





Property Overview

Located in the Historic District of downtown Covington, this well appointed office building is adjacent to the Tammany Trace and in walking distance to most downtown Covington attractions.

The subject property is well-appointed and in immaculate condition. Its floorplan can accommodate a wide array of office users given the number of private and open areas throughout. Of note is its 850 SF data center closet, complete with separate HVAC service.

Potential Lease Scenarios

- Option 1: Subdivided into 8,740 SF & 28,000 SF Units
- Option 2: Subdivided into 16,300 SF & 18,500 SF Units
- Option 3: Subdivided into 7,560 SF, 8,740 SF, & 18,500 SF Units





Location Description

Subject property is located in Covington near the intersection of three rivers – the Abita, the Bogue Falaya and the Tchefoncté rivers and is adjacent to the Tammany Trace (31 Mile Asphalt Trail). Art, government, nature and commerce converge in this quaint downtown area. Covington is the seat of St. Tammany Parish government, as well as an artist haven, boasting eclectic shopping and sidewalk cafes seasoned with turn of the century charm. Fine art galleries, antique shops, home furnishing stores and clothing boutiques make downtown Covington a unique shopping and dining area.

Site Description

Located on Covington Centre, minutes from N. Collins Blvd/US HWY 190. Covington Centre is a private street that runs along the south side of the property. This places the property about 3.5 miles north of I-12, inside Covington corporate limits, and a quick walk to all the offerings of downtown Covington. Subject property abuts the Tammany Trace, a popular walking/biking trail linking Covington to Abita Springs.

The Community Business District w/ Mixed Use Overlay (CBD - MU) Zoning is representative of the core downtown business and retail area. The district intends to recognize the unique and historic character of the pedestrian oriented area that combines residential and small scale commercial buildings.

Location Information

Building Name	Covington Centre Office Building
Street Address	2100 Covington Centre
City, State, Zip	Covington, LA 70433
Parish (County)	Saint Tammany
Market	New Orleans - (MSA)
Sub-market	Northshore-West St Tammany
Cross-Streets	Village Walk Rd East Gibson St

Building Information

Building Size	41,095 SF
Ceiling Height	10 ft
Gross Leasable Area	41,095 SF
Construction Status	Existing
Framing	Masonry and Steel
Roof	Metal
Walls	Wood & Metal Frame
Ceilings	Suspended Acoustic Tile
Floor Coverings	Carpet & Vinyl Tile
Foundation	Concrete slab

Property Information

Lot Size	3.643 Acres
APN #	1060070424
Lot Frontage	415 ft
Lot Depth	360 ft

Parking & Transportation

Parking Ratio	4.72
Number of Parking Spaces	194
Receiving	(1) Dock High

Utilities & Upgrades

HVAC	(17) Trane Rooftop Units Installed 2015
Data Center AC	(2) Leibert Units Installed 2016
Duro-Last Roof	Installed 2015
Gas Powered Back-Up Generators	(2) Generac 200K Watt
Carpet	Replaced 2012
Restroom	Updated 2010
Kitchen	Updated 2011

Pricing

Lease	\$15/SF/Yr to \$18/SF/Yr NNN
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KEY FACTS

107,179

Population

40.4

Median Age



2.7
Average Household Size

BUSINESS



6,473

Total Businesses



55,609

Total Employees

EDUCATION

5%

No High School Diploma



20%
High School Graduate



27%
Some College



48%
Bachelor's/Grad/Prof Degree

INCOME



\$80,980
Median Household Income



\$41,334
Per Capita Income



\$192,570
Median Net Worth

EMPLOYMENT



75%

White Collar



14%

Blue Collar



11%

Services

15.8%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (17.4%)

The smallest group: \$25,000 - \$34,999 (6.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-1.1%	█
\$15,000 - \$24,999	7.7%	-2.3%	█
\$25,000 - \$34,999	6.4%	-2.2%	█
\$35,000 - \$49,999	10.2%	-1.6%	█
\$50,000 - \$74,999	14.4%	-1.2%	█
\$75,000 - \$99,999	13.3%	-0.4%	█
\$100,000 - \$149,999	17.4%	+2.1%	█
\$150,000 - \$199,999	10%	+2.2%	█
\$200,000+	13.2%	+4.6%	█

