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COVINGTON, LA

Market Survey

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Market Options Map











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Property Summary

Photo	Address	Size	Monthly Price	Yearly Price	Gross Rate	Rate	Lease Structure	Opex	Taxes	Electric Cost	Building Size	Key Tenants
	804 Heavens Drive Mandeville, LA 70471	1,391-8,667 SF	\$1,739-\$10,834	\$20,865-\$130,005	\$15.00/SF	\$10.00/SF	Triple Net (NNN)	\$5.00/SF	TBD	TBD	22,000 SF	gynecology, pain, cardiology, urgent care
	200 Greenleaves Boulevard Mandeville, LA 70448	595-3,622 SF	\$893-\$5,433	\$10,710-\$65,196	\$18.00/SF	\$18.00/SF	TBD	TBD	TBD	TBD	18,069 SF	
	112 Innwood Drive Covington, LA 70433	1,276-3,588 SF	\$1,595-\$4,485	\$19,140-\$53,820	\$15.00/SF	\$15.00/SF	Triple Net (NNN)	TBD	TBD	TBD	14,560 SF	
	5001 U.S. 190 Service Covington, LA 70433	2,150 SF	\$2,956	\$35,475	\$16.50/SF	\$12.00/SF	Modified Gross	\$4.50/SF	N/A	N/A	6,859 SF	
	7020 North Causeway Covington, LA 70433	200-1,250 SF			TBD	TBD	Full Service	N/A	N/A	N/A	6,000 SF	
	2 Sanctuary Boulevard Mandeville, LA 70471	1,006 SF	\$1,928	\$23,138	\$23.00/SF	\$23.00/SF	Full Service	N/A	N/A	N/A	20,000 SF	
	2000 Preserve Lake Drive Covington, LA 70433	1,400 SF	\$2,300	\$27,594	\$19.71/SF	\$14.21/SF	Triple Net (NNN)	\$5.50/SF	TBD	TBD	5,600 SF	
	126 Terrabella Boulevard Covington, LA 70433	102-1,134 SF			TBD	TBD	TBD	TBD	TBD	TBD	2,465 SF	

Property Summary

Photo	Address	Size	Monthly Price	Yearly Price	Gross Rate	Rate	Lease Structure	Opex	Taxes	Electric Cost	Building Size	Key Tenants
	1502 West Causeway Mandeville, LA 70471	1,000 SF			TBD	TBD	Modified Gross	N/A	N/A	N/A		
	681 River Highland Covington, LA 70433	1,700 SF			TBD	TBD	Full Service	N/A	N/A	N/A	12,500 SF	
	4 Sanctuary Boulevard Mandeville, LA 70471	1,760 SF	\$3,520	\$42,240	\$24.00/SF	\$24.00/SF	TBD	TBD	TBD	TBD	20,000 SF	
	208 Highland Park Plaza Covington, LA 70433	1,000 SF	\$1,750	\$21,000	\$21.00/SF	\$17.00/SF	Triple Net	\$4.00/SF	TBD	TBD		
	1350 Park Drive Mandeville, LA 70471	1,282 SF			TBD	TBD	Modified Gross	N/A	N/A	N/A	1,282 SF	
	19341 North 10th Street Covington, LA 70433	2,400 SF			TBD	TBD	TBD	TBD	TBD	TBD	4,800 SF	
	170 New Camellia Madisonville, LA 70447	2,342 SF	\$3,513	\$42,156	\$18.00/SF	\$18.00/SF	Modified Gross	N/A	N/A	N/A	22,000 SF	
	2240 11th Street Mandeville, LA 70471	1,140 SF			TBD	TBD	Modified Gross	N/A	N/A	N/A	2,500 SF	

