

PRESENTED BY  
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# Office Buildings by Classification

As defined by Building Owners and Managers Association (BOMA)

## ➤ Class A

- “The most prestigious buildings competing for premier office users with rents above average for the area.”
- High quality standard finishes
- State of the art systems
- Exceptional accessibility
- Definite market presence



Whitney Bank – 1301 Camellia Blvd.



Park Tower – 400 E. Kaliste Saloom Rd.



Chase Tower – 600 Jefferson St.

# Office Buildings by Classification

As defined by Building Owners and Managers Association (BOMA)

➤ Class B

- Office buildings that compete for “wide range of users with rents in the average range for the area.”
- Adequate systems and finishes

➤ Class C

- Office buildings aimed towards “tenants requiring functional space at rents below average for the area.”



2019



# General Office Data By Class 2018

➤ Class A (1,078,979 SF) +154,643 from 2017

- Avg. Rate \$24.83/sf gross
- 86% Occupancy Rate

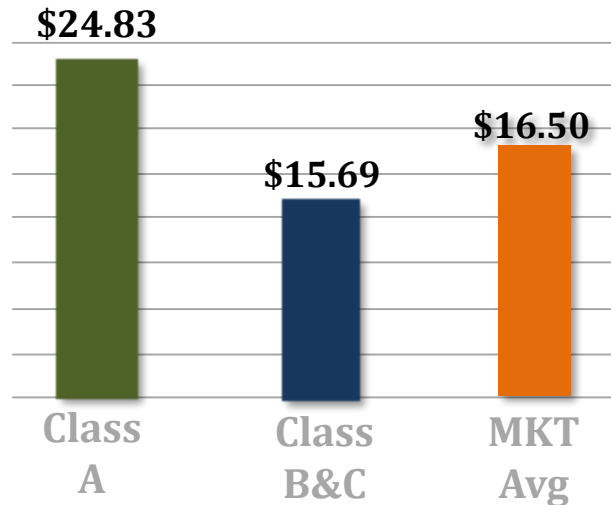
➤ Class B&C Combined (3,014,302 SF) -120,788 from 2016

- Avg. Rate \$15.69/sf gross
- 82% Occupancy Rate

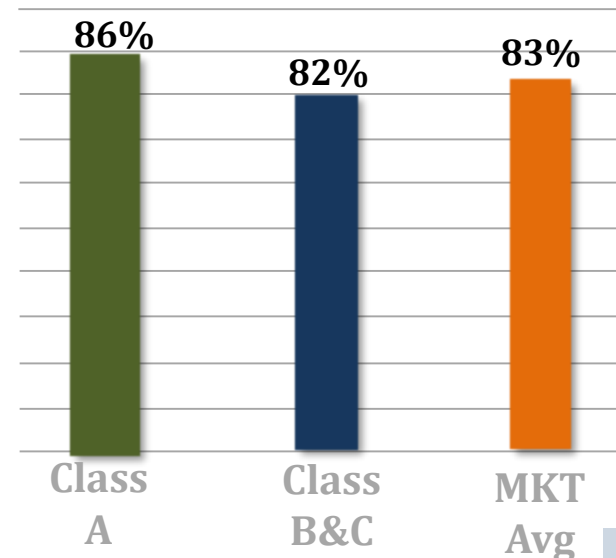
➤ Total Statistics (4,093,281 SF)

