



UNIQUE METAIRIE OFFICE OPPORTUNITY FOR LEASE
THE FAIRWAYS OFFICE BUILDING
131 AIRLINE DRIVE | METAIRIE, LA



AVAILABLE

Suite 300: 4,200 SF suite on the third floor
Portion of Suite 201: 2,500-3,000 SF on the second floor

AMENITIES

All floors are elevator served in this three story building, balcony overlooking the Metairie Country Club golf course, covered parking available, significant recent renovations, high end finishes, high visibility on Airline Drive, adjacent to the Jefferson Parish/Orleans Parish line, the quintessential office space for a Metairie Country Club golfer.

PARKING

67 spaces available; reserved spaces can be negotiated

TRAFFIC

44,000 v.p.d. 2023 traffic count

ZONING

C-2 with CPZ overlay, (General Commercial District)

RENTAL RATE

\$21.50/ sq. ft., annually, on a full service basis

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.733.4555
jimmy@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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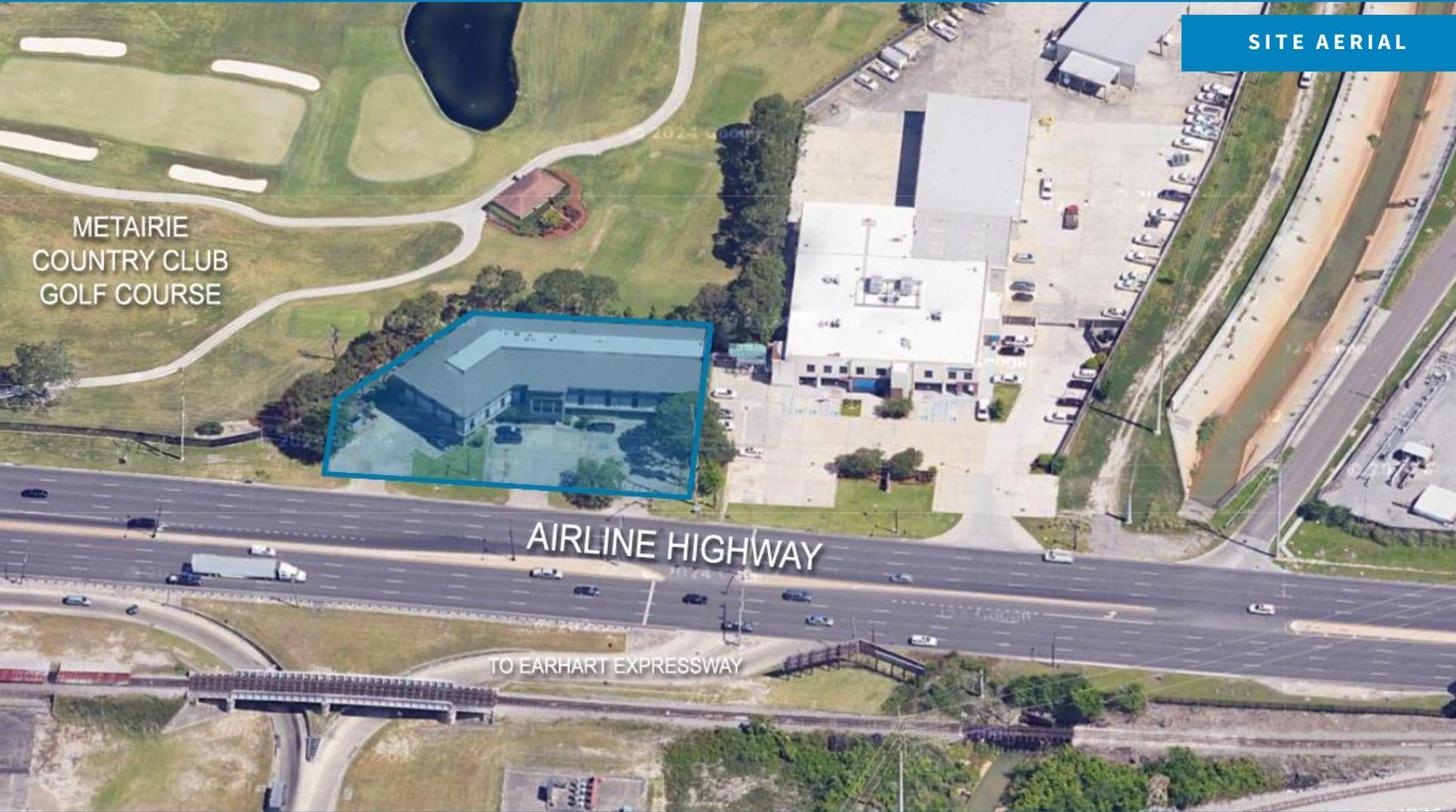
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SITE AERIAL