Property Summary

Photo	Address	Size	Monthly Price	Yearly Price	Gross Rate	Rate	Lease Structure	Opex	Taxes	Electric Cost	Building Size	Key Tenants
	70496 Louisiana 21 Covington, LA 70433	2,232 SF	\$5,580	\$66,960	\$30.00/SF	\$30.00/SF	Triple Net (NNN)	TBD	TBD	TBD	2,232	
	3980 West Florida Street Mandeville, LA 70448	1,700 SF	\$1,700	\$20,400	\$12.00/SF	\$12.00/SF	TBD	TBD	TBD	TBD	6,584 SF	
	1510 West Causeway Mandeville, LA 70471	2,025 SF			TBD	TBD	TBD	TBD	TBD	TBD	9,808 SF	
	3500 U.S. 190 Mandeville, LA 70471	510-1,535 SF	\$1,063-\$2,942	\$12,750-\$35,305	\$23.00-\$25.00/SF	\$23.00-\$25.00/SF	Full Service	N/A	N/A	N/A	21,616 SF	
	1503 Louisiana 22 Madisonville, LA 70447	2,000 SF			TBD	TBD	Modified Gross	N/A	N/A	N/A	2,227 SF	
	22161 Marshall Road Mandeville, LA 70471	1,000 SF	\$792	\$9,500	\$9.50/SF	\$9.50/SF	Modified Gross	N/A	N/A	N/A	13,500 SF	
	7020 North Causeway Covington, LA 70433	1,450 SF	\$2,658	\$31,900	\$22.00/SF	\$22.00/SF	TBD	TBD	TBD	TBD	12,464 SF	
	406 Covington Street Madisonville, LA 70447	2,200 SF	\$5,133	\$61,600	\$28.00/SF	\$28.00/SF	Triple Net (NNN)	TBD	TBD	TBD	2,441 SF	

Property Summary

Photo	Address	Size	Monthly Price	Yearly Price	Gross Rate	Rate	Lease Structure	Opex	Taxes	Electric Cost	Building Size	Key Tenants
	7020 North Causeway Covington, LA 70433	1,371 SF	\$2,514	\$30,162	\$22.00/SF	\$22.00/SF	Triple Net	TBD	TBD	TBD	12,464 SF	
	141 Fairview Oaks Drive Mandeville, LA 70471	2,000 SF	\$3,125	\$37,500	\$18.75/SF	\$18.75/SF	Triple Net	TBD	TBD	TBD	8,000 SF	Two appellant judges, One state supreme court judge
	141 Fairview Oaks Drive Mandeville, LA 70471	2,000 SF	\$3,125	\$37,500	\$18.75/SF	\$18.75/SF	Triple Net (NNN)	TBD	TBD	TBD	8,000 SF	Judge Allison Penzato
	19399 Helenbirg Road Covington, LA 70433	1,000 SF	\$1,000	\$12,000	\$12.00/SF	\$12.00/SF	Modified Gross	N/A	N/A	N/A	8,754 SF	
	19399 Helenbirg Road Covington, LA 70433	1,250 SF	\$1,250	\$15,000	\$12.00/SF	\$12.00/SF	Modified Gross	N/A	N/A	N/A	8,754 SF	
	9 Starbrush Circle Covington, LA 70433	1,300 SF	\$2,004	\$24,050	\$18.50/SF	\$15.00/SF	Triple Net	\$3.50/SF	TBD	TBD	10,000 SF	
	195 Greenbriar Boulevard Covington, LA 70433	2,064 SF	\$2,752	\$33,024	\$16.00/SF	\$16.00/SF	Modified Gross	N/A	N/A	N/A	20,622 SF	
	1127 North Causeway Mandeville, LA 70471	1,108 SF	\$2,124	\$25,484	\$23.00/SF	\$23.00/SF	Modified Gross	N/A	N/A	N/A	1,108 SF	