- Avg. Rate \$16.50/sf
- 83% Occupancy Rate

Rental Rates



Occupancy Rates



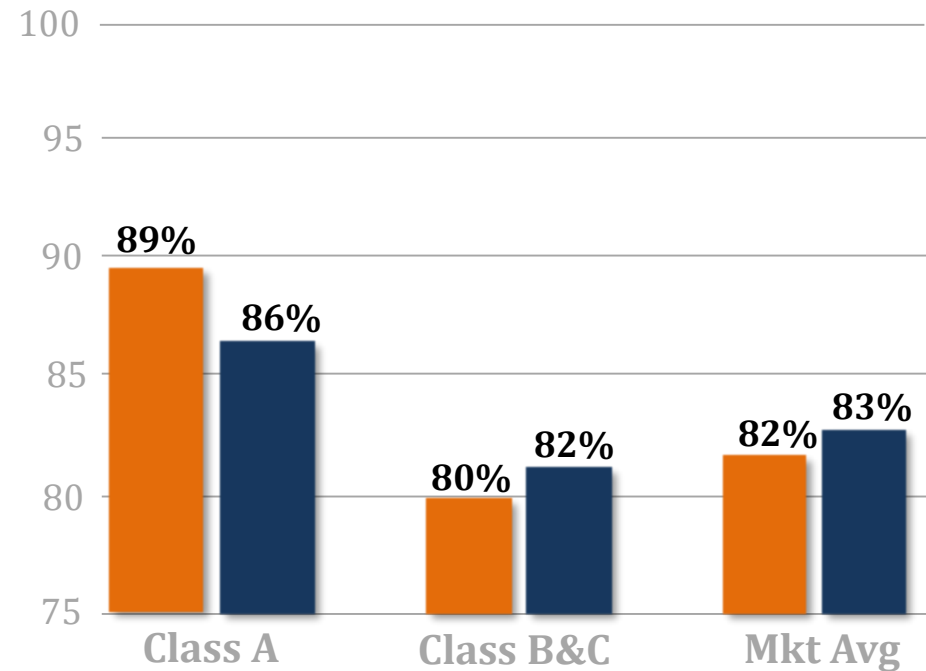
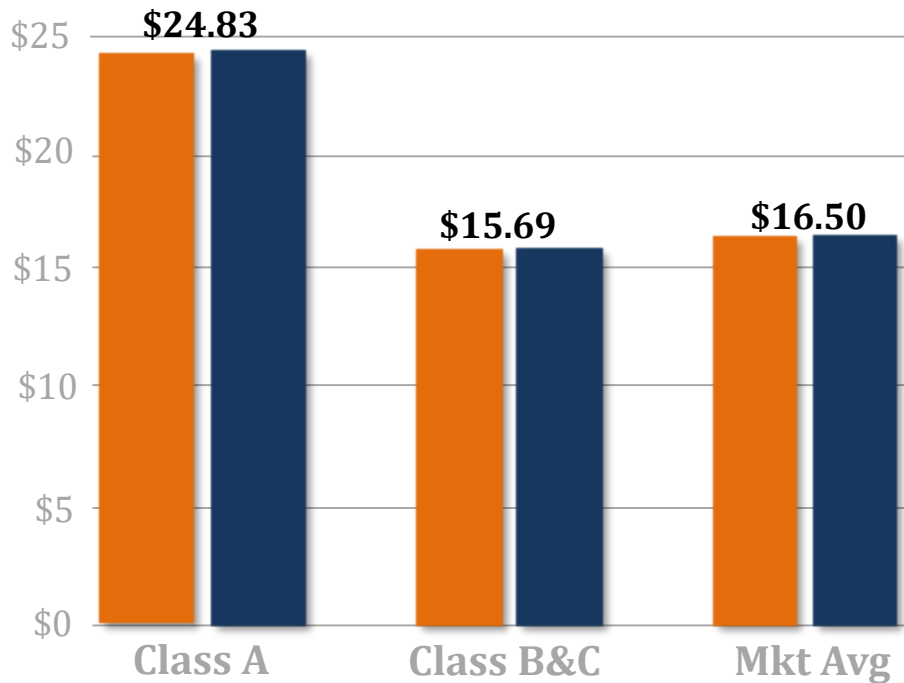
2019



