Bank of Louisiana Office Complex 636 Gause Blvd, Slidell, LA 70458

Listing ID: Status: Property Type: Office Type: Contiguous Space: **Total Available:** Lease Rate: Base Monthly Rent: Lease Type:

30145146 Active Office For Lease **Executive Suites, Governmental** 417 - 2,662 SF 5.870 SF \$12 - 14 PSF (Annual) \$486.50 - 2,430 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: Office Type: tempapn29986732 Executive Suites, Governmental, High-Tech, Medical, Office Building Bank of Louisiana

Class of Space: Building/Unit Size (RSF): Land Area:

Class B 13,800 SF 1.10 Acres

07/17/2017

Available Snace

Building Name:

Available Space			
Suite/Unit Number:	200	Space Description:	Current layout has 6 offices with a main receptior
Suite Floor/Level:	2		and lobby area.
Space Available:	1,747 SF	Space Type:	Relet
Minimum Divisible:	1,747 SF	Date Available:	07/17/2017
Maximum Contiguous:	1,747 SF	Lease Rate:	\$12 - 14 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	Full Service
Available Space			
Suite/Unit Number:	203	Space Description:	Former Government Office space. Can be
Suite Floor/Level:	2		expanded to include Suite 202.
Space Available:	1,623 SF	Space Type:	Relet
Minimum Divisible:	1,623 SF	Date Available:	07/17/2017
Maximum Contiguous:	1,623 SF	Lease Rate:	\$12 - 14 PSF (Annual)
Space Subcategory 1:	Office Building	Lease Type:	Full Service

Available Space

Suite/Unit Number: Suite Floor/Level: Space Available: Minimum Divisible: Maximum Contiguous:

302 3 2,083 SF 2,083 SF 2,662 SF

Office Building Former Government Office Space. Currently includes suite 301 but can be subdivided. Relet

Space Subcategory 1:

Space Description:

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

Available Space

Area & Location			
Space Description:	Suite includes private restroom.	Lease Type:	Gross Lease
Maximum Contiguous:	417 SF	Lease Rate:	\$14 PSF (Annual)
Minimum Divisible:	417 SF	Lease Term (Months):	36 Months
Space Available:	417 SF	Date Available:	01/01/2020
Suite/Unit Number:	304	Space Туре:	Relet
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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: 63	6 Gause Blvd, Slidell, LA 70458
County: Sa	int Tammany
MSA: Ne	w Orleans-Metairie



Property Images



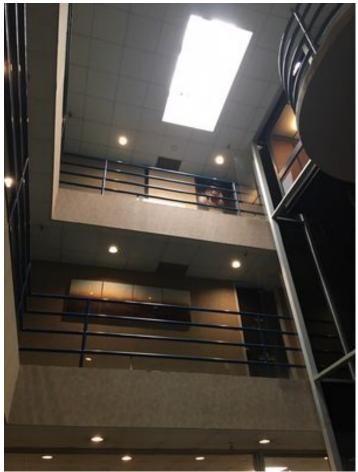
Bank of LA



Building Lobby



Building Lobby



Lobby Skylight



Community Lounge



Suite 200



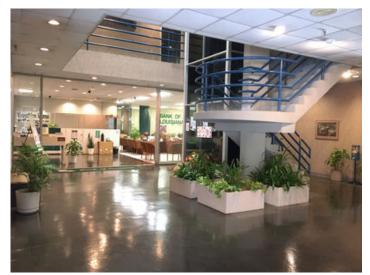
Suite 203



Suite 302



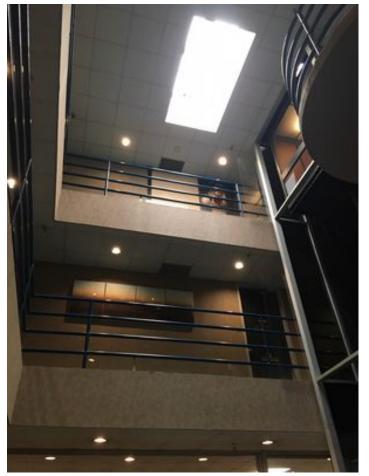
16917434_Common_Area_Lounge_Edit



lobby_Edit



lounge 2nd floor_Edit





skylight

stairs



Suite 304

Suite 304

Property Contacts



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