



PROPERTY ONE

OFFICE SPACE FOR LEASE

# TWO JAMES PARK

120 Mallard St., Saint Rose, LA 70087

*Presented by:*

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TWO JAMES BUSINESS PARK

120 Mallard St., Saint Rose, LA 70087



**OFFERING SUMMARY**

Lease Rate: \$17.50 SF/yr (Full Service)

Building Size: 53,520 SF

Available SF: 946 - 4,149 SF

Market: New Orleans-Metairie

Submarket: St Charles Parish

**PROPERTY OVERVIEW**

Located in a beautifully landscaped business park campus, 120 Mallard is a well-maintained three-story suburban office building comprised of 53,520 square feet. The building features solid concrete and glass construction, modern floor plans, and extensive parking.

**LOCATION OVERVIEW**

James Business Park is a 200+ acre master planned development that is home to many of the markets top corporate tenants. The park is located approximately 1 mile west of the Louis Armstrong New Orleans International Airport, 2 miles east of Interstate 310, 4 miles from Interstate 10, and 5.5 miles from Elmwood Business Park (via Airline Hwy). The prime location provides easy access to major freeways, hotels, restaurants, banks, and other service suppliers.



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TWO JAMES BUSINESS PARK

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**LEASE TYPE** | Full Service      **TOTAL SPACE** | 946 - 4,149 SF      **LEASE TERM** | Negotiable      **LEASE RATE** | \$17.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,748 SF	Full Service	\$17.50 SF/yr	1,748 SF of first floor office space.
Suite 135	Available	946 SF	Full Service	\$17.50 SF/yr	946 SF of first floor office space.
Suite 140	Available	2,014 SF	Full Service	\$17.50 SF/yr	2,014 SF of first floor office space.
Suite 150	Available	4,149 SF	Full Service	\$17.50 SF/yr	-



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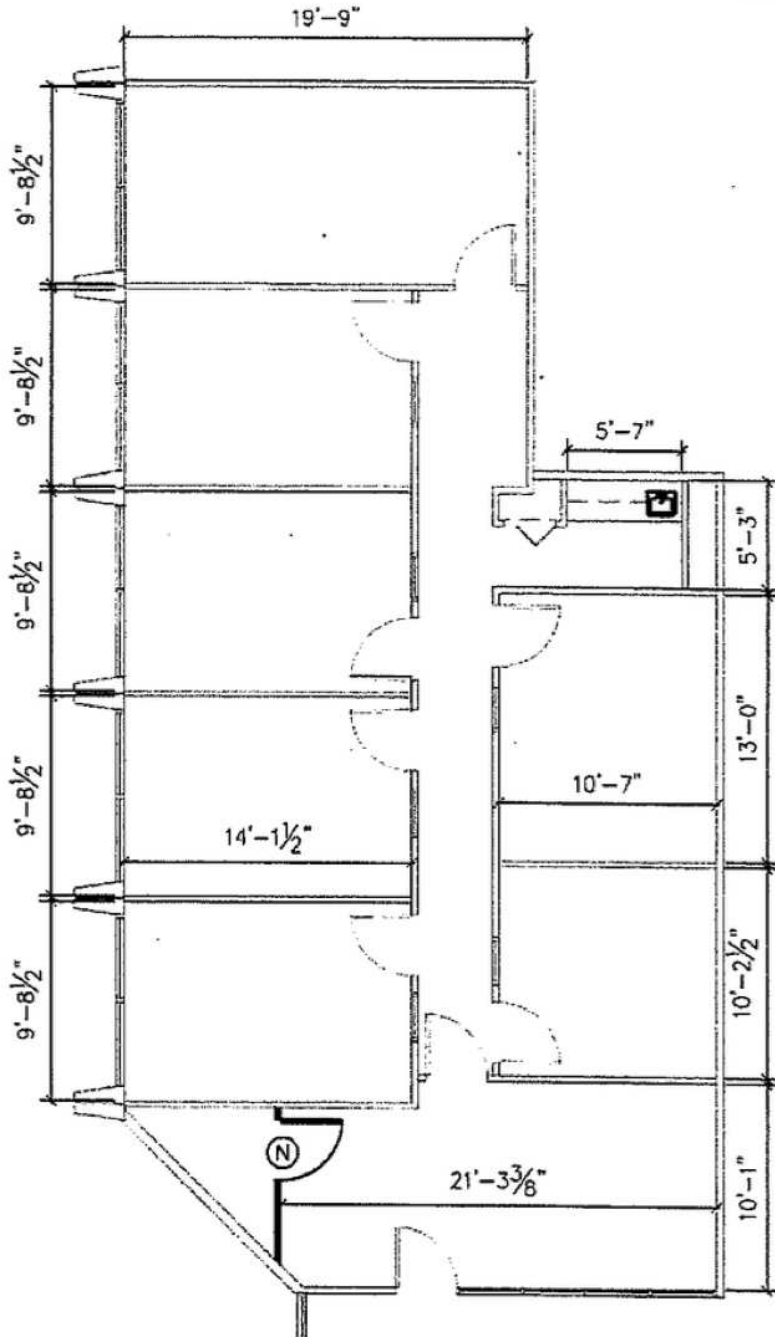
TWO JAMES BUSINESS PARK