# General Office Data Comparison By Class 2017 vs 2018

## Occupancy Rates

### Rental Rates (\$/sqft)



2017



2018

2019



# New Office Construction 2018 Update



2018

  
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# 309 Settlers Trace

16,000 Total Square Feet  
8,000 SF Currently Available  
\$24/sf NNN



# River Ranch Opportunities



2019

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# 425 Settlers Trace

15,000 SF Currently Available  
\$25/sf NNN



# 1308 Camellia

6,418 SF Currently Available  
\$25/sf NNN



# 1201 Camellia

6,400 SF Currently Available  
\$25/sf Full Service





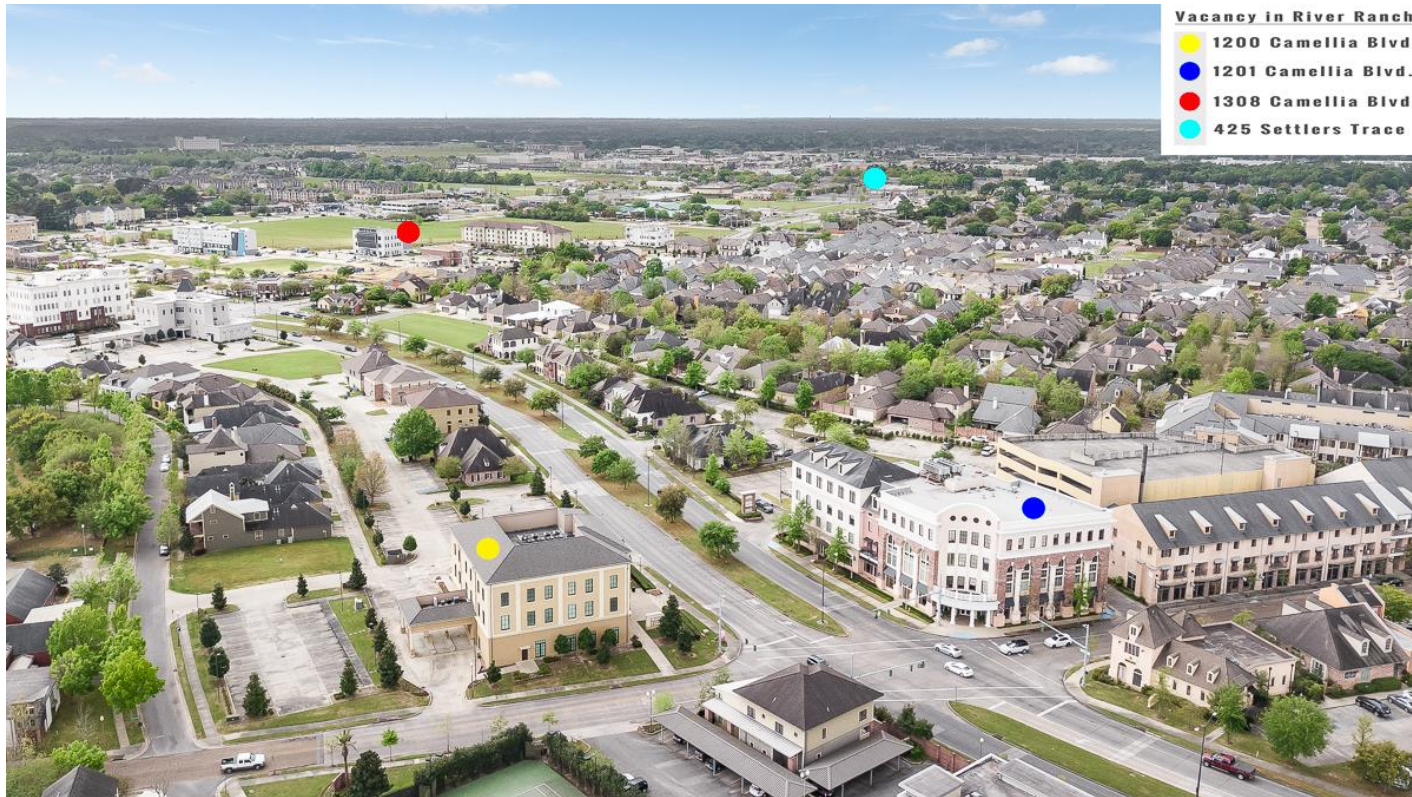
# 1200 Camellia

15,199 SF Currently Available  
\$21/sf Full Service



# River Ranch Office Space Available

51,017 Total Square Feet Currently Available



2019

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# The Summit

## 5750 Johnston Street

Before 2018 renovations

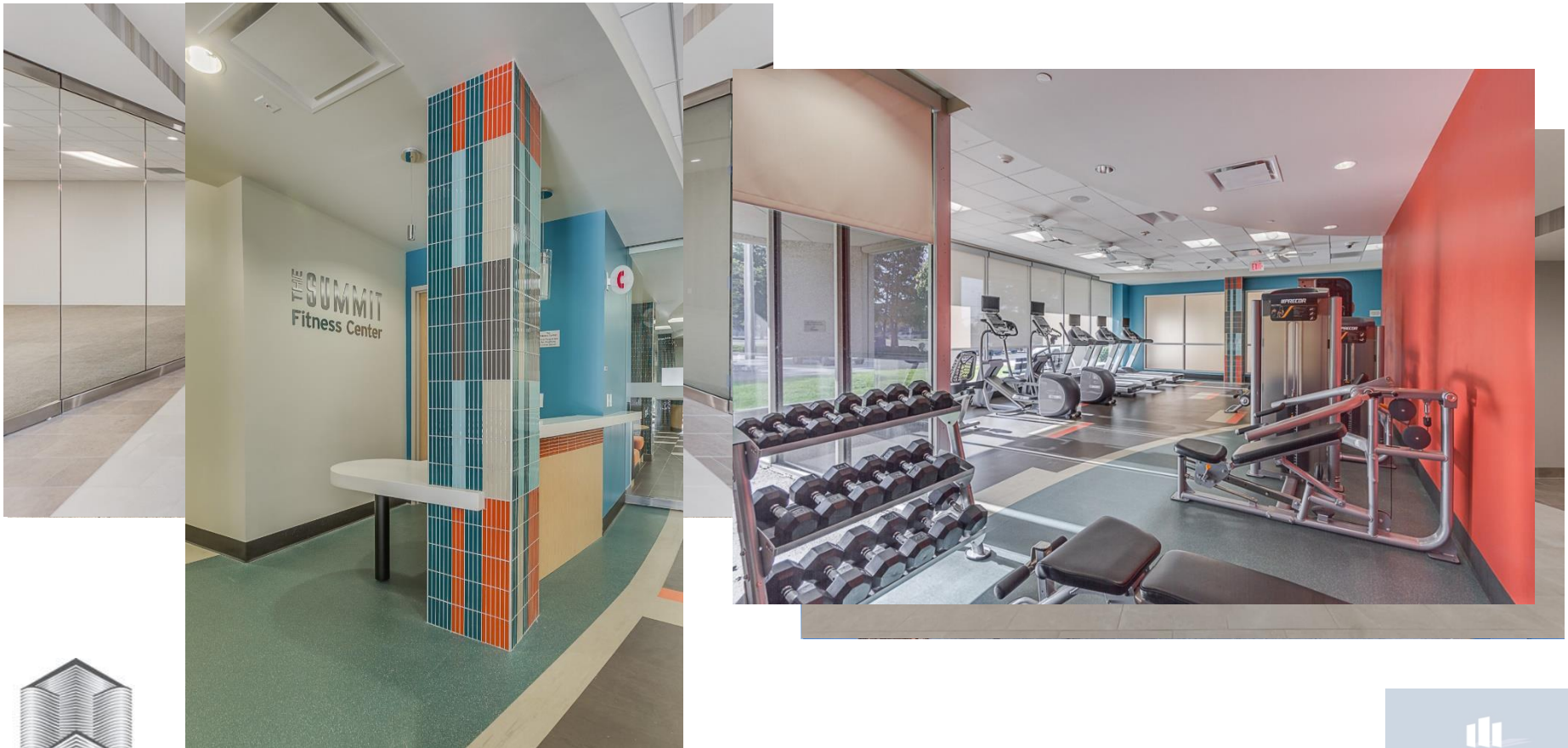


2019

# The Summit

## 5750 Johnston Street

After Renovations  
Now Classified as Class A space

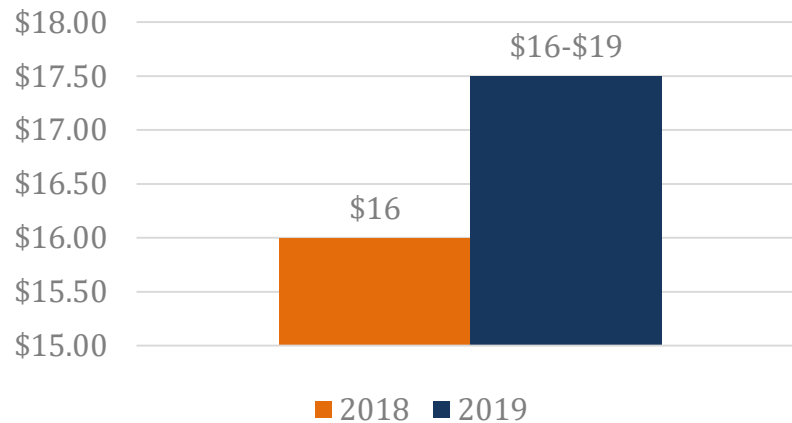


# The Summit

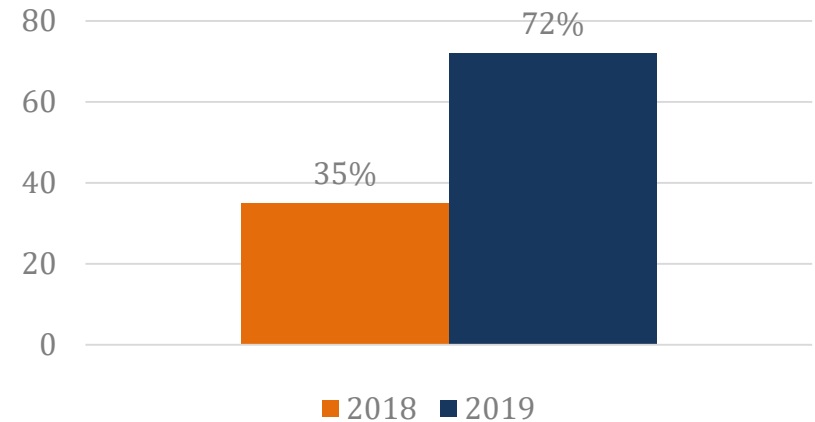
## 5750 Johnston Street

120,788 Rentable Square Feet  
+/- 30,000 Available For Lease

### Lease Rates



### Occupancy Rate



2019





# Office Space Transitioning



2018



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# 214 Jefferson St.

Formerly Lemoine Company





# 1906 Eraste Landry Road

Cox Communications Building



2019

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# 625 E. Kaliste Saloom

Stone Energy Building



2019



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# New Construction & Future Developments