Property Summary

Photo	Address	Size	Monthly Price	Yearly Price	Gross Rate	Rate	Lease Structure	Opex	Taxes	Electric Cost	Building Size	Key Tenants
	North Highway 190 Covington, LA 70433	1,600-14,175 SF	\$2,400-\$11,813	\$28,800-\$141,750	\$10.00-\$18.00/SF	\$10.00-\$18.00/SF	Triple Net	TBD	TBD	TBD	55,363 SF	
	823 Wilkinson Street Mandeville, LA 70448	1,770 SF			TBD	TBD	Full Service	N/A	N/A	N/A	1,298 SF	
	109 Northpark Boulevard Covington, LA 70433	2,276-21,129 SF	\$4,931-\$45,780	\$59,176-\$549,354	\$26.00/SF	\$26.00/SF	TBD	TBD	TBD	TBD	115,000 SF	
	515 North Causeway Mandeville, LA 70448	1,071 SF	\$1,964	\$23,562	\$22.00/SF	\$22.00/SF	TBD	TBD	TBD	TBD	7,142 SF	Pat Gallagher's 527 Restaurant, Hair Salon, Phone Repair, Dental Office, KV Workspace
	4040 Florida Street Mandeville, LA 70448	2,500 SF	\$5,208	\$62,500	\$25.00/SF	\$13.00/SF	Triple Net	\$12.00/SF	TBD	TBD	10,000 SF	
	900 North Causeway Mandeville, LA 70448	1,500 SF	\$3,500	\$42,000	\$28.00/SF	\$28.00/SF	Triple Net (NNN)	TBD	TBD	TBD	5,000 SF	
	Highway 190 Covington, LA	1,729-2,675 SF	\$2,882-\$4,458	\$34,580-\$53,500	\$20.00/SF	\$20.00/SF	Modified Gross	N/A	N/A	N/A	32,126 SF	
	515 North Causeway Mandeville, LA 70448	2,378 SF	\$3,963	\$47,560	\$20.00/SF	\$20.00/SF	Full Service	N/A	N/A	N/A	7,142 SF	Pat Gallagher's 527 Restaurant, Hair Salon, Phone Repair, Dental Office, KV workspace

1

Revitalized Medical Office Building

804 Heavens Drive Mandeville, LA 70471

Building Size	22,000 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1982
Typical Floor Size		Parking Ratio	
Key Tenants	gynecology, pain, cardiology, urgent care		

Rental Rate

Base Rate	\$10.00
OPEX	\$5.00
Gross Rate	\$15.00
Rate Type	Triple Net (NNN)



Space Overview

Suite 201	2,732 SF
Suite 203	0 SF
Suite 204	1,707 SF
Suite 205	1,391 SF
Suite 206	1,431 SF
Suite	8,667 SF

2

Unique Office Building Near Hwy 190 With Monument

200 Greenleaves Boulevard Mandeville, LA 70448

Building Size	18,069 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$18.00
OPEX	TBD
Gross Rate	\$18.00
Rate Type	TBD

Amenities

Monument signage and Off-street parking



Space Overview

Building A, Suite 7	2,887 SF
Building A, Suite 9	595 SF
Building A, Suite 10 & 11	1,224 SF
Building A, Suite 12	1,599 SF
Building A, Suite 13	651 SF
Building B, Suite 1	3,622 SF

3

112 Innwoods

112 Innwood Drive Covington, LA 70433

Building Size	14,560 SF	Stories	2
Zoning	C-1	Traffic Count	
Street Frontage		Year Built / Renovated	2002
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$15.00
OPEX	TBD
Gross Rate	\$15.00
Rate Type	Triple Net (NNN)



Space Overview

Suite F	1,276 SF	Suite is located on the right side of the building.
Suites D	3,588 SF	Suite is located on the right side of the building.

4

Fairway Center Office Park

5001 U.s. 190 Service Road Covington, LA 70433

Building Size	6,859 SF	Stories	2
Zoning	C-2	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$12.00
OPEX	\$4.50
Gross Rate	\$16.50
Rate Type	Modified Gross



Space Overview

Suite D 6 2,150 SF

5

Executive Office Suites

7020 North Causeway Boulevard Covington, LA 70433

Building Size	6,000 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1987
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
Rate Type	Full Service



Space Overview

Floor 1	200 SF	Executive office suite with shared amenities.
Floor 1	1,250 SF	Executive office suite with shared amenities.