120 Mallard St., Saint Rose, LA 70087

SUITE 100

1,748 RSF

LEGEND	
	EXISTING PARTITION TO REMAIN
	NEW BUILDING STANDARD PARTITION
	EXISTING BLDG. STD. DEMISING PARTITION
	NEW BLDG. STD. DEMISING PARTITION
	DEMOLITION
	1 HR. FIRE RATED PARTITION
	NEW DOOR OR RELOCATED DOOR



AS-BUILT

SCALE: 1/8" = 1'-0"

SUITE 100

1,748 RSF



TWO JAMES BUSINESS PARK

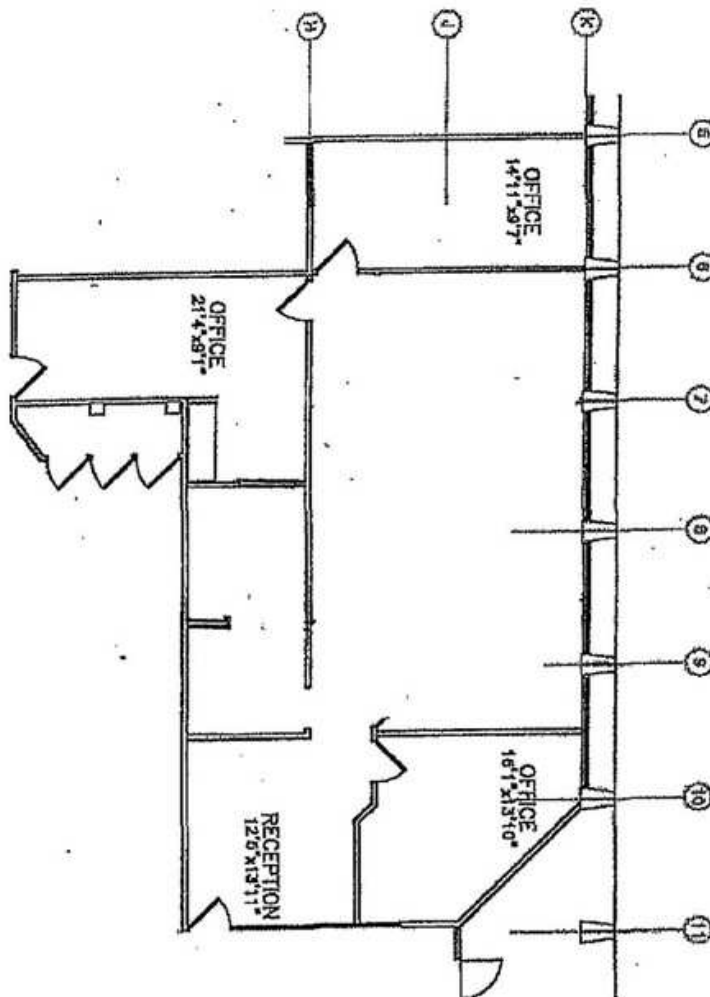
120 Mallard St., Saint Rose, LA 70087

120 Mallard Street  
(Suite 140)

(Approximately 2,014 Sq. Ft.)

(Office 2,014 Sq. Ft.)

(Warehouse 0 Sq. Ft.)



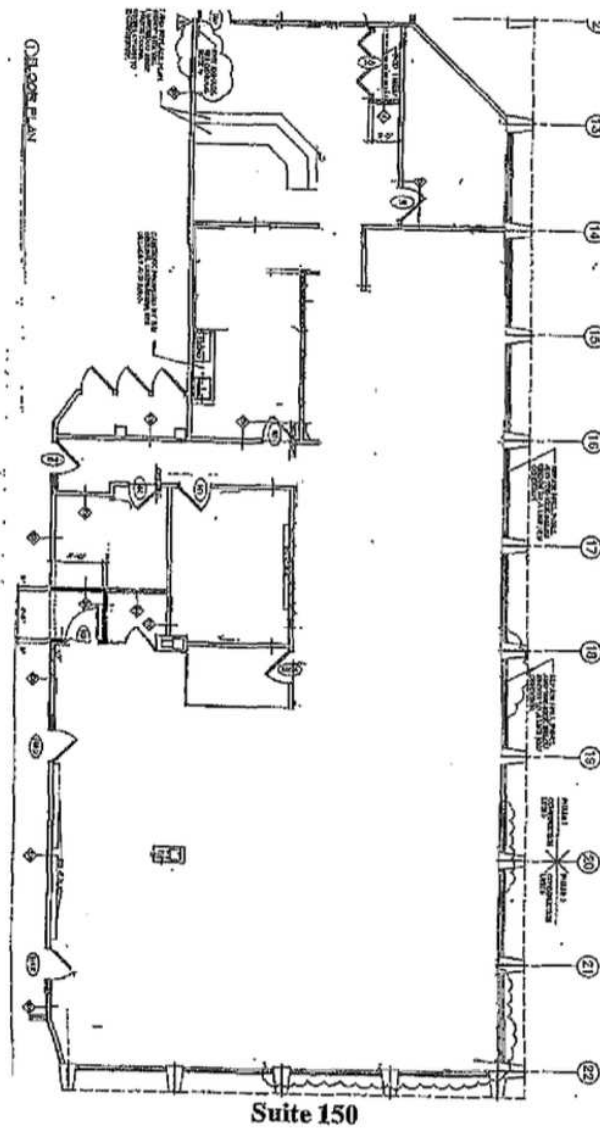
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TWO JAMES BUSINESS PARK