Bars show deviation from St. Tammany Parish

THRIVE2023

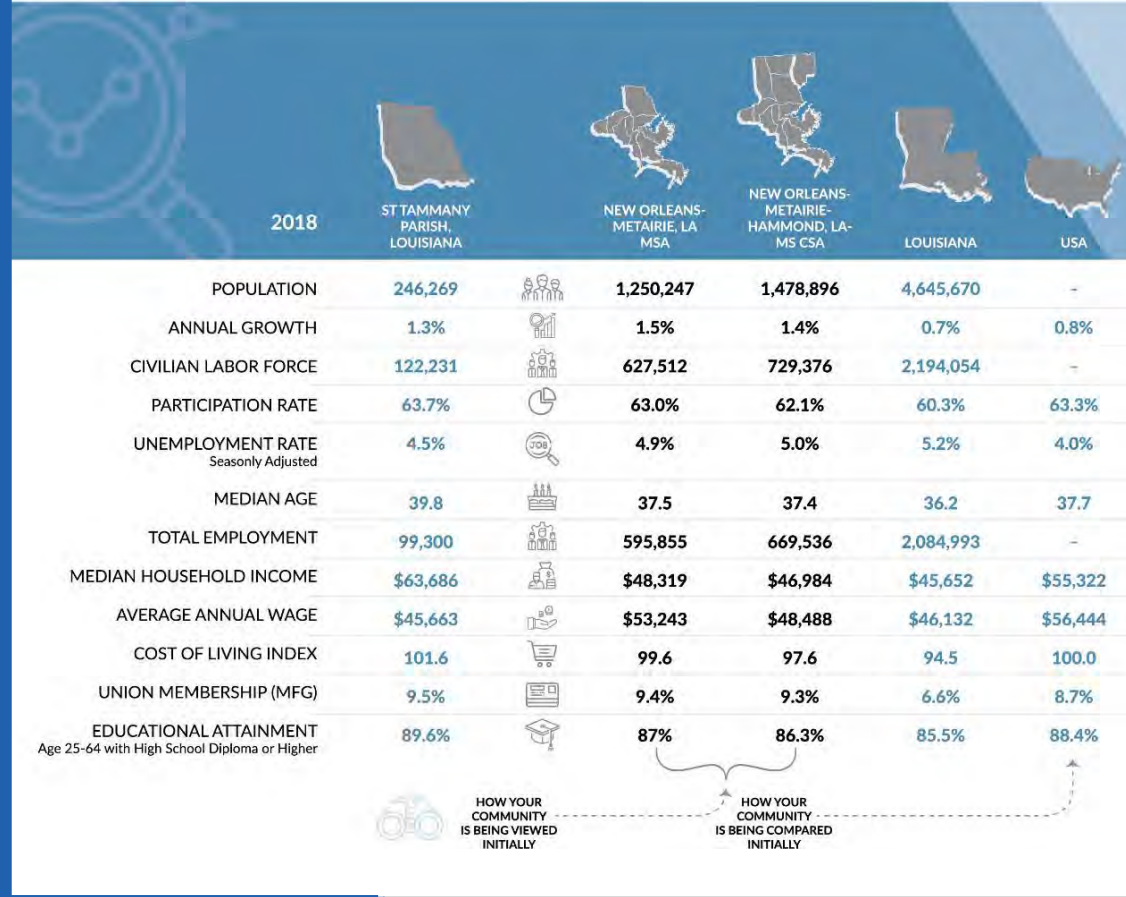
— St. Tammany's 5 Year Economic Development Strategic Plan —

Industry Clusters

The following table outlines St. Tammany's top six industry clusters, sorted by share of jobs in the total local economy, and compares them to the top industry clusters of the CSA and MSA.

