



AVAILABLE



FOR LEASE

SHOPPING CENTER

LOCATION: 1951 Ames Blvd, Marrero, LA 70072.

BUILDING SIZE: 28,800 sq.ft. (Contains 10 units, ranging from 1,600 to 11,200 SF units).

LEASE PRICE: Lease rate \$11.00/SF. Triple (TIC) Net is \$2.00/SF

NOTE: If any case that tenants shall have to build the dividing walls to complete the desire unit or suite, Landlord shall compensate the cost by granting up to 6 months free rent, depending on the size and amount of work to be done.

E.g. * If lease is \$1,000/mo, and build of dividing walls, lighting, outlets, repair floor, and restroom, and if Cost's \$3,000; the free rent is 3 months. Free rent only, not free TIC. Tenant shall submit to Landlord construction costs statement.

* Tenant shall be responsible for the business build-out, such as office, kitchen, hood, etc.

ZONED: Commercial

CONTACT: SONNY K. VUONG 504-756-2381

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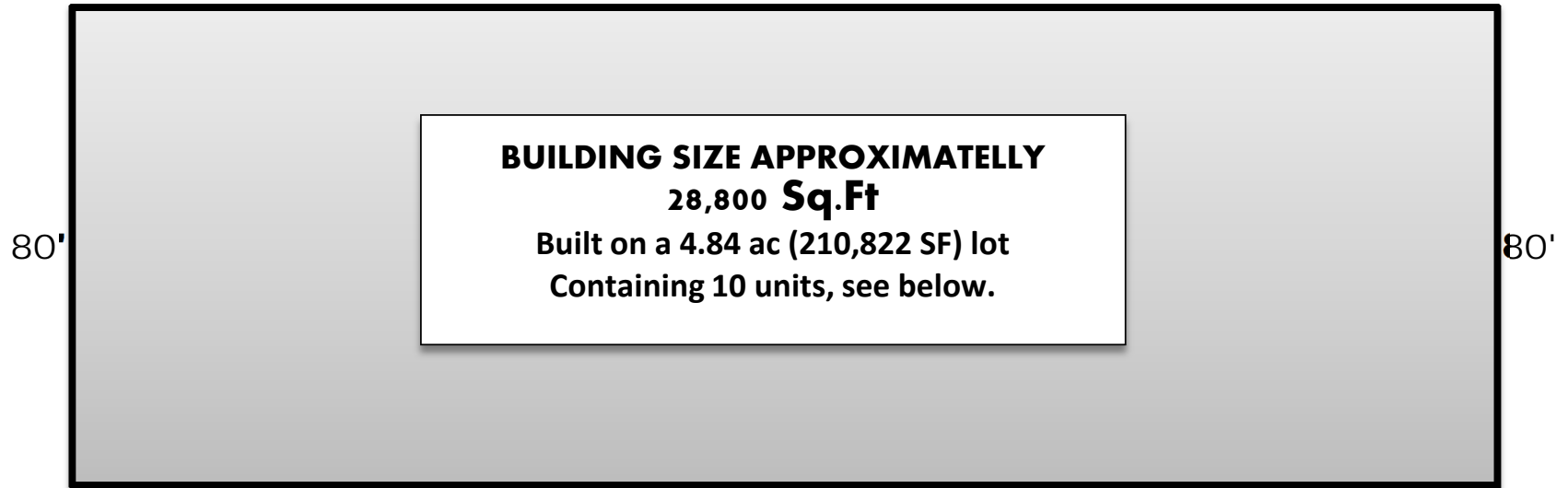
JACK STUMPF & ASSOCIATES, INC.
 COMMERCIAL REAL ESTATE SERVICES
 1700 Central Boulevard
 Harvey, Louisiana 70058
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SHOPPING CENTER

AT 1951 AMES BLVD, MARRERO, LA 70072

362'



362'

SUITE	SIZE	IN	SUITE	SIZE	IN
A	11,200.00	Sq. Ft	F	1,600.00	Sq. Ft
B	1,600.00	Sq. Ft	G	3,200.00	Sq. Ft
C	1,600.00	Sq. Ft	H	3,200.00	Sq. Ft
D	1,600.00	Sq. Ft	I	1,600.00	Sq. Ft
E	1,600.00	Sq. Ft	J	1,600.00	Sq. Ft
Subtotal	17,600.00		Subtotal	11,200.00	

BUILDING TOTAL = 28,800.00 Sq. Ft.

NOTE: This sketch and all measurements are approximate only, just for you to have an idea of an image and and size of the units. For legal documents, please refer to title recorded in the court of law.

Sonny K. Vuong

Jack Stumpf & Associates, Inc

504-756-2381

1951 Ames Shopping Center