

68031 Capital Trace Row  
Mandeville, Louisiana 70471

- Class "A" office building built in 2009
- Lots 5 and 6- Koop Drive Office Park, located across from St. Tammany Parish Government and Administrative Offices (1.07 Acres; 46,692 Sq. Ft.)
- Area comprised primarily of commercial properties
- Flood Zone "X"
- Fully landscaped with underground sprinkler system and bordered by mandatory green space
- Building Particulars:
  - Gross Building Area= 9,977 Sq. Ft.
  - Concrete Slab
  - Exterior Walls - Stucco, Brick and Glass
  - Structure - Steel Frame
  - Interior Walls - Wood or Metal Frame
  - Insulation - Walls, Ceilings, Roof
  - Constructed in conformity with Green Building Certification practices (GBCI/LEED)
  - High-pressure sprinkler system
  - 30-foot wood-paneled, vaulted ceiling throughout common workspace
  - 22 Offices, all of which are exterior, windowed offices with two-foot cultured marble ledges
  - Two Conference Rooms
  - Fully-walled restroom stalls with full doors for additional privacy
  - Open Air Storage with Finished Cabinets
  - High Volume File Storage on Rails
  - Windowed Secretarial Areas Adjacent to Offices
- Parking:
  - Concrete Parking Area
  - 36 Spaces
  - Two-car carport in rear of building with executive entrance
- High Speed Internet with Wi-Fi Access
- 24-Hour Security System with Personal Access Code and Video Monitoring
- Two Conference Rooms with Audio, Video and Wi-Fi
- Formal Reception Area
- Kitchen Facilities
- Gas Generator to Power Entire Building during Power Outages
- 30-foot flagpole with concrete base
- Backlit monument sign