

For Lease

Office Building

Mandeville, Louisiana



Old Mandeville Office

717 Carroll Street &
2150 General Pershing
Mandeville, Louisiana 70448

Property Highlights

- Well Maintained & Well Managed Building
- Ample Off Street Parking (True Luxury for the Area)
- Short Distance to Major Thoroughfares (Causeway, HWY 190, & HWY 59)

Property Description

Multi-Unit general office building located in picturesque Old Mandeville along the Tammany Trace. The subject property consists of two spaces 717 Carroll St (3,476 SF) and 2150 General Pershing (4,636 SF). Each space can be leased separately at an offering rate of \$14.75 SF/YR Modified Gross or **combined for a total of 8,112 SF offered at \$13.75 SF/yr Modified Gross.**

Lease Rate

\$13.75 - \$14.75 SF/yr (MG)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,028	11,052	18,969
Total Population	5,257	30,715	51,856
Average HH Income	\$87,768	\$100,399	\$98,091

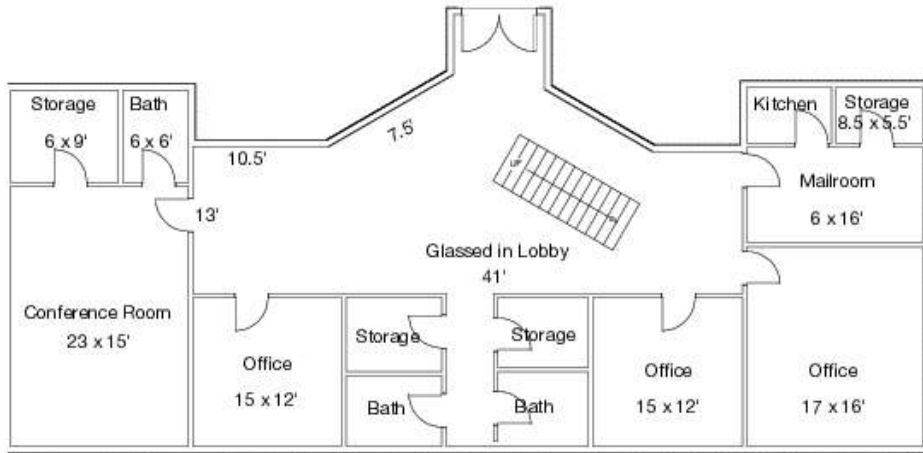
Available Spaces

Spaces	Lease Rate	Size (SF)
717 Carroll	\$14.75 SF/yr	3,476
2150 General Pershing	\$14.75 SF/yr	4,636
717 Carroll Street & 2150 General Pershing	\$13.75 SF/yr	8,112

