



PROPERTY ONE

FOR LEASE

GREAT OPPORTUNITY EXISTING DATA NETWORK OPERATIONS CENTER

1340 Poydras Street , Suite 350
New Orleans, LA 70112

Presented by:

JACK GORDON

504.681.3437

LA #995685337

jack.gordon@propertyone.com

GREAT OPPORTUNITY EXISTING DATA NETWORK OPERATIONS CENTER

ORLEANS TOWER | 1340 Poydras Street, Suite 350, New Orleans, LA 70112



OFFERING SUMMARY

Lease Rate:	Starting at \$19.00 SF/yr (Full Service)
Building Size:	378,895 SF
Available SF:	8,008 SF
Year Built:	1977
Renovated:	2021 - Ongoing
Market:	New Orleans-Metairie
Submarket:	Central Business District

PROPERTY OVERVIEW

1340 Poydras also known as Orleans Tower, has a great track record of quality in-house property management. The building provides Class A amenities at Class B pricing. The location is great for companies seeking a downtown location with easy ingress/egress. Perfect for attorneys, sales firms, engineering groups or anyone who leaves the office and returns multiple times a day. A great location for any firm desiring to be near City Hall or the LA State tenants in the neighboring Benson Tower. Plenty of parking is available next door in the Super Dome garage, making the building a great option for anyone who wants to be downtown but requires more than the standard downtown parking ratio. This North end of Poydras is a resurgent area with plenty of foot traffic and many nearby lunch destinations. The building has undergone multiple improvements with more development continuing in the near future.



ORLEANS TOWER

1340 Poydras Street , Suite 350, New Orleans, LA 70112



SPACE HIGHLIGHTS

- Great opportunity for any business which can benefit from the existing infrastructure of a previous data network provider.
- Some of the features included in the space are fire suppression and sprinkler systems, Liebert AC units, complete wiring systems and equipment racks, battery backup along with connections to an existing back-up diesel generator.
- Space includes a private office, conference room, kitchen, “bull pen” area, telecommunication and data network rooms and equipment areas.
- In addition to the building’s system ready infrastructure, it is possible for user to purchase the movable items, such as generator, Liebert units, networking equipment, etc., all at public auction.



ORLEANS TOWER

1340 Poydras Street , New Orleans, LA 70112





PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

JACK GORDON

504.681.3437

LA #995685337

jack.gordon@propertyone.com

3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One Inc. is licensed in LA, MS, NC, TX and GA