Top Six Industry Clusters: Comparing the CSA, MSA, and St. Tammany Parish

NEW ORLEANS-METAIRIE-HAMMOND, LA-MS CSA	NEW ORLEANS-METAIRIE, LA MSA	ST TAMMANY PARISH, LA	- CHANGE IN EMPLOYMENT -	
			10-YEAR HISTORICAL	5-YEAR FORECAST
Health Care & Social Services Assistance (14.1%) (LQ 0.99)	Health Care & Social Services Assistance (13.6%) (LQ 0.95)	Health Care & Social Services Assistance (15.8%) (LQ 1.10)	2.4%	2.2%
Accommodations & Food Service (12.9%) (LQ 1.43)	Accommodations & Food Service (13.3%) (LQ 1.47)	Retail Trade (14.3%) (LQ 1.34)	0.5%	0.9%
Retail Trade (11.3%) (LQ 1.06)	Retail Trade (10.9%) (LQ 1.02)	Accommodations & Food Service (11.6%) (LQ 0.71)	2.7%	1.3%
Manufacturing (LQ 0.65) & Transportation/Warehousing (LQ 1.17) (10.5%)	Manufacturing (LQ 0.64) & Transportation/Warehousing (LQ 1.20) (10.6%)	Educational Services (9.5%) (LQ 1.29)	1.2%	1.1%
Educational Services (8.7%) (LQ 1.06)	Educational Services (8.4%) (LQ 1.02)	Construction (7.8%) (LQ 1.40)	-0.3%	1.7%
Admin & Support & Waste Management & Rem Services (6.2%) (LQ 0.96)	Admin & Support & Waste Management & Rem Services (6.4%) (LQ 0.99)	Manufacturing (LQ 0.48) & Transportation/Warehousing (LQ 0.76) (7.2%)	4.3%	0.1%
			2.6%	1.3%



2018

	ST TAMMANY PARISH, LOUISIANA	NEW ORLEANS-METAIRIE, LA MSA	NEW ORLEANS-METAIRIE-HAMMOND, LA-MS CSA	LOUISIANA	USA
POPULATION	246,269	1,250,247	1,478,896	4,645,670	-
ANNUAL GROWTH	1.3%	1.5%	1.4%	0.7%	0.8%
CIVILIAN LABOR FORCE	122,231	627,512	729,376	2,194,054	-
PARTICIPATION RATE	63.7%	63.0%	62.1%	60.3%	63.3%
UNEMPLOYMENT RATE Seasonally Adjusted	4.5%	4.9%	5.0%	5.2%	4.0%
MEDIAN AGE	39.8	37.5	37.4	36.2	37.7
TOTAL EMPLOYMENT	99,300	595,855	669,536	2,084,993	-
MEDIAN HOUSEHOLD INCOME	\$63,686	\$48,319	\$46,984	\$45,652	\$55,322
AVERAGE ANNUAL WAGE	\$45,663	\$53,243	\$48,488	\$46,132	\$56,444
COST OF LIVING INDEX	101.6	99.6	97.6	94.5	100.0
UNION MEMBERSHIP (MFG)	9.5%	9.4%	9.3%	6.6%	8.7%
EDUCATIONAL ATTAINMENT Age 25-64 with High School Diploma or Higher	89.6%	87%	86.3%	85.5%	88.4%

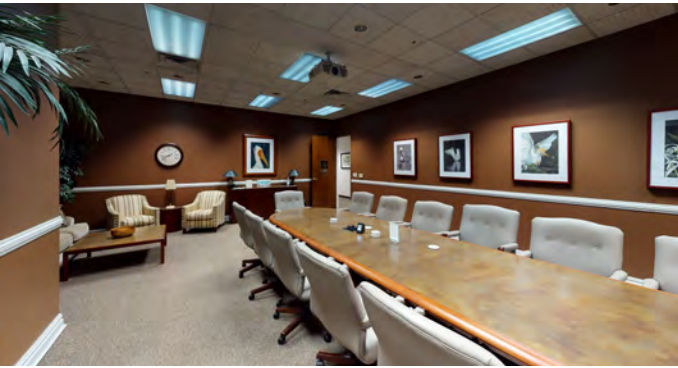
HOW YOUR COMMUNITY IS BEING VIEWED INITIALLY