6

2 Sanctuary

2 Sanctuary Boulevard Mandeville, LA 70471

Building Size 20,000 SF Stories

Zoning Traffic Count

Street Frontage Year Built / Renovated

Typical Floor Size Parking Ratio

Key Tenants

Rental Rate

Base Rate \$23.00

Rate Type Full Service



Space Overview

Suite 1,006 SF

7

2000 Preserve Lake Dr. Suite C

2000 Preserve Lake Drive Covington, LA 70433

Building Size	5,600 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2013
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$14.21
OPEX	\$5.50
Gross Rate	\$19.71
Rate Type	Triple Net (NNN)



Space Overview

Suite C	1,400 SF	2nd Floor Office Suite with 5 offices, conference room and kitchenette, can be fully furnished if needed.
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8

126 Terra Bella

126 Terrabella Boulevard Covington, LA 70433

Building Size	2,465 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	TBD



Space Overview

Suite B1	102 SF	Office suite on the second floor, shared bathroom and kitchen area.
Suite A	1,134 SF	Office suite on the second floor, shared bathroom and kitchen area.

9

1502 W Causeway Approach Unit #C

1502 West Causeway Approach Mandeville, LA 70471

Building Size	Stories
Zoning	Traffic Count
Street Frontage	Year Built / Renovated
Typical Floor Size	Parking Ratio
Key Tenants	

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	Modified Gross



Space Overview

Unit #C	1,000 SF	Located on the ground floor with reception, 3 offices, large conference room that can also be a 4th office or bullpen, and kitchenette.
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10

681 River Highlands Blvd.

681 River Highland Boulevard Covington, LA 70433

Building Size	12,500 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			
Rental Rate			
Base Rate	TBD		
Rate Type	Full Service		



Space Overview

Suite 1 1,700 SF

The lease space is the right side of the building consisting of 5 large offices. These offices are rented furnished if desired. Includes shared use of common areas: kitchen/break room, restrooms, large conference room, and lobby entrance.



301 B 4 Sanctuary Blvd

4 Sanctuary Boulevard Mandeville, LA 70471

Building Size	20,000 SF	Stories	3
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2008 / 2024
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$24.00
OPEX	TBD
Gross Rate	\$24.00
Rate Type	TBD



Space Overview

Suite 301 B	1,760 SF	Office space available for lease.
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208 Highland Park Plaza

208 Highland Park Plaza Covington, LA 70433

Building Size	Stories	
Zoning	Traffic Count	
Street Frontage	Year Built / Renovated	2020
Typical Floor Size	Parking Ratio	
Key Tenants		

Rental Rate

Base Rate	\$17.00
OPEX	\$4.00
Gross Rate	\$21.00
Rate Type	Triple Net



Space Overview

Suite 1 1,000 SF

Formerly a medical office, this well-maintained 1,000 SF suite features 3 exam rooms, a private office, a kitchenette, and a restroom—ideal for a medical, wellness, or professional services tenant. Located within the Highland Park office condo complex with ample parking, this space offers convenience and accessibility for clients and staff.

13

1350 Park Dr

1350 Park Drive Mandeville, LA 70471

Building Size	1,282 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2000
Typical Floor Size		Parking Ratio	
Key Tenants			
Rental Rate			
Base Rate	TBD		
OPEX	TBD		
Gross Rate	TBD		
Rate Type	Modified Gross		



Space Overview

Office Space 1,282 SF

Conveniently located office space just off N. Causeway Blvd. in Mandeville. 4 large private offices provide enough space for any professional need.

14

19341 N 10th Street

19341 North 10th Street Covington, LA 70433

Building Size	4,800 SF	Stories	2
Zoning	HIGHWAY COMMERCIAL	Traffic Count	
Street Frontage		Year Built / Renovated	2023
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	TBD



Space Overview

Suite A	2,400 SF	First floor with 2,400 Rentable SF 4,822 Sq. Ft. available with multiple offices and uses, Kitchen and 2 restrooms.
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15

170 New Camellia Blvd.

170 New Camellia Boulevard Madisonville, LA 70447

Building Size	22,000 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2008
Typical Floor Size		Parking Ratio	60 spaces

Key Tenants

Rental Rate

Base Rate	\$18.00
OPEX	TBD
Gross Rate	\$18.00
Rate Type	Modified Gross

Amenities

Monument Signage



Space Overview

Suite 102	2,342 SF	Suite 102 available from 2024-08-01.
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16

Office Space

2240 11th Street Mandeville, LA 70471

Building Size	2,500 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1990
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	Modified Gross



