



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

OFFICE SPACE | FOR SUBLEASE

## Suburban Office with Class A Finishes

**1261 W Causeway Approach**

MANDEVILLE, LA 70471

**Donna Whalen**

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1261 W Causeway Approach, Mandeville, LA 70471

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### DESCRIPTION

This exceptional turn-key office space is available immediately for sublease. Beautifully improved in 2018 for a law firm, the office features private offices in various sizes as well as built-in cubicles, a board room, a glass-enclosed conference room, a production room, a break area with full-size refrigerator, and private restrooms. There is a private entrance with elevator and stairs as well as a reception area in the office. High-touch finishes abound, and some furniture is available with the space.

This sublease is available through February 28, 2026, and is move-in ready. The space may be subdivided. Monument and façade signage are available.

The office is part of a three-building complex with plentiful parking in a highly visible location with easy access. West Causeway Approach is a well-traveled road consisting of offices, retail, restaurants, and more that serve not only Mandeville but the entire Northshore area, a thriving community that comprises the Greater New Orleans MSA.

**PREMISES:** approximately 1,200± rsf

**TERM:** through February 28, 2026

**RENTAL RATE:** \$20.00/sf, full service

**PARKING:** plentiful off-street parking

**SIGNAGE:** exterior signage available

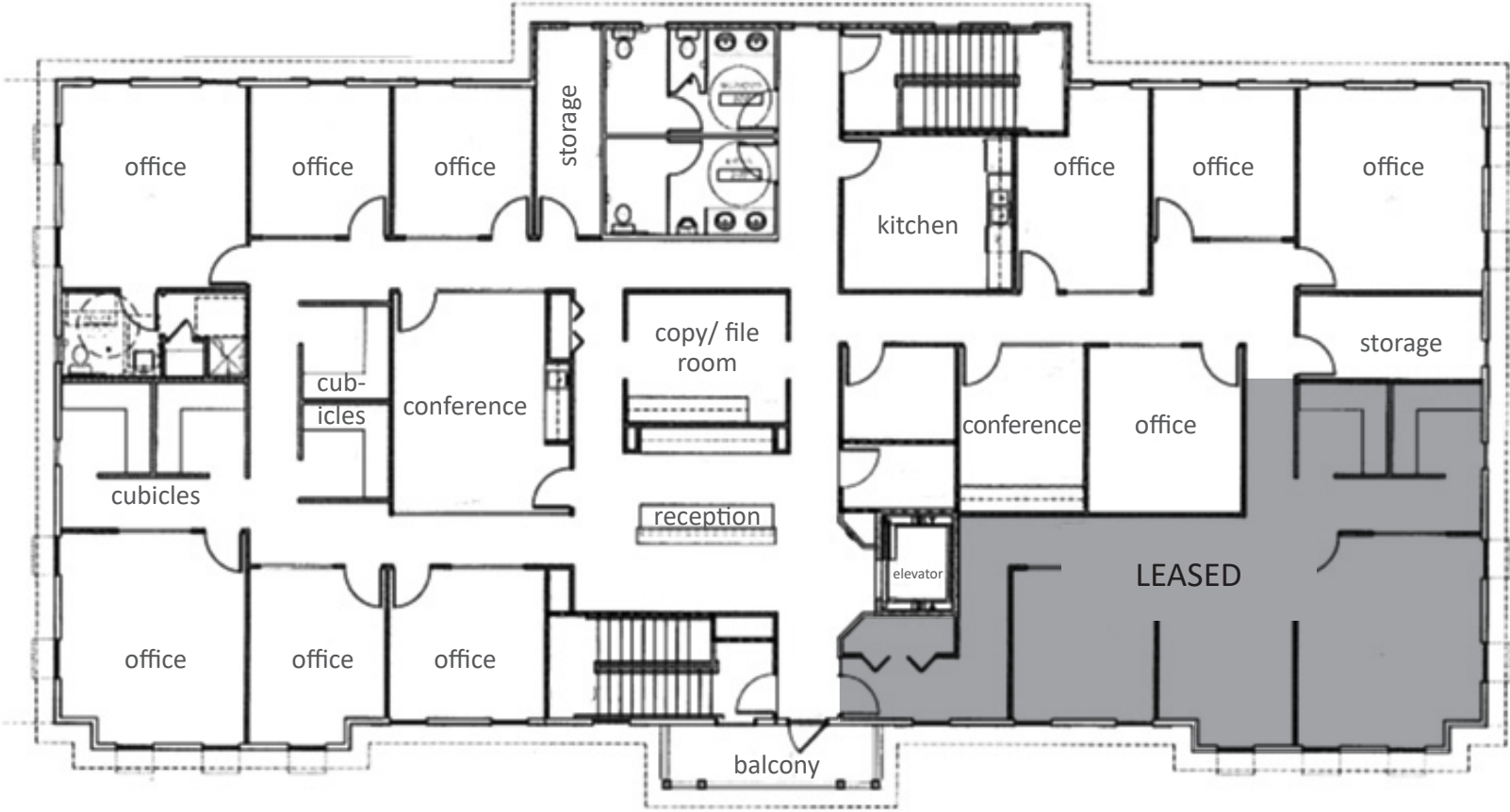


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# 1261 W CAUSEWAY APPROACH

## FLOOR PLAN



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## PICTURES



entrance from 1st floor lobby



elevator lobby on 2nd floor



reception area



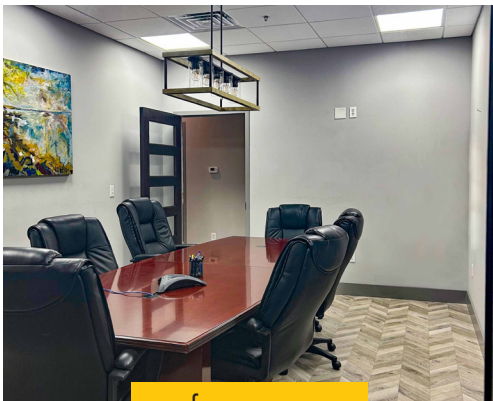
furnished office



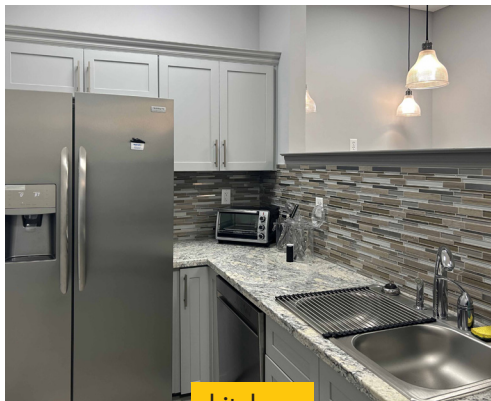
unfurnished office



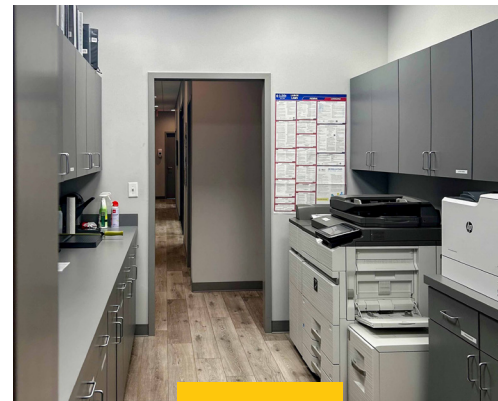
cubicle



conference room



kitchen



copy room



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## HIGHLIGHTS



Highly visible monument and on-building signage



Well-located with easy access from anywhere on the Northshore



High-end finishes and some in-place furniture available



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