



PROPERTY ONE

FOR LEASE

NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street , New Orleans, LA 70114

Presented by:

DAVID DA CUNHA

504.681.3400

LA #47108

david@propertyone.com

JACK GORDON

504.681.3437

LA #995685337

jack.gordon@propertyone.com

NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street, New Orleans, LA 70114



LOCATION DESCRIPTION

Located within Federal City adjacent to the new marine force reserved headquarters alongside the Mighty Mississippi River in the heart of Algiers. Federal City can be accessed via Shirley Drive from Gen. De Gaulle (linkage to Bus. 90 and I-10), Gen. Meyer, Newton and Opelousas. Nearby points of interest include Historic Algiers Point, Delgado Community College and University of Holy Cross.

PROPERTY HIGHLIGHTS

- 2nd Generation Space with ADA compliant Lavatory and distributed HVAC above suspended ceiling previously occupied by Subway
- Join existing businesses serving Marine Reserve HQ (over 1500 permanent personnel at facility), Delgado Community College Westbank, New Orleans Riverside Fitness Center, and New Orleans Military and Maritime Academy Charter School (500 plus students and faculty)
- The Master Plan calls for additional residential and commercial to be designed under traditional neighborhood development principles, resulting in an attractive live, work, play environment.

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$13.50 SF/yr (NN) |
| Number of Units: | 14 |
| Available SF: | 1,490 SF |
| Building Size: | 32,210 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|---------|---------------|------------|
| End Cap | \$13.50 SF/yr | 1,490 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,505 | 41,620 | 108,356 |
| Total Population | 9,149 | 100,034 | 274,886 |
| Average HH Income | \$45,155 | \$50,695 | \$52,725 |

NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street, New Orleans, LA 70114



PROPERTY DESCRIPTION

New Orleans Riverside at Federal City is a public-private mixed-use development located on the former Naval Support Activity (NSA) New Orleans West Bank property in the Algiers historic district of New Orleans. The development is comprised of 156 acres and offers a mix of administrative commercial R&D residential and recreational opportunities. The property has approximately 800000 square feet of existing structures available for adaptive reuse as well as significant open space for build to suit facilities. Federal City is located in the Algiers District the only part of New Orleans that is on the Mississippi River's West Bank. It is also directly across from and less than two miles east of the Central Business District (CBD) and French Quarter of New Orleans along State Highway 90. It has convenient access to major interstate highways railheads the Mississippi River and the international airport. Algiers Point is connected to the CBD by a ferry and interstate toll free bridge. Public buses run routes both within Algiers and over the Crescent City Connection bridge connecting Algiers with the CBD. Most land uses in Algiers are residential with some neighborhood retail commerce and light industrial uses. Federal City is located on one of the highest points in New Orleans and is above the 100-year flood plain. Due to the \$15 billion of protection features constructed since Hurricane Katrina and the tailored facilities on the Secured Compound Federal City is one of the most capable places for sustaining operations after a natural or manmade disaster. Federal City is currently home to: The Marine Force Reserves Headquarters, the 4th Marine Division, the 4th Marine Aircraft Wing and the 4th Marine Logistics Group (411000 sq. ft. of office space with over 1500 full-time military positions and additional visiting reservists), New Orleans Military and Maritime Academy (a charter military school), Coast Guard Sector Command, Navy Federal Credit Union, 4th District Headquarters New Orleans Police Department, New Orleans Riverside Fitness Center, Federal City Child Development Center, Federal City Inn & Suites (a 128 room lodging facility) and Federal City Auditorium (a 400-person capacity Conference Center).