Space Overview

Suite 1 1,140 SF

17

Metairie Bank Hwy 21

70496 Louisiana 21 Covington, LA 70433

Building Size	2,232	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$30.00
OPEX	TBD
Gross Rate	\$30.00
Rate Type	Triple Net (NNN)



Space Overview

Suite 100	2,232 SF	Suite 100 is 2,232 SF and is located on the left side. Tenant will have access to a monument sign as well as building signage.
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18

Mandeville Professional Office

3980 West Florida Street Mandeville, LA 70448

Building Size	6,584 SF	Stories	1
Zoning	COMMERCIAL	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$12.00
OPEX	TBD
Gross Rate	\$12.00
Rate Type	TBD

Amenities

Signage On Building, Fenced Yard, and Paved Yard



Space Overview

Suite B	1,700 SF	Approximately 1,700 SF, Class A space with 6 private offices, conference room, kitchen, waiting room.
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19

1510 W Causeway Approach

1510 West Causeway Approach Mandeville, LA 70471

Building Size	9,808 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	TBD



Space Overview

Suite B	2,025 SF
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20

Chase Center Mandeville

3500 U.S. 190 Mandeville, LA 70471

Building Size	21,616 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$23.00-\$25.00
Rate Type	Full Service

Amenities

Sprinklers and Parking



Space Overview

Suite 204	510 SF
Suite 204	757 SF
Suite 206	1,025 SF
Suite 206	1,535 SF

21

1503 La 22

1503 Louisiana 22 Madisonville, LA 70447

Building Size	2,227 SF	Stories	1
Zoning	HC1	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
OPEX	TBD
Gross Rate	TBD
Rate Type	Modified Gross

**Space Overview**

Suite 1	2,000 SF
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2,000 SF house on 1 acre of land, previously only leased as residential. 3 floors, 1 room, 2 bathrooms, with a kitchen. It would make an excellent office, cafe, coffee shop, or daycare.

22

22161 Marshall Rd

22161 Marshall Road Mandeville, LA 70471

Building Size	13,500 SF	Stories	1
Zoning	I-2	Traffic Count	
Street Frontage		Year Built / Renovated	1998 / 2009
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$9.50
OPEX	TBD
Gross Rate	\$9.50
Rate Type	Modified Gross



Space Overview

Suite B	1,000 SF	Very nice unit with private office and office area of 1,000 gross square feet available for lease.
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23

Dental Office

7020 North Causeway Boulevard Covington, LA 70433

Building Size	12,464 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1987
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$22.00
OPEX	TBD
Gross Rate	\$22.00
Rate Type	TBD



Space Overview

Dental Office	1,450 SF	Dental office space available for lease.
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406 Covington St

406 Covington Street Madisonville, LA 70447

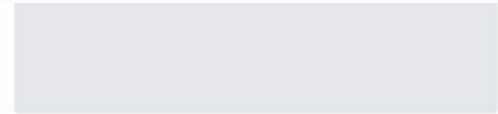
Building Size	2,441 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	20 spaces
Key Tenants			

Rental Rate

Base Rate	\$28.00
OPEX	TBD
Gross Rate	\$28.00
Rate Type	Triple Net (NNN)

Amenities

Customizable floor plans, State-of-the-art amenities, Ample parking, and Expansive windows



Overview

Experience sophistication and modernity at this premier commercial property, located at 406 Covington St, Madisonville, LA. Boasting a traditional, arcadian design, this space offers flexibility and functionality for businesses of all sizes. With customizable floor plans, state-of-the-art amenities, and ample parking, the property provides a seamless blend of comfort and convenience. The expansive windows flood the interior spaces with natural light, creating an inviting and energizing atmosphere. Tenants will appreciate the proximity to major transportation routes and the vibrant business community that surrounds the location. Elevate your business presence in this refined and dynamic setting, designed to meet the diverse needs of today's modern professionals.

