

# Bank of Louisiana Office Complex

## 636 Gause Blvd, Slidell, LA 70458



Listing ID: 30145146  
 Status: Active  
 Property Type: Office For Lease  
 Office Type: Executive Suites, Governmental  
 Contiguous Space: 417 - 2,662 SF  
 Total Available: 5,870 SF  
 Lease Rate: \$12 - 14 PSF (Annual)  
 Base Monthly Rent: \$486.50 - 2,430  
 Lease Type: Full Service, Gross Lease



### Overview/Comments

#### FULL SERVICE LEASE

Prime location office building on Gause Boulevard with high traffic, great visibility, excellent parking and is a well-established office building in the Slidell market. Interstate access to I-10 is roughly 1 mile with great nearby amenities such as Slidell Memorial Hospital and ample restaurant choices.

#### More Information Online

<https://stirlingprop.catylist.com//listing/30145146>

#### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	tempapn29986732	Class of Space:	Class B
Office Type:	Executive Suites, Governmental, High-Tech, Medical, Office Building	Building/Unit Size (RSF):	13,800 SF
Building Name:	Bank of Louisiana	Land Area:	1.10 Acres

### Available Space

Suite/Unit Number:	200	Space Description:	Current layout has 6 offices with a main reception and lobby area.
Suite Floor/Level:	2	Space Type:	Relet
Space Available:	1,747 SF	Date Available:	07/17/2017
Minimum Divisible:	1,747 SF	Lease Rate:	\$12 - 14 PSF (Annual)
Maximum Contiguous:	1,747 SF	Lease Type:	Full Service
Space Subcategory 1:	Office Building		

### Available Space

Suite/Unit Number:	203	Space Description:	Former Government Office space. Can be expanded to include Suite 202.
Suite Floor/Level:	2	Space Type:	Relet
Space Available:	1,623 SF	Date Available:	07/17/2017
Minimum Divisible:	1,623 SF	Lease Rate:	\$12 - 14 PSF (Annual)
Maximum Contiguous:	1,623 SF	Lease Type:	Full Service
Space Subcategory 1:	Office Building		

### Available Space

Suite/Unit Number:	302	Space Subcategory 1:	Office Building
Suite Floor/Level:	3	Space Description:	Former Government Office Space. Currently includes suite 301 but can be subdivided.
Space Available:	2,083 SF	Space Type:	Relet
Minimum Divisible:	2,083 SF	Date Available:	07/17/2017
Maximum Contiguous:	2,662 SF		

Lease Rate: \$12 - 14 PSF (Annual)  
Lease Type: Full Service

### Available Space

Suite/Unit Number:	304	Space Type:	Relet
Space Available:	417 SF	Date Available:	01/01/2020
Minimum Divisible:	417 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	417 SF	Lease Rate:	\$14 PSF (Annual)
Space Description:	Suite includes private restroom.	Lease Type:	Gross Lease

### Area & Location

Property Located Between:	On Gause Blvd between Highway 11 and I-10	Highway Access:	Great access to both Highway 11 and I-10/12
Property Visibility:	Excellent	Airports:	New Orleans International

Site Description Built circa 1980 along with another Bank of Louisiana building on Severn in New Orleans this building as officed Insurance, Medical, Government, Financial, and many other industries.

### Building Related

Total Number of Buildings:	1	Total Parking Spaces:	66
Number of Stories:	3	Loading Doors:	0
Typical SF / Floor:	6,000 SF	Loading Docks:	0
Year Built:	1980	Passenger Elevators:	1
Roof Type:	Flat	Freight Elevators:	0
Parking Type:	Surface		

Exterior Description Flat white exterior with tall windows give the interior great natural light without allowing the sun to overwhelm the window pane.

### Location

Address: 636 Gause Blvd, Slidell, LA 70458  
County: Saint Tammany  
MSA: New Orleans-Metairie



## Property Images



Bank of LA



Building Lobby



Building Lobby



Lobby Skylight



Suite 200



Suite 203



Community Lounge



Suite 302



lobby\_Edit



lounge 2nd floor\_Edit



16917434\_Common\_Area\_Lounge\_Edit



skylight



stairs



Suite 304



Suite 304

## Property Contacts

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