

210 VETERANS MEMORIAL BLVD.  
METAIRIE, LA 70124

FOR LEASE  
\$42 PSF/NNN



SRSA COMMERCIAL  
REAL ESTATE

1,263 SQUARE FEET AVAILABLE | EASY ACCESS TO I-10 | PRIME VETERANS MEMORIAL BLVD. EXPOSURE



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PARTNER



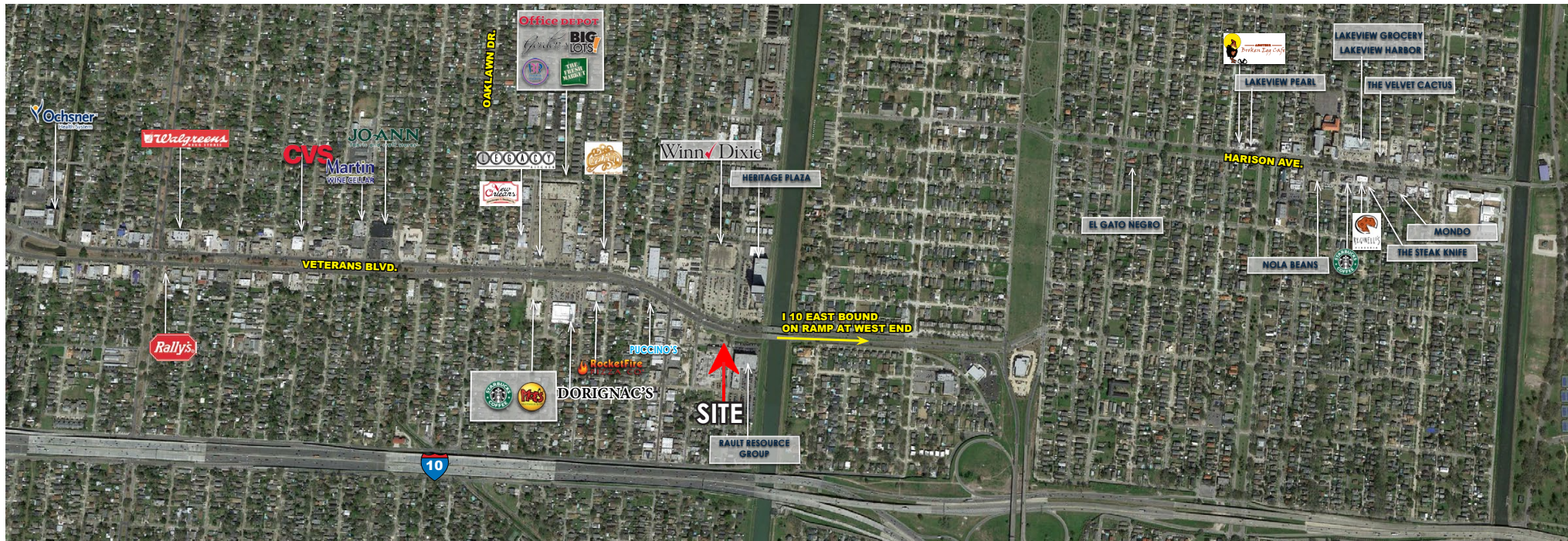


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## DEMOGRAPHICS

|         | TOTAL<br>POPULATION | TOTAL<br>HOUSEHOLDS | AVG. HH<br>INCOME | MEDIAN HH<br>INCOME |
|---------|---------------------|---------------------|-------------------|---------------------|
| 1 MILE  | 19,579              | 9,082               | \$85,441          | \$56,899            |
| 3 MILES | 120,764             | 54,834              | \$79,183          | \$48,962            |
| 5 MILES | 314,111             | 136,489             | \$69,429          | \$41,972            |

## SITE INFORMATION

210 Veterans Memorial Blvd.  
Metairie, LA 70124

|                  |                       |
|------------------|-----------------------|
| SPACE AVAILABLE: | 1,263 SF              |
| LEASE RATE:      | \$42 PSF/NNN          |
| CO-TENANTS:      | New Orleans Daiquiris |