Lease Spaces

Name	Rate	Footage
Floor 1	\$28 /SF/Year	2,200 SF

Structure	NNN
Signage	Monument
Showing Instructions	Contact Broker
Building Class	C
Max Contiguous	2,200
Number of Buildings	1
Floors	1
Construction Siding	Wood
Construction Type	Framed
Parking Spaces	20
Rentable SF	2,291
Nearest MSA	New Orleans-Metairie
Property Status	Existing
County	St. Tammany Parish
Available	2025-02-01
Created	2025-01-16
Updated	2025-01-16
Listing ID	9a3eab6c
Parcel APN	1010003255

Space Overview

Floor 1	2,200 SF	Premier commercial property with a traditional, arcadian design offering flexibility and functionality for businesses of all sizes.
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25

7020 N Causeway Blvd

7020 North Causeway Boulevard Covington, LA 70433

Building Size	12,464 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1987
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$22.00
OPEX	TBD
Gross Rate	\$22.00
Rate Type	Triple Net



Space Overview

Suite 1,371 SF

Formerly dental specialist office. Adjacent to very successful pediatric clinic. On west service road just north of entrance to Beau Chene. Immediate availability.

26

141 Fairview Oaks Dr.

141 Fairview Oaks Drive Mandeville, LA 70471

Building Size	8,000 SF	Stories	2
Zoning	HC2	Traffic Count	
Street Frontage		Year Built / Renovated	2012
Typical Floor Size		Parking Ratio	
Key Tenants	Two appellant judges, One state supreme court judge		

Rental Rate

Base Rate	\$18.75
OPEX	TBD
Gross Rate	\$18.75
Rate Type	Triple Net

Amenities

Signage On Building and Monument



Space Overview

Suite 3 4	2,000 SF
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Formerly Cypress Smiles located on Hwy 22 in the highest demographic area of St Tammany Parish. Current layout includes 2 hygiene rooms, 1 private treatment room, reception, 2-3 offices, lab, and triage room, private and customer restrooms. The space is ready for immediate occupancy.

27

141 Fairview Oaks Dr.

141 Fairview Oaks Drive Mandeville, LA 70471

Building Size	8,000 SF	Stories	2
Zoning	HC2	Traffic Count	
Street Frontage		Year Built / Renovated	2012
Typical Floor Size		Parking Ratio	
Key Tenants	Judge Allison Penzato		

Rental Rate

Base Rate	\$18.75
OPEX	TBD
Gross Rate	\$18.75
Rate Type	Triple Net (NNN)



Space Overview

Suite 5 6	2,000 SF	Office Flex space with secondary uses for Medical.
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28

19399 Helenbirg Rd

19399 Helenbirg Road Covington, LA 70433

Building Size	8,754 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$12.00
OPEX	TBD
Gross Rate	\$12.00
Rate Type	Modified Gross



Space Overview

Suite 207	1,000 SF	Suite 207 is 1000 SF and located on the 2nd floor. It has 2 offices, a kitchenette, storage, and a reception area. New carpet and new paint.
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29

19399 Helenbirg Rd

19399 Helenbirg Road Covington, LA 70433

Building Size	8,754 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$12.00
OPEX	TBD
Gross Rate	\$12.00
Rate Type	Modified Gross



Space Overview

Suite 208 1,250 SF

Suite 208 is 1,250 SF and has 5 offices, kitchenette, and reception area on the 2nd floor. Move-in ready and convenient location near I-12 and Hwy 190.

30

Covington Office For Lease

9 Starbrush Circle Covington, LA 70433

Building Size	10,000 SF	Stories	2
Zoning	COMMERCIAL	Traffic Count	
Street Frontage		Year Built / Renovated	2004
Typical Floor Size		Parking Ratio	1.1 /1,000
Key Tenants			

Rental Rate

Base Rate	\$15.00
OPEX	\$3.50
Gross Rate	\$18.50
Rate Type	Triple Net



Space Overview

Suite 203 1,300 SF

Suite 203 available on second floor of this Class A Office Building in the Timber Branch Subdivision. Suite has elevator access and is to be built to tenant's plans. NNN lease with NNN charges at approximately \$3.50 PSF. Owner will cap NNN charges for 2 years. Prime location with lots of new construction abound.

