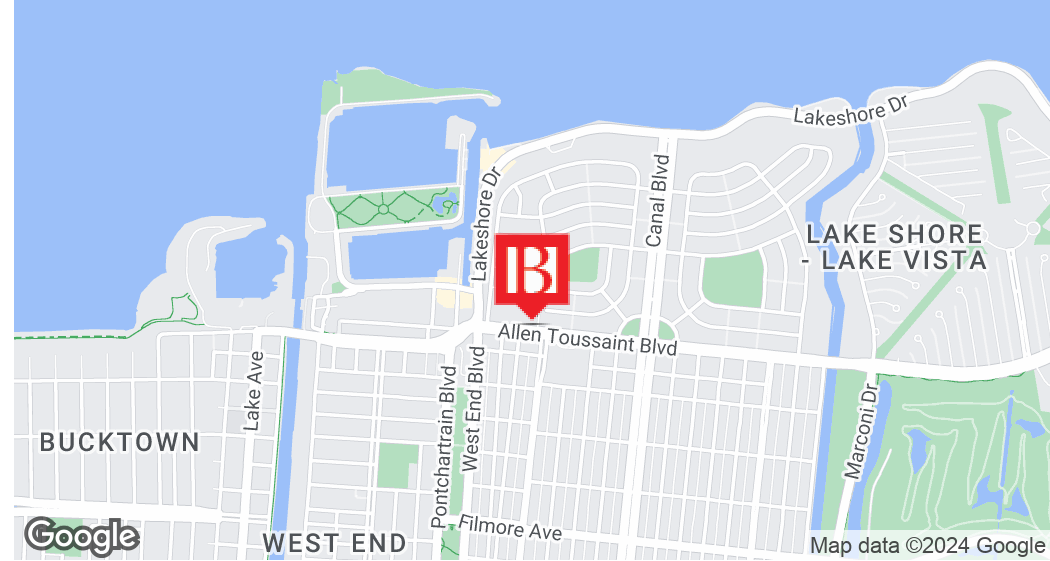


Smith-Lupo Center

145 Allen Toussaint Blvd New Orleans, LA 70124

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	45,000 SF
Available SF:	2,106 SF
Core Factor:	13%

Property Highlights

- Professionally managed low-rise office building in the heart of the Lakeview commercial district.
- On-site management
- Abundant parking for tenants and visitors - at no charge
- Plenty nearby amenities within walking distance including grocery store, gyms, banks, coffee shops, cafes, restaurants.

Spaces	Lease Rate	Space Size (Usable)	Space Size (Rentable)	Monthly Lease Rate
300	\$20.00 SF/yr	1,864	2,106 SF	\$3,510/mo

Matthew Pittman, CCIM
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 mpittman@beaubox.com

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SURROUNDING RETAIL



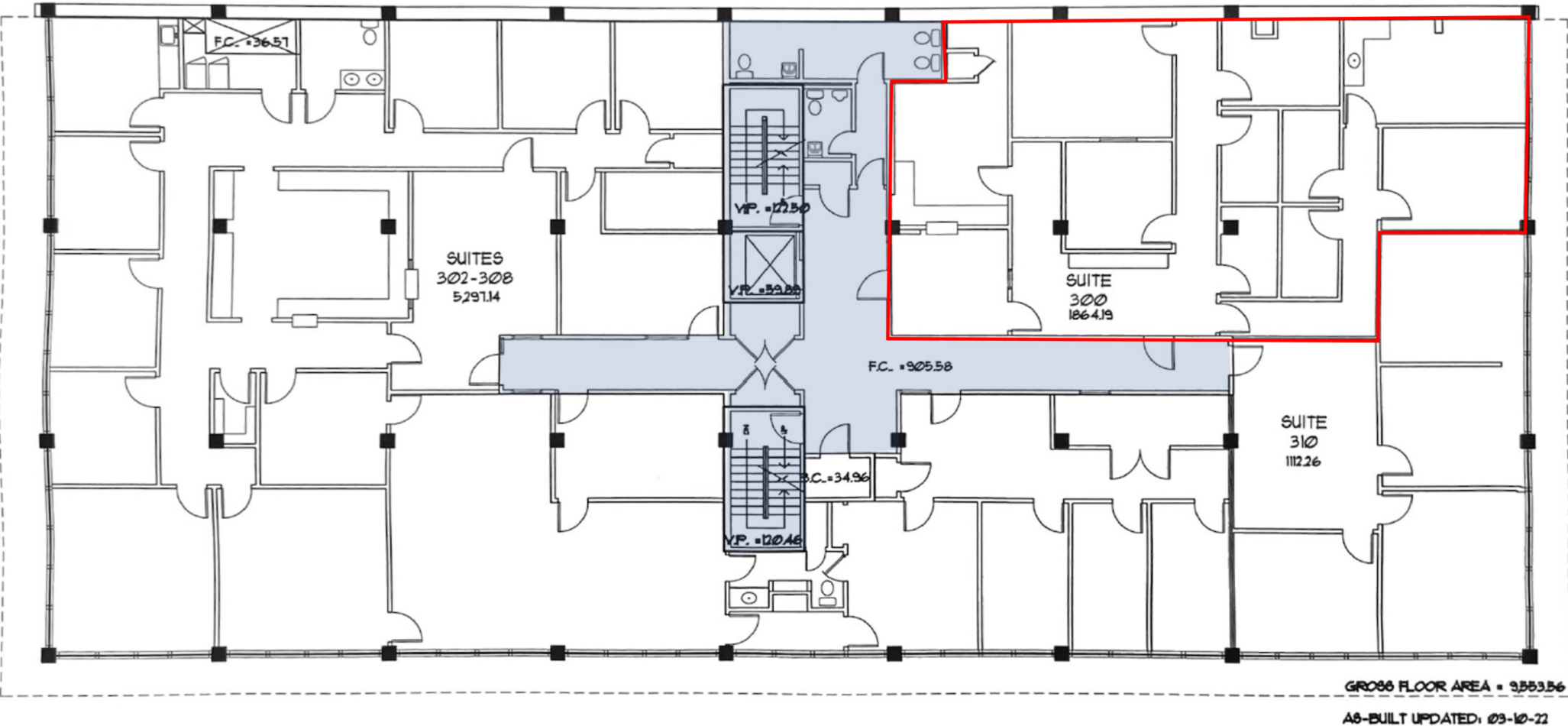
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FLOOR PLAN - SUITE 300



THIRD FLOOR

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INTERIOR PHOTOS - SUITE 300



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