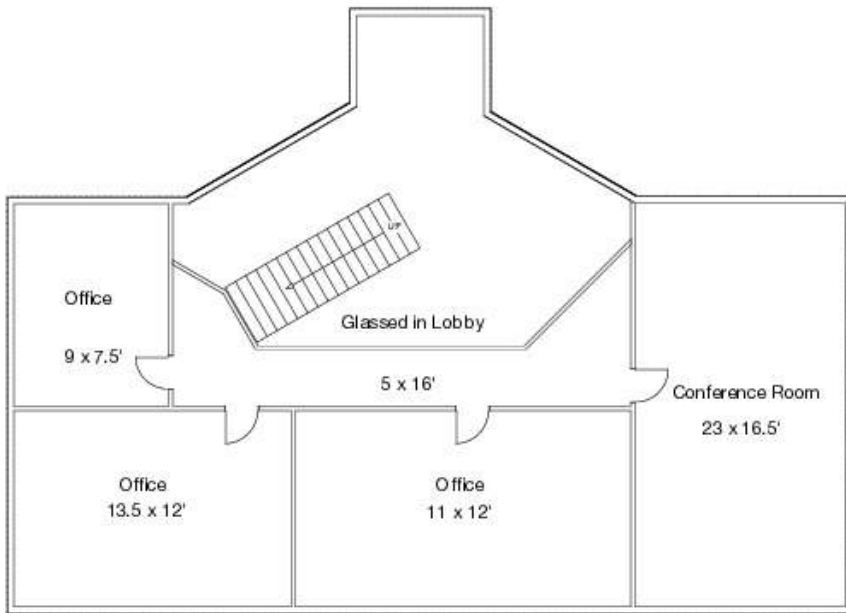
For more information

Ryan Pearce

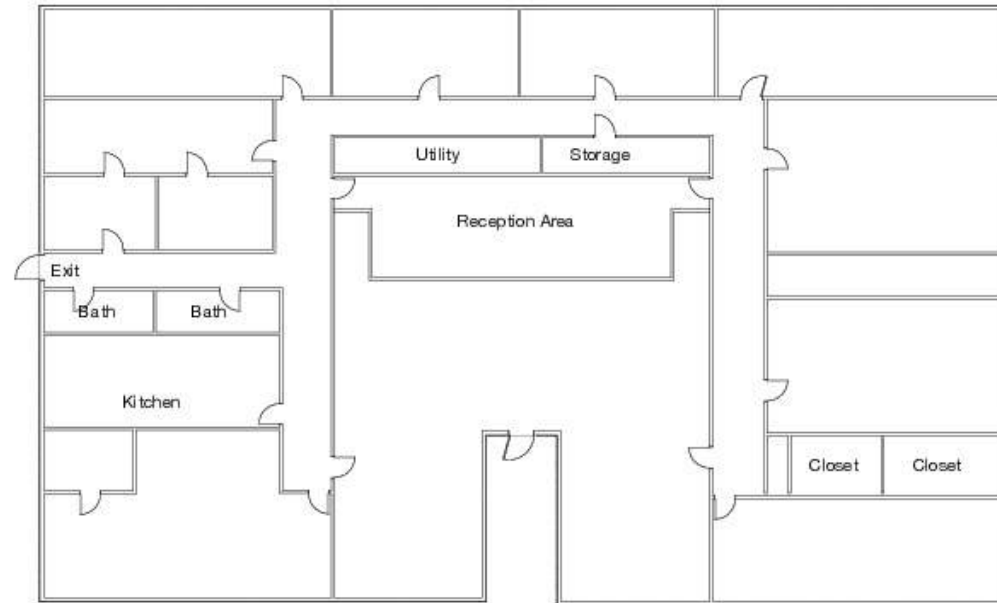
O: 504 569 9300 | C: 504 444 1503
rpearce@latterblum.com



717 Carroll Street First Floor



717 Carroll Street Second Floor



2150 General Pershing

Additional Photos





NEARBY ATTRACTIONS TO SUBJECT PROPERTY

Mandeville Trailhead / Tammany Trace : Originally a corridor for the Illinois Central Railroad, the Tammany Trace is now a hike and bike trail that spans from downtown Covington, through Abita Springs, Mandeville and Lacombe and ends in Slidell.. Open since 2002, the Mandeville Trailhead hosts free concerts and the farmers market, every Saturday, which offers everything from fresh produce, specialty foods, arts & crafts from local vendors.

Old Rail Brewing Company: Old Rail Brewing Company honors the deep history of Mandeville and its famous timber trains with a gathering place for friends and neighbors like no other. Located on the Tammany Trace (Louisiana's only Rails-To-Trails line), Old Rail Brewing was built tall and strong... a place for sharing the topics of the day and sipping a pint of house-brewed handcrafted beer of the highest quality.

Dew Drop Jazz Hall: A small wooden building constructed in 1895 on Lamarque Street, nestled in a grove of ancient live oaks, is now considered the world's oldest virtually unaltered rural jazz dance hall.

Sunset Point: Open 24 hours and free to the public. The Sunset Point pier extends over 400 feet onto Lake Pontchartrain with views of the world-famous Causeway Bridge, and, as the name hints, a great place to watch awe-inspiring sunsets. The pier has public restrooms, picnic tables onshore and water connections at the end of the pier for cleaning fish.



Mandeville Attractions Map

Featured

- The Rusty Pelican
- Rips on the Lake
- The Beach House
- The Lake House
- Barley Oak
- Mandeville Trailhead
- Dew Drop Jazz & Social Hall
- Northlake Nature Center
- Fontainebleau State Park