Normandy Oaks Office Suite

195 Greenbriar Boulevard Covington, LA 70433

Building Size	20,622 SF	Stories	2
Zoning	HC-2	Traffic Count	
Street Frontage		Year Built / Renovated	2005
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$16.00
OPEX	TBD
Gross Rate	\$16.00
Rate Type	Modified Gross



Space Overview

Suite	2,064 SF	Office space available for lease with a Modified Gross structure.
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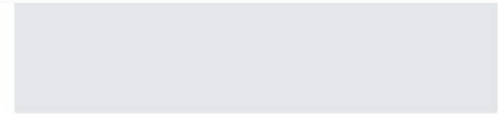
1127 N Causeway Blvd

1127 North Causeway Boulevard Mandeville, LA 70471

Building Size	1,108 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2003
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$23.00
OPEX	TBD
Gross Rate	\$23.00
Rate Type	Modified Gross



Structure	Modified Gross
Building Class	A
Number of Buildings	1
Floors	1
Year Built	2003
Property Status	Existing
County	St. Tammany Parish
Available	2024-09-01
Created	2024-08-12
Updated	2024-10-14
Listing ID	12c997c9
Parcel APN	1141405052

Overview

1108 square foot commercial office space in excellent location. Located adjacent to 2 realty companies and an accounting firm. Nice open layout includes spacious reception area, large conference room, office space, work area, and kitchen. Modified gross lease at. Total of \$23 foot. Shorter lease term available at higher price. Great location for a title company or lender office.

Lease Spaces

Rate	Footage
\$2,000 /Month	1,108 SF

Space Overview

Suite 1	1,108 SF	Nice open layout includes spacious reception area, large conference room, office space, work area, and kitchen.
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33

Holiday Square Shopping Center

North Highway 190 Covington, LA 70433

Building Size	55,363 SF	Stories	1
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	1985
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$10.00-\$18.00
OPEX	TBD
Gross Rate	\$10.00-\$18.00
Rate Type	Triple Net



Space Overview

Suite D 1	14,175 SF
Suite A 1	1,600 SF

34

Unique Office Space Mandeville

823 Wilkinson Street Mandeville, LA 70448

Building Size	1,298 SF	Stories	1
Zoning	B-2	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	TBD
Rate Type	Full Service



Space Overview

Suite 1,770 SF

Office space available with a large main entry room, two large offices downstairs, and one large office space upstairs. Full bath and kitchen included. Extra lot for parking and storage.

35

Northpark Corporate Center

109 Northpark Boulevard Covington, LA 70433

Building Size	115,000 SF	Stories	5
Zoning	HC-3	Traffic Count	
Street Frontage		Year Built / Renovated	1986
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$26.00
OPEX	TBD
Gross Rate	\$26.00
Rate Type	TBD



Space Overview

Suite Entire Floor	21,129 SF
Suite 300	11,071 SF
Suite 220	5,675 SF
Suite 520	4,132 SF
Suite 308	2,276 SF

36

The Arbor Center

515 North Causeway Boulevard Mandeville, LA 70448

Building Size	7,142 SF	Stories	1
Zoning	B-2 - HIGHWAY BUSINESS DISTRICT	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants	Pat Gallagher's 527 Restaurant, Hair Salon, Phone Repair, Dental Office, KV Workspace		

Rental Rate

Base Rate	\$22.00
OPEX	TBD
Gross Rate	\$22.00
Rate Type	TBD



Space Overview

Suite 517	1,071 SF	Large open space, one office, one restroom, front and rear doors.
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37

Mandeville Office Space

4040 Florida Street Mandeville, LA 70448

Building Size	10,000 SF	Stories	2
Zoning		Traffic Count	
Street Frontage		Year Built / Renovated	2005
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$13.00
OPEX	\$12.00
Gross Rate	\$25.00
Rate Type	Triple Net