HOW YOUR COMMUNITY IS BEING COMPARED INITIALLY

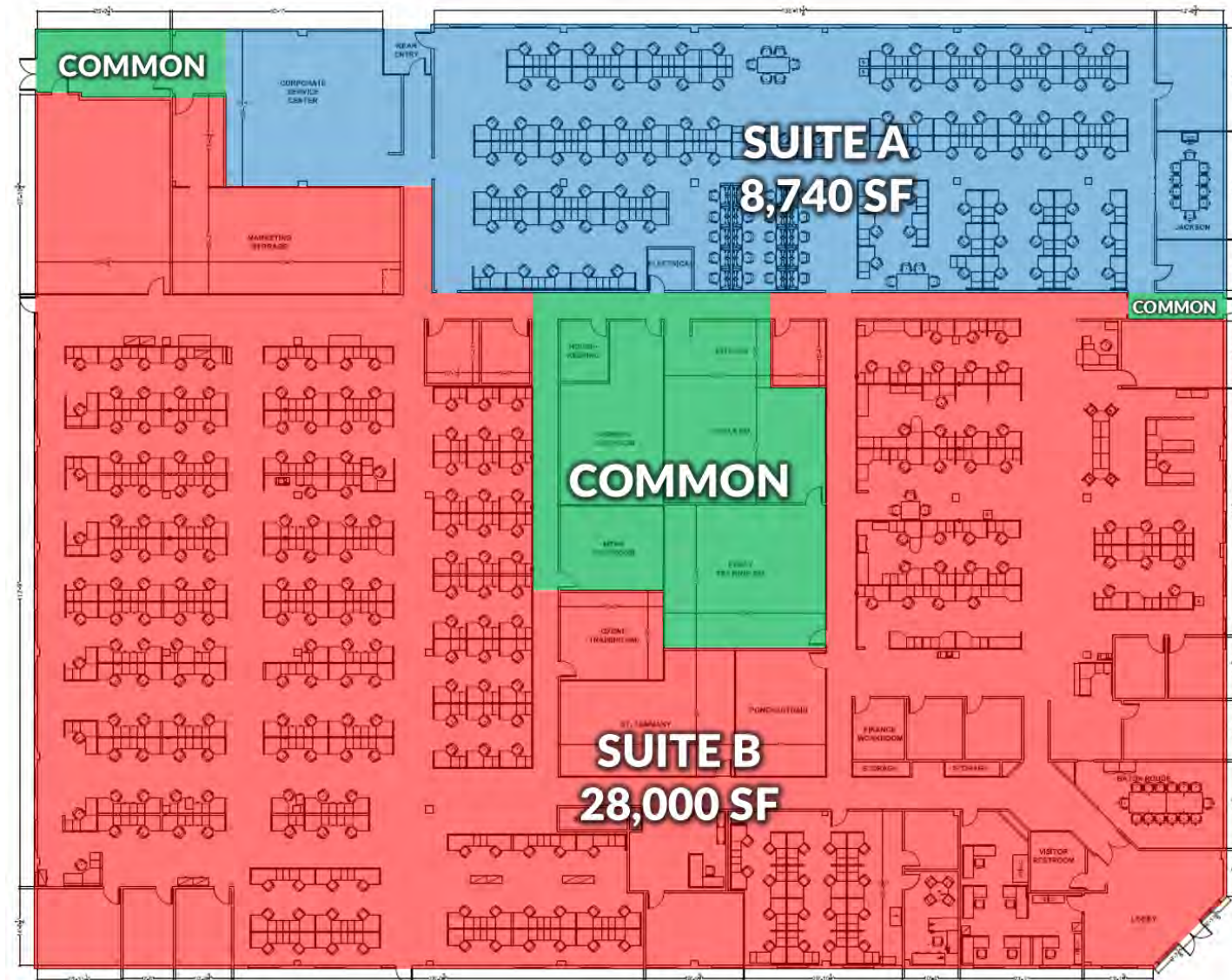
Overview

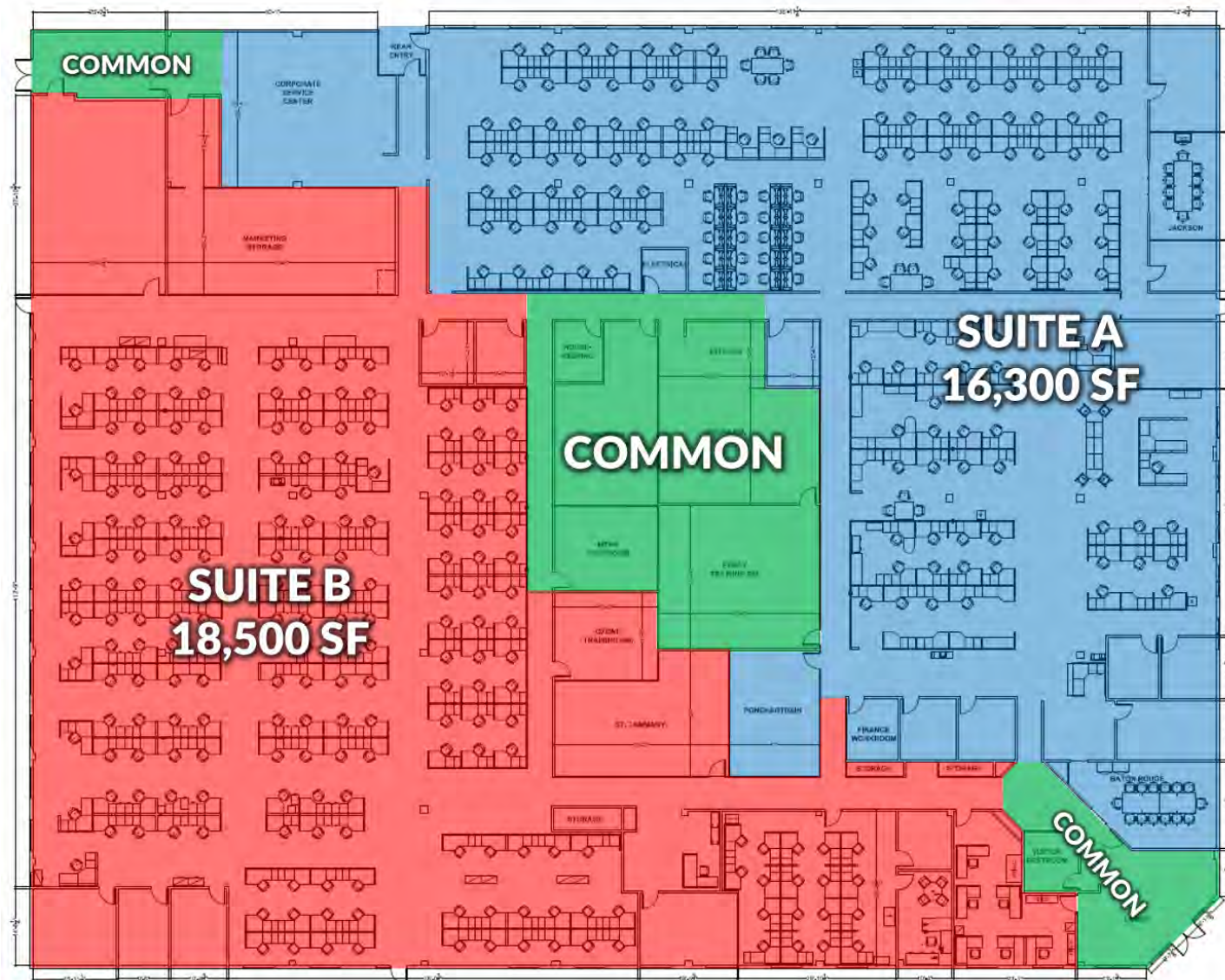
The comparison table, with data from JobsEQ, provides a comparison of St. Tammany Parish with its respective MSA, CSA, the state of Louisiana, and the nation as a whole. The population of St. Tammany Parish is nearing 260,000, with growth of about 17,500 during the past five years. Current estimates are that growth will continue, between 2018-2023 with a projected net population gain of just fewer than 13,000. The parish is home to more than 100,000 jobs, with strong growth of approximately 7,700 net new jobs added in the past five years and more than 7,000 net new jobs projected for the next five.