METAIRIE
COUNTRY CLUB
GOLF COURSE

AIRLINE HIGHWAY

TO EARHART EXPRESSWAY

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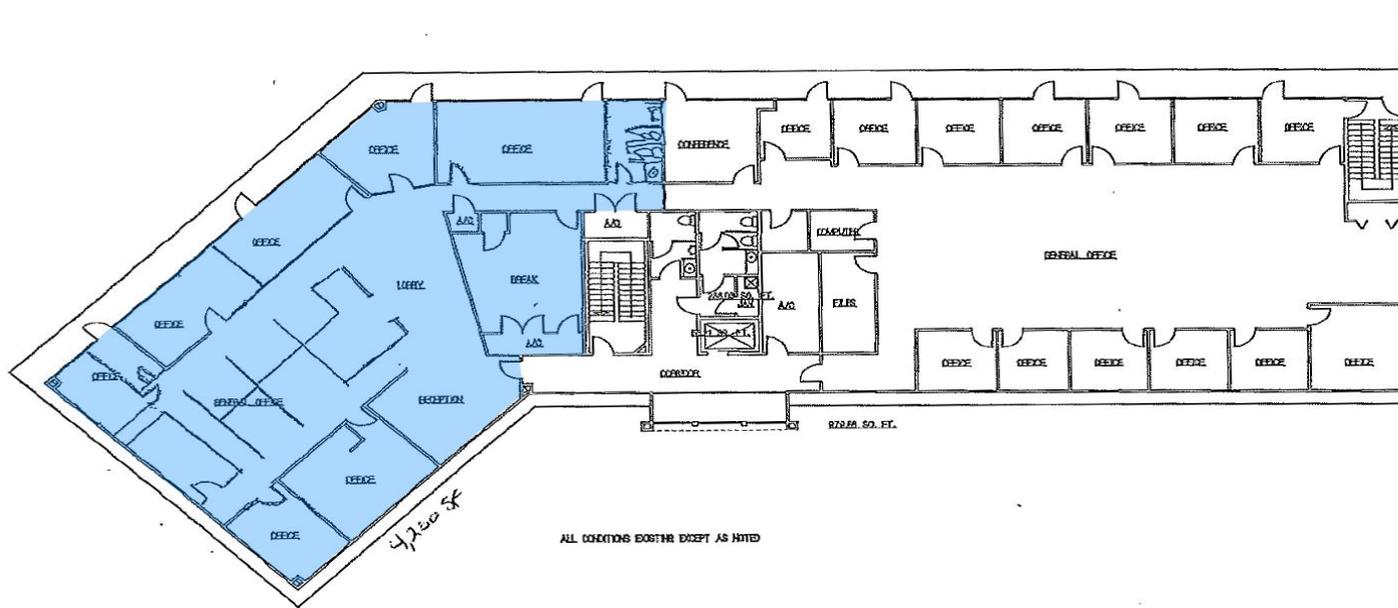
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FLOOR PLAN



THIRD FLOOR PLAN
 SCALE 1/8" = 1'-0"

ALL CONDITIONS EXCEPT AS NOTED

The use of products and materials shown on this plan is for informational purposes only. It is not intended to be a contract. All materials and products shall be subject to availability in the market at the time of purchase.