<p>Overview</p> <p>Mins to causeway... Executive offices, reception area, conference room, kitchen, work room and private bathrooms. \$12.00 per sqft NNN. Move in Ready, new paint and new carpet just installed.</p> <p>Lease Spaces</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Rate</th> <th style="text-align: left;">Footage</th> </tr> </thead> <tbody> <tr> <td>Suite 101</td> <td>\$13 /SF/Year</td> <td>2,500 SF</td> </tr> </tbody> </table>	Name	Rate	Footage	Suite 101	\$13 /SF/Year	2,500 SF	<table border="0" style="width: 100%;"> <tr> <td>Structure</td> <td style="text-align: right;">NNN</td> </tr> <tr> <td>Building Class</td> <td style="text-align: right;">B</td> </tr> <tr> <td>Min Divisible</td> <td style="text-align: right;">1,300</td> </tr> <tr> <td>Max Contiguous</td> <td style="text-align: right;">1,300</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Floors</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Year Renovated</td> <td style="text-align: right;">2005</td> </tr> <tr> <td>Construction Siding</td> <td style="text-align: right;">Brick</td> </tr> <tr> <td>Construction Type</td> <td style="text-align: right;">Masonry</td> </tr> <tr> <td>Rentable SF</td> <td style="text-align: right;">1,900</td> </tr> <tr> <td>Nearest MSA</td> <td style="text-align: right;">New Orleans-Metairie</td> </tr> <tr> <td>Property Status</td> <td style="text-align: right;">Existing</td> </tr> <tr> <td>County</td> <td style="text-align: right;">St. Tammany Parish</td> </tr> <tr> <td>Transacted</td> <td style="text-align: right;">2018-02-27</td> </tr> <tr> <td>Created</td> <td style="text-align: right;">2017-12-05</td> </tr> <tr> <td>Updated</td> <td style="text-align: right;">2023-07-10</td> </tr> <tr> <td>Listing ID</td> <td style="text-align: right;">b95ff471</td> </tr> <tr> <td>Parcel APN</td> <td style="text-align: right;">1140287385</td> </tr> </table>	Structure	NNN	Building Class	B	Min Divisible	1,300	Max Contiguous	1,300	Number of Buildings	1	Floors	2	Year Renovated	2005	Construction Siding	Brick	Construction Type	Masonry	Rentable SF	1,900	Nearest MSA	New Orleans-Metairie	Property Status	Existing	County	St. Tammany Parish	Transacted	2018-02-27	Created	2017-12-05	Updated	2023-07-10	Listing ID	b95ff471	Parcel APN	1140287385
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Space Overview

Suite 101	2,500 SF
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Freestanding Retail, Restaurant, Office

900 North Causeway Boulevard Mandeville, LA 70448

Building Size	5,000 SF	Stories	1
Zoning		Traffic Count	60,000 VPD
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants			

Rental Rate

Base Rate	\$28.00
OPEX	TBD
Gross Rate	\$28.00
Rate Type	Triple Net (NNN)



Space Overview

Suite 900 2 A	1,500 SF	Newly renovated white box, with updated electrical, HVAC, bathrooms.
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Northlake Corporate Centre

Highway 190 Covington, LA

Building Size	32,126 SF	Stories	2
Zoning	HC-2 - HIGHWAY COMMERCIAL 2	Traffic Count	
Street Frontage		Year Built / Renovated	2008
Typical Floor Size		Parking Ratio	128 spaces

Key Tenants

Rental Rate

Base Rate	\$20.00
OPEX	TBD
Gross Rate	\$20.00
Rate Type	Modified Gross

Amenities

Ample parking, On-site water treatment facility, and Emergency generator



Space Overview

Suite 102	2,675 SF	Suite 102 is available & recently updated restrooms located outside office by elevator.
Suite 100	1,729 SF	Suite 100 is also available next door.

40

The Arbor Center

515 North Causeway Boulevard Mandeville, LA 70448

Building Size	7,142 SF	Stories	1
Zoning	B-2 - HIGHWAY BUSINESS DISTRICT	Traffic Count	
Street Frontage		Year Built / Renovated	
Typical Floor Size		Parking Ratio	
Key Tenants	Pat Gallagher's 527 Restaurant, Hair Salon, Phone Repair, Dental Office, KV workspace		

Rental Rate

Base Rate	\$20.00
Rate Type	Full Service



Space Overview

Suite 515+519	2,378 SF	Furnished office space with reception area, three private offices, conference room, and open bull pen.
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