2019



  
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# 121 Rue Louis XIV, Bldg 9

Padsite Sale: \$81/sf  
3,288 sf  
Closed March 2018

Building Sale: \$222.78/sf  
(before upgrades)  
3,288 sf  
Closed December 2018



2019

# 901 Hugh Wallis Road

LHC Group Expansion

Currently 66,800sf

New Construction of 204,000sf





# 925 Camellia

Padsite Sale: \$70.40/sf

7,440sf

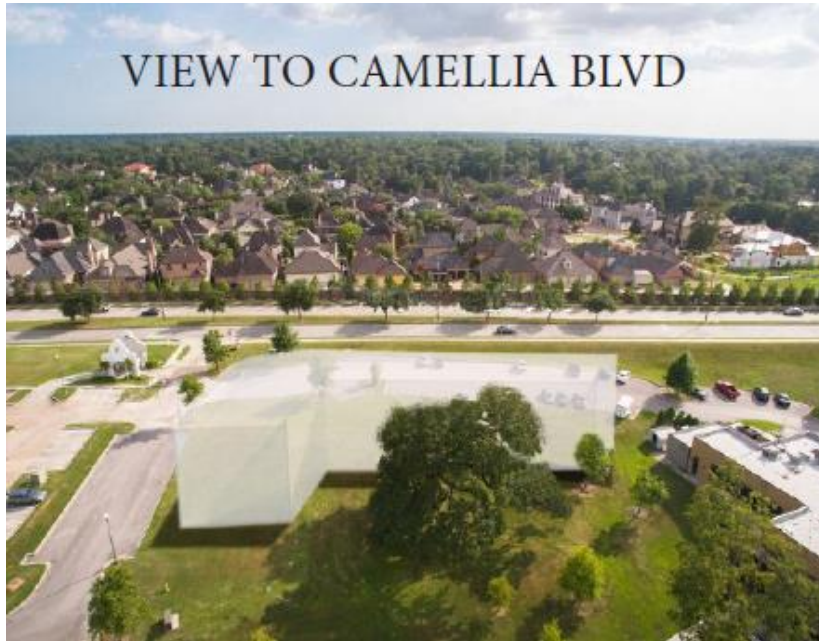
Closed April 2018



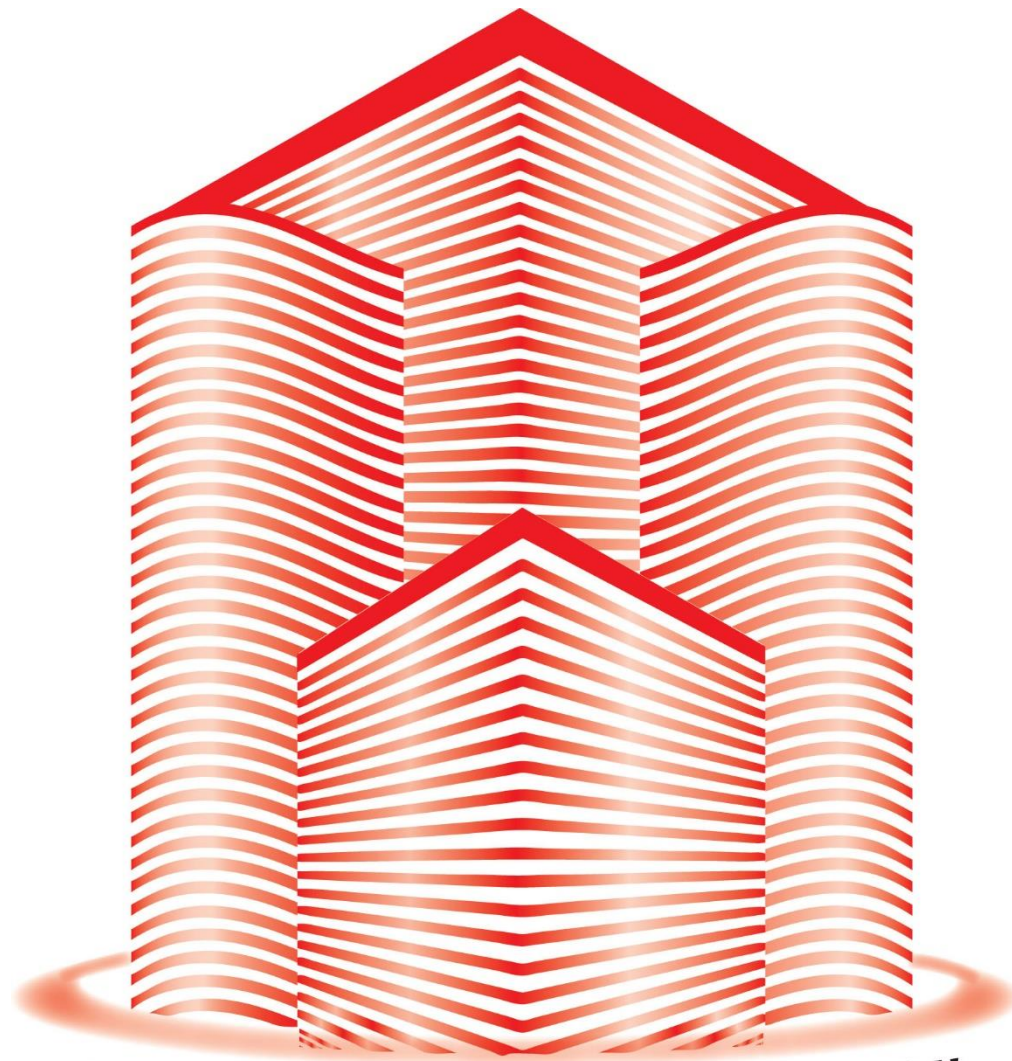
# 925 Camellia

Two Story Building: 25,000sf  
\$30/sf NNN

Suites ranging from 3,000sf - 25,000sf  
219 Parking Spaces (over 3 contiguous lots)







**ACADIANA COMMERCIAL OUTLOOK**