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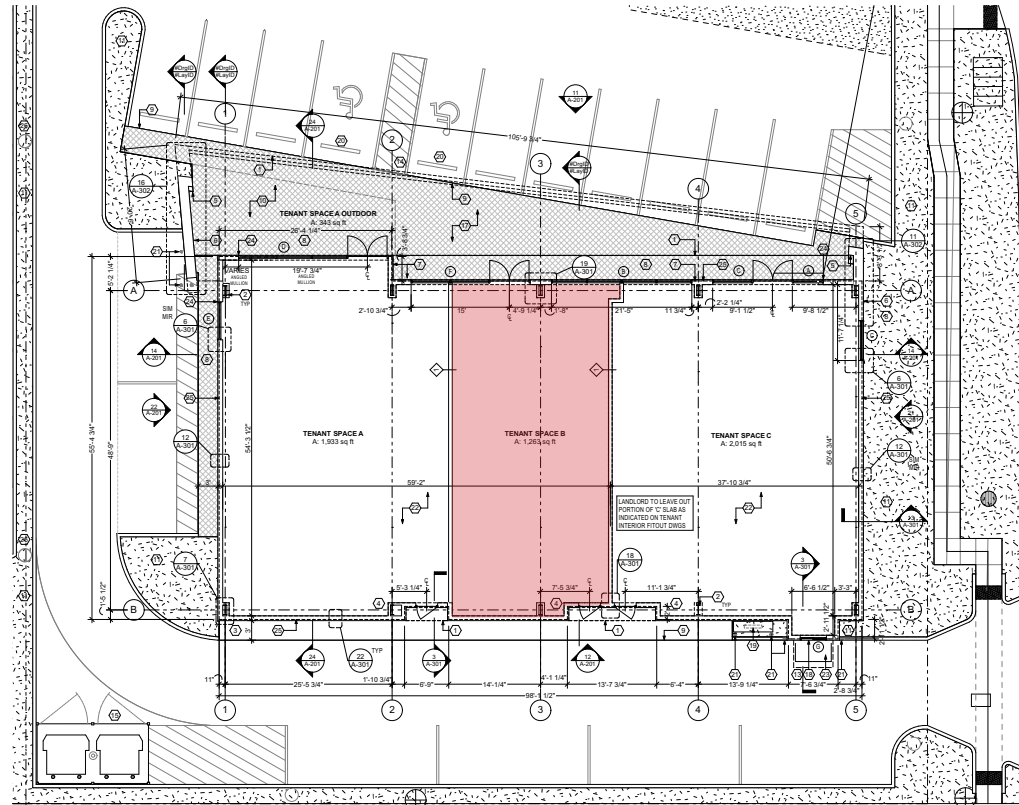


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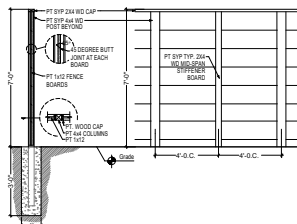
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1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