DAVID DA CUNHA • 504.681.3400 JACK GORDON • 504.681.3437

NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street , New Orleans, LA 70114



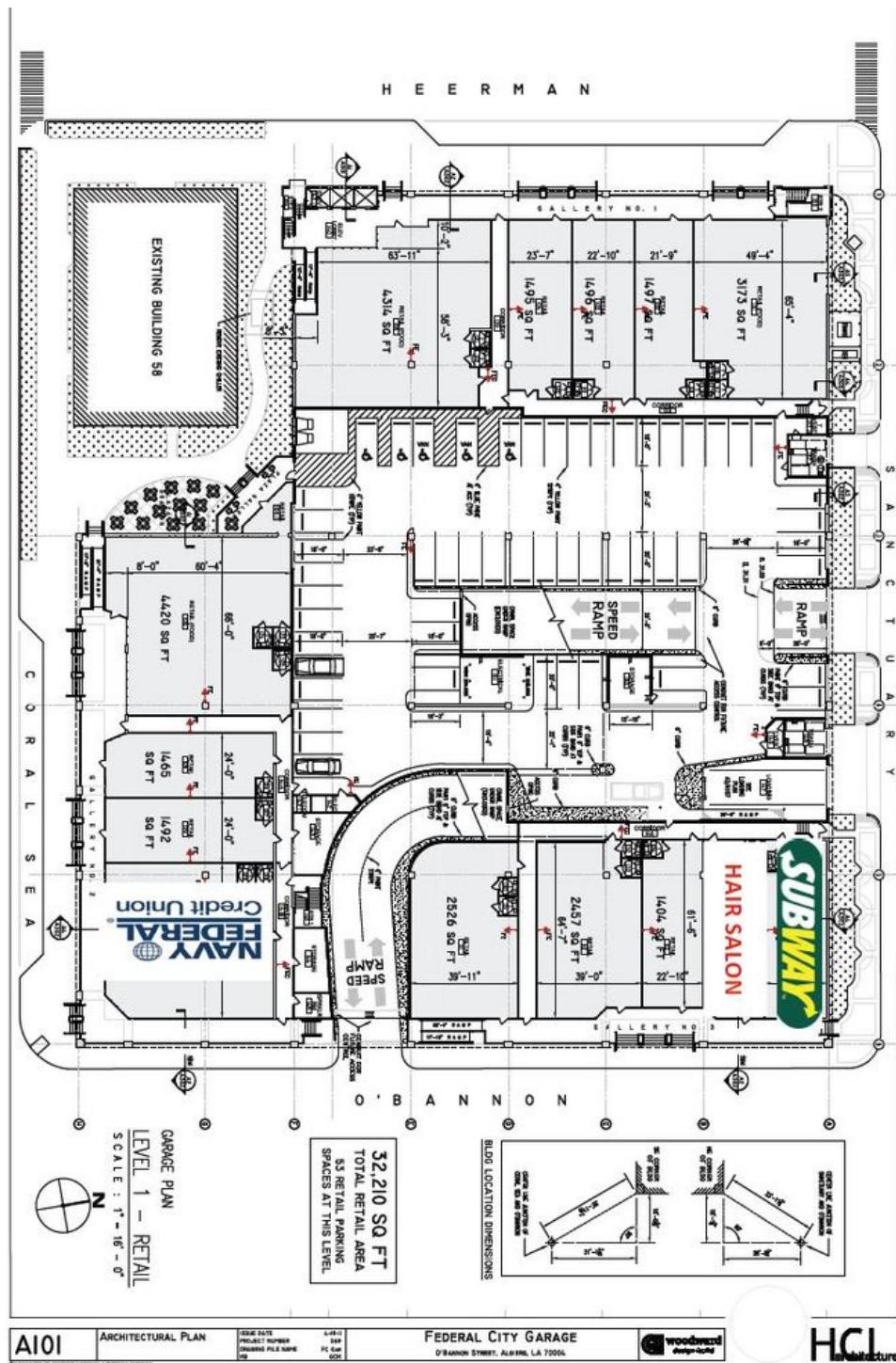
PROPERTY ONE

DAVID DA CUNHA • 504.681.3400 JACK GORDON • 504.681.3437

03/03/2023

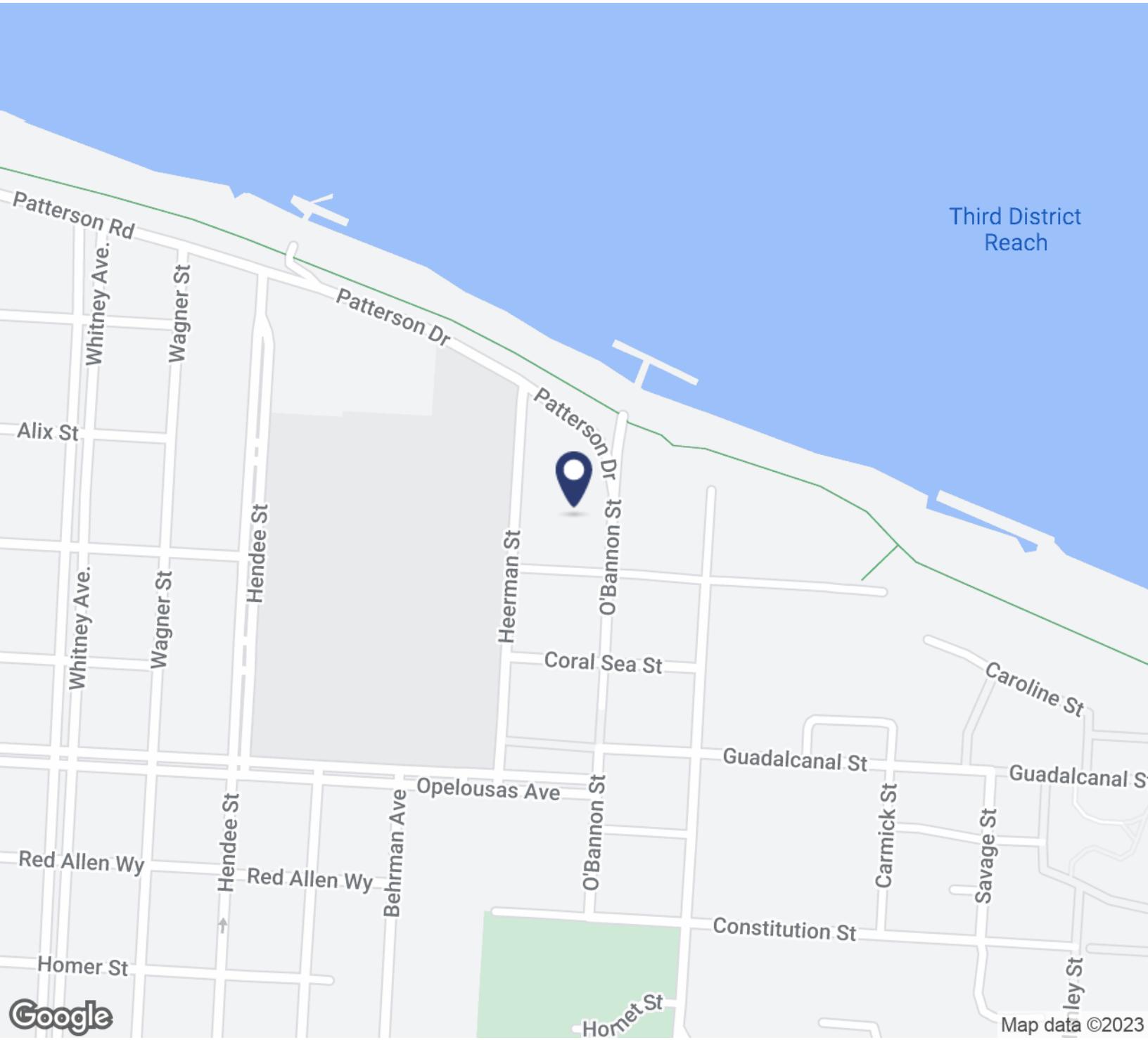
NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street, New Orleans, LA 70114



NEW ORLEANS RIVERSIDE AT FEDERAL CITY

501 O'Bannon Street, New Orleans, LA 70114



DAVID DA CUNHA • 504.681.3400 JACK GORDON • 504.681.3437

03/03/2023



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



FOR MORE INFORMATION, PLEASE CONTACT:

PROPERTY ONE

Presented by:

DAVID DA CUNHA

504.681.3400

LA #47108

david@propertyone.com

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