



Fountain Park Centre

1901 Manhattan Blvd
Harvey, Louisiana 70058

Property Highlights

- Approximately 21,000 SF of Office and Retail Space for Lease Ranging in Size from 932 SF to 6,924 SF
- Multiple Spaces Ideally Situated for Build-to-Suit Opportunities
- 20.86 Acre Development Site Directly Behind FPC, and, Adjacent to a future 360 Unit Class "A" Apartment Community "Waters at Manhattan" (Under Construction)
- Excellent Tenant Base/Mix of Professional, Legal, & Medical Service Providers, Retailers, and Dining



For more information

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Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,124	39,304	96,597
Total Population	11,386	111,581	256,460
Average HH Income	\$50,027	\$60,917	\$61,701

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Executive Summary



AVAILABLE SF:	920 - 6,924 SF
LEASE RATE:	\$14.00 - 18.00 SF/yr (NNN)
NNN:	\$7.50 SF/Yr
BUILDING SIZE:	141,006 SF
YEAR BUILT:	2008
ZONING:	MUCD
MARKET:	Metro New Orleans
SUB MARKET:	Westbank
CROSS STREETS:	Central Park Avenue

Property Overview

Fountain Park Centre is ideally situated along Manhattan Blvd, the Westbank's premier commercial corridor where many National/Regional Credit Tenants are located.

With a short drive from Downtown New Orleans, the trade area attracts shoppers from the city core given the limited concentration of retailers.

Manhattan Blvd's traffic count is approximately 46,200 vehicles per day, and, FPC benefits greatly from its signalized entry/exit allowing easy ingress and egress.

Tenants Include: Nobuko Sushi, Izzo's Illegal Burrito, Cardiovascular Institute of the South, Rivertower Wealth Management, Regus Executive Office Suites, Sylvan Learning Center, Block Advisers, Salon Rouge, Wicked 13, Law Office of Mark Spears, ERA, Royal Palm Event Center, Gulf Coast Bank & Trust, New Image Salon, the Spa at Fountain Park, Wisp, Premier Eye Care, New Orleans Dental Center, Vitality New Orleans, Alan Schoenberger, Brossette Brokering & Chartering Center, and the Exclusive Fitness Center.



Location Overview

Westbank of Jefferson Parish, part of the New Orleans-Metairie-Kenner (MSA). Jefferson Parish was named in honor of US President Thomas Jefferson of Virginia when the parish was established by the Louisiana Legislature on February 11, 1825. In the portion of Jefferson Parish on the Westbank of the Mississippi River ("West Jefferson"), large-scale suburban development commenced with the completion, in 1958, of the Greater New Orleans Bridge crossing the Mississippi River at downtown New Orleans. Terrytown, within the city limits of Gretna, was the first large subdivision to be developed. Subsequent development has been extensive, taking place within Harvey, Marrero, Westwego and Avondale.

Harvey is located on the Westbank of the Mississippi River and on the Harvey Canal which is a vital shipping route to the Gulf of Mexico. It is bordered to the east by Gretna, to the west by Marrero. The original owner of the land was Jean-Baptiste d'Estrehan de Beaupre, royal treasurer and comptroller for the French Louisiana colony. Harvey was originally a company town called Cosmopolite City, developed by Joseph Hale Harvey. During this time, Joseph Harvey would rename it for his family's surname.

Harvey features numerous hotels, restaurants, shopping, a casino and lots of family-friendly activities!

Additional Photos



Retail Map

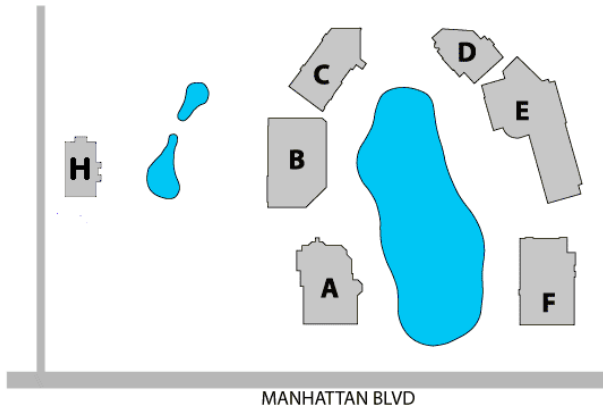


Google

For Lease

Retail/Office Spaces

Fountain Park Centre



LEASE INFORMATION

Lease Rate: \$14.00 - \$18.00 SF/yr

NNN Charge: \$7.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building A 101	3,087 SF	NNN	\$18.00 SF/yr	End Cap Retail Space facing Manhattan Blvd located at the signalized entrance.
Building B 100	4,700 SF	NNN	\$14.00 SF/yr	Restaurant Space with outside dining area, vent hoods, walk-in cooler/freezer.
Building B 201	5,142 SF	NNN	\$15.00 SF/yr	Wide open space in shell condition for Build-to-Suit
Building C 102	2,291 SF	NNN	\$17.00 SF/yr	Inline ground level shell space for Build-to-Suit.
Building C 206	1,528 SF	NNN	\$16.00 SF/yr	2nd Floor elevator serviced Office space with a common kitchenette, restrooms, and conference room available upon request.
Building C 202	920 SF	NNN	\$16.00 SF/yr	2nd Floor elevator serviced Office space with a common kitchenette, restrooms, and conference room available upon request.
Building H 200	6,924 SF	NNN	\$15.00 SF/yr	Well appointed office space with gold lief & marble finishes throughout.
Building H	3,287 SF	NNN	\$16.00 SF/yr	Ground level Fitness Center space. Equipment available at a to be negotiated price.