19 DUMPSTER ENCLOSURE  
SCALE: 3/8" = 1'-0"

#### GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR EXTENT OF ALL STRUCTURAL WORK.
2. SEE SHEET 01-01 FOR ADDITIONAL NOTES.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. SHALL REPORT TO THE ARCHITECT ANY CONDITIONS OR DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
4. STRUCTURAL GRID SUBJECT TO CHANGE BY METAL BUILDING COMPANY - COORDINATE AS NOTED.
5. ARCHITECTURAL DRAWINGS AND DETAILS MUST BE COORDINATED WITH METAL BUILDING STEEL FRAMING AS DESIGNED AND PROVIDED BY OTHERS. DETAIL SHOWN TO BE MAINTAINED AS REQUIRED.
6. DIMENSIONS AT GLAZING / STOREFRONT REPRESENT UNIT SIZE VERIFY ROUGH OPENING REQUIREMENTS WITH MANUFACTURER'S REQUIREMENTS AND FRAME ALL OPENINGS ACCORDINGLY.
7. CONTRACTOR TO PROVIDE BLOCKING/GUARDS AT WALL FRAMING AS REQUIRED FOR THE INSTALLATION OF ALL PLANNED BUILDING ELEMENTS.
8. NOTE FOR ALL RATED DEMANDING PARTITIONS CONTRACTOR TO PROVIDE FIRE SAFETY INSULATION AND FIRE STOP CAULKING AS REQUIRED TO MAINTAIN RATED INTEGRITY OF FIRE BARRIERS.

#### SHEET KEYNOTES

- ① DASHED LINE INDICATES LINE OF SOFFIT ABOVE
- ② STEEL COLUMN - COORDINATE WITH METAL BUILDING SHOP DRAWINGS AS REQ'D.
- ③ LOCATE MAIN POWER PANELS - SEE ELECTRICAL
- ④ LOCATE POWER SUB PANELS - SEE ELECTRICAL DRAWINGS
- ⑤ LED LIGHT FIXTURE AT CANOPY FACIA
- ⑥ SYNTHETIC STUCCO SYSTEM FINISH AT FRONT CANOPY WALLS / SOFFIT / FACIA
- ⑦ MATERIAL TID AT FRONT CANOPY WALLS
- ⑧ NEW IR RATED LOW E COATED 2X GLAZED STOREFRONT SYSTEM SET IN ALUMINUM FRAME SEE A-201 AND A-201-02 FOR ADDITIONAL INFORMATION. FRAME COLOR TID
- ⑨ LINE INDICATES EDGE OF WALKWAY
- ⑩ OUTDOOR SEATING AREA
- ⑪ ADD OR PLANTING BED - SEE LANDSCAPE PLAN
- ⑫ EXISTING TREE TO REMAIN
- ⑬ DRIVE THRU WINDOW - SEE ELEVATIONS / WINDOW SCHEDULE FOR MORE INFORMATION
- ⑭ BULPED AREA MEETING ADA RAMP STANDARDS. SEE CIVIL FOR MORE INFORMATION
- ⑮ FENCED DUMPSTER AREA. SEE DETAIL 10A-102 FOR FENCE DETAILS
- ⑯ METAL PANEL ENCLAP - REFER TO BUILDING ELEVATIONS SHEET A-201 FOR COORDINATE. SEE 20A-201 FOR DETAILS
- ⑰ 2X6 SHAPED CONCRETE FINISH - PATTERN/COLOR TID BY ARCHITECT
- ⑱ INCLUDE READY ACCESS MODEL 275 STAINLESS STEEL SHELF AT DRIVE THRU WINDOW
- ⑲ DRIVE THRU MENU BOARD LOCATION SET IN LANDSCAPE BED - SEE SITE PLAN A-201 & LANDSCAPE PLAN L-1
- ⑳ HANDICAP PARKING SPACE SIGN IN ACCORDANCE WITH AMERICAN PARASH-2010 OF ENGINEERING DETAILS & REQUIREMENTS
- ㉑ ROADLAND
- ㉒ COORDINATE INTERIOR SLAB POURED WITH TENANTS AND OWNER. SMOOTH TROWEL FINISH TID
- ㉓ DASHED LINE INDICATES MINING ABOVE
- ㉔ ANGLED MULLION / WALL TRANSITION - REFER TO ELEVATIONS AND WINDOW SCHEDULE
- ㉕ DASHED LINE INDICATES EXTENT OF SLAB EDGE - REFER TO STRUCTURAL AND LENDING ANCHOR BOLT LAYOUT FOR DETAILS (LEDS)
- ㉖ PARKING LOT LIGHT STANDARD - REFER TO SITE ELECTRICAL PLAN



# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