120 Mallard St., Saint Rose, LA 70087

120 Mallard Street  
Suite 150

4,149 SF



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08/28/2024



TWO JAMES BUSINESS PARK

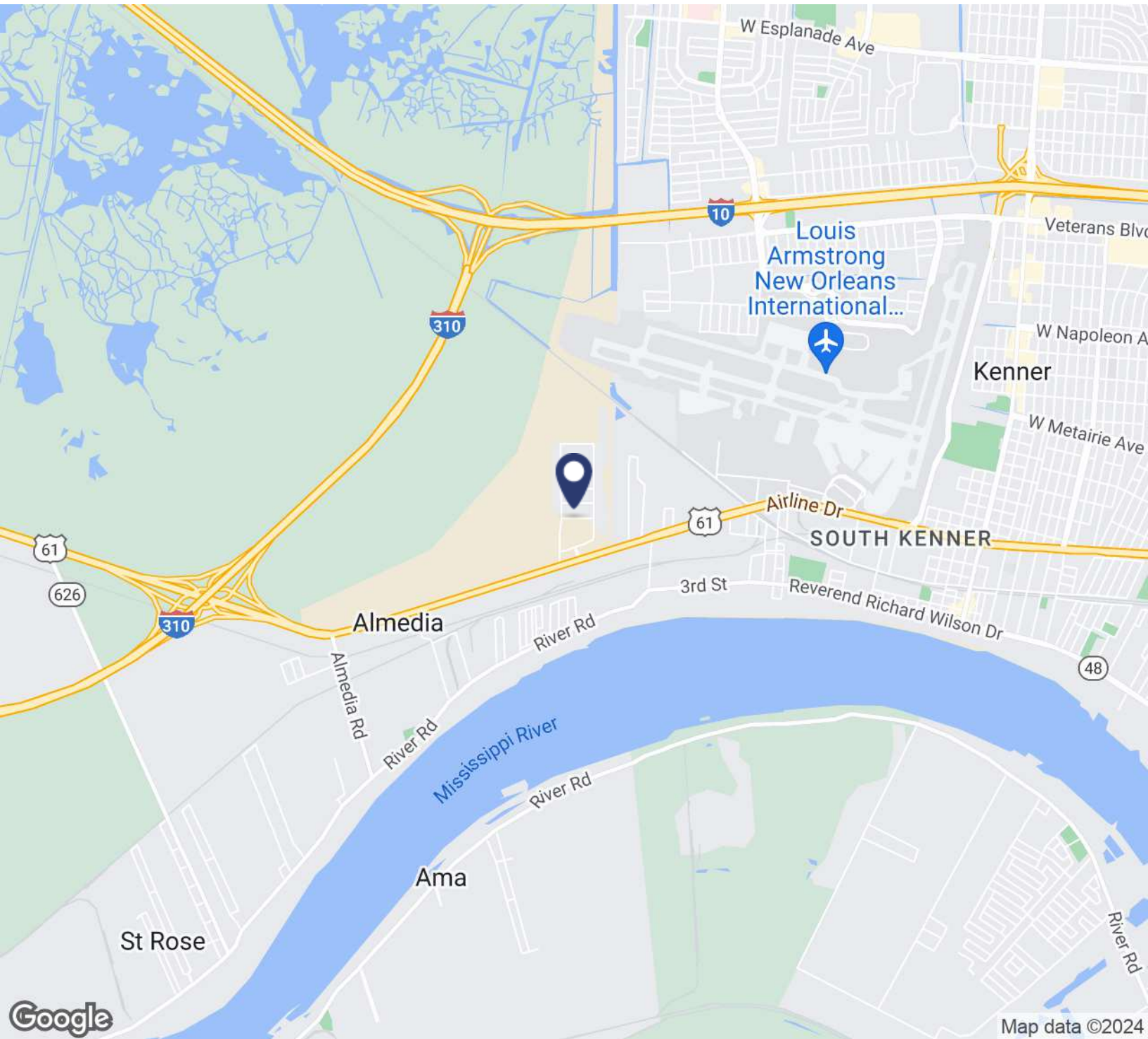
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FOR MORE INFORMATION, PLEASE CONTACT:

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