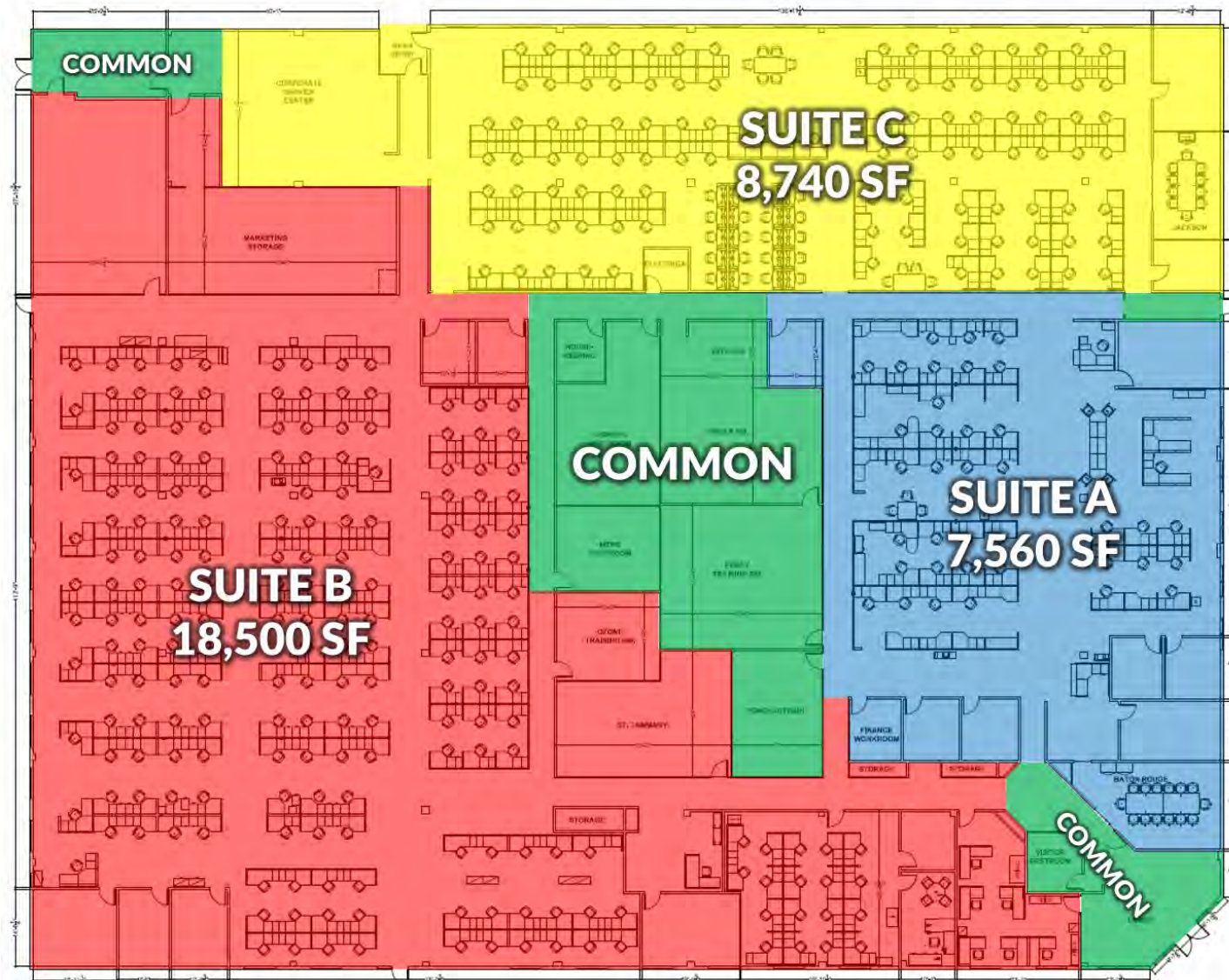














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