L. DOW OLIVER & ASSOCIATES
 ARCHITECTS
 A PROFESSIONAL ARCHITECTURAL CORPORATION

06/22/2024
 0418

POWELL INSURANCE BUILDING RENOVATIONS

131 AIRLINE DRIVE
 METAIRIE, LOUISIANA

THIRD FLOOR PLAN

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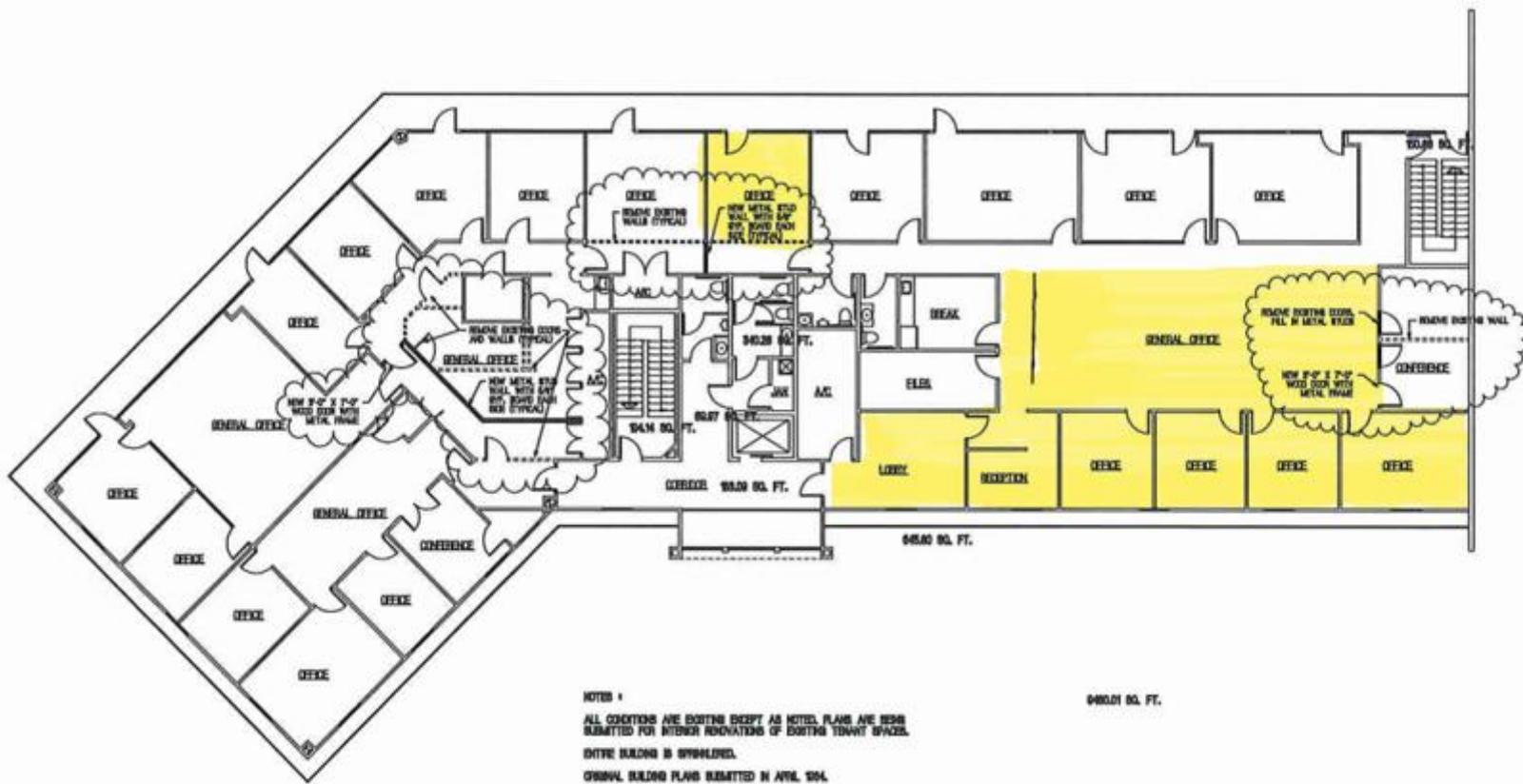
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UNIQUE METAIRIE OFFICE OPPORTUNITY FOR LEASE
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 131 AIRLINE DRIVE #201 | METAIRIE, LA

FLOOR PLAN



NOTES:
 ALL CONDITIONS ARE EXISTING EXCEPT AS NOTED. PLANS ARE BEING SUBMITTED FOR INTERIOR RENOVATIONS OF EXISTING TENANT SPACES.
 ENTIRE BUILDING IS SPRINKLERED.
 ORIGINAL BUILDING PLANS SUBMITTED IN APRIL 2014.
 CURRENT CODE INFORMATION:
 • IRC 2009 CONSTRUCTION TYPE V-B
 • NFPA 91 CONSTRUCTION TYPE V-000

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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