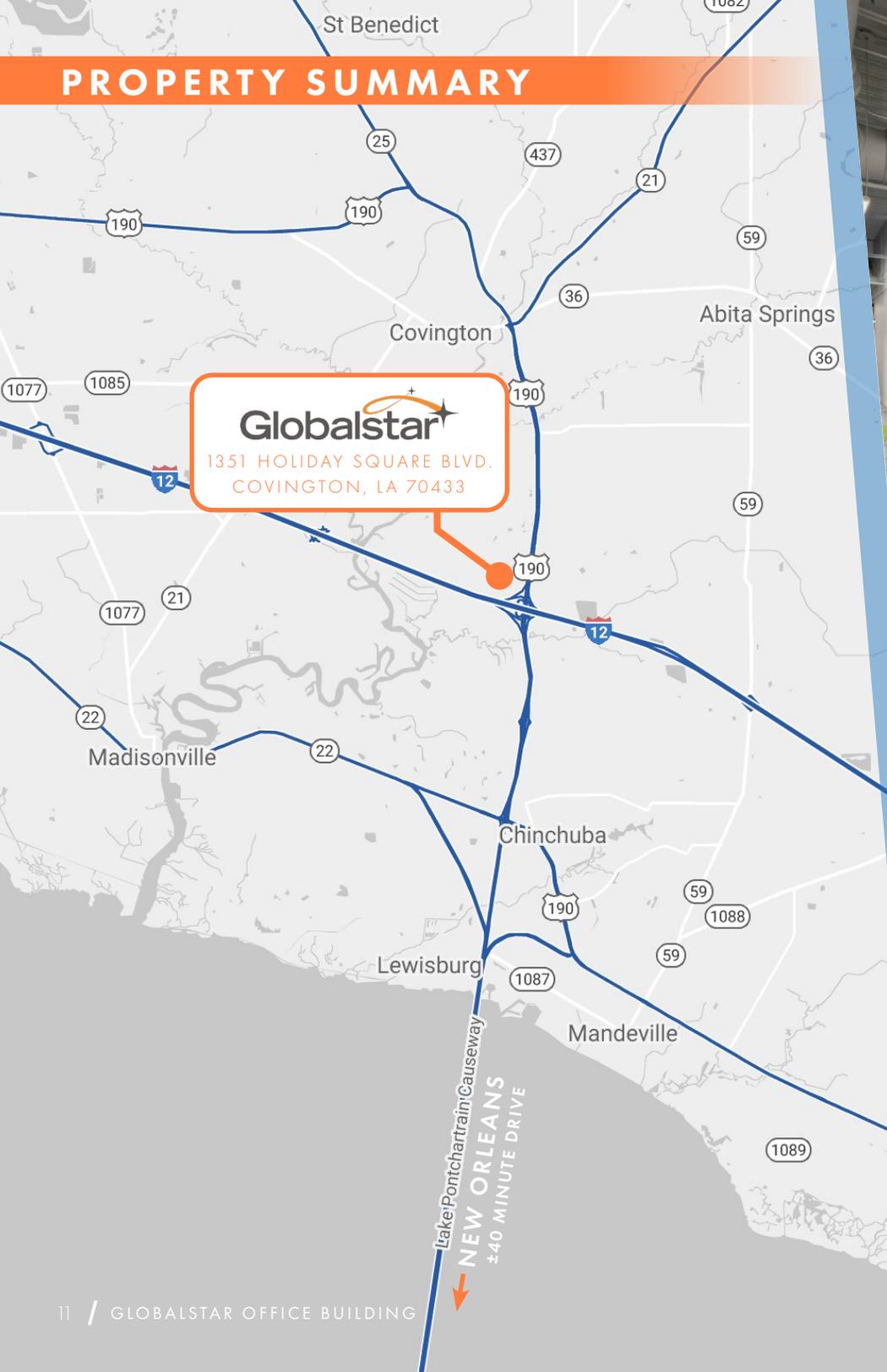
Chick-fil-A

TACO BELL

SONIC

stirling

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 (2024 - \$79,900)
- #1 Educational Attainment in Louisiana (2024)
- #1 Fastest Growing Parish in Louisiana (2024)
- #4 Most Populous Parish in Louisiana (2024 - 274,753)

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

- #1 Most Populous MSA in Louisiana (2024 - 1.25 M)
- #1 Highest Labor Pool in Louisiana (2024 - 1.03 M)
- #2 Logistic Leader in the U.S. (*Business Facilities* 2022)
- #9 Fastest GDP Growth in the U.S. (*University of North Carolina* 2022)

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

Stirling is one of the most comprehensive full-service commercial real estate companies in the country. With nearly five decades of experience, we specialize in Commercial Advisory Services, Asset & Property Management, Development & Redevelopment, and Investment Sales over a wide array of property types, including retail, office, industrial, healthcare, multifamily, and hospitality. 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 can help you find a solution for any real estate goals.



stirling

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



LEE DE LA HOUSSAYE

Senior Advisor

985-630-6035

ldelahoussaye@stirlingprop.com

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, multi-story office building with a mix of brick, concrete, and large glass windows. A prominent vertical yellow stripe runs down the side of the building. The sky is a deep blue, suggesting dusk or dawn. Two vehicles are parked in the foreground: a dark SUV on the left and a red SUV on the right.

Globalstar
OFFICE BUILDING
COVINGTON, LOUISIANA

stirling

16675 E. Brewster Road, Suite 100
Covington, LA 70433
985-898-2022 | 2077 Fax
www.StirlingProp.com

LEE DE LA HOUSSAYE
Senior Advisor
985-630-6035
ldelahoussaye@stirlingprop.com