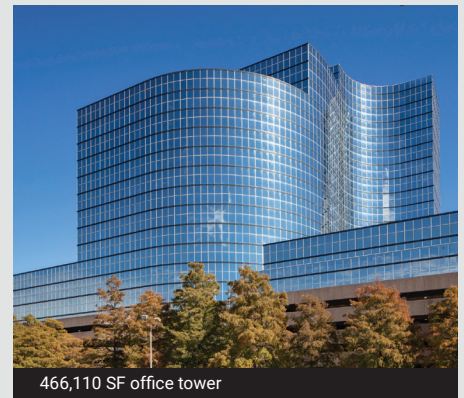




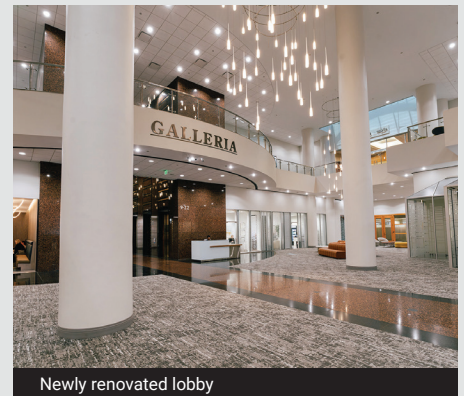
Multiple pre-built spaces available



Windows provide expansive views



466,110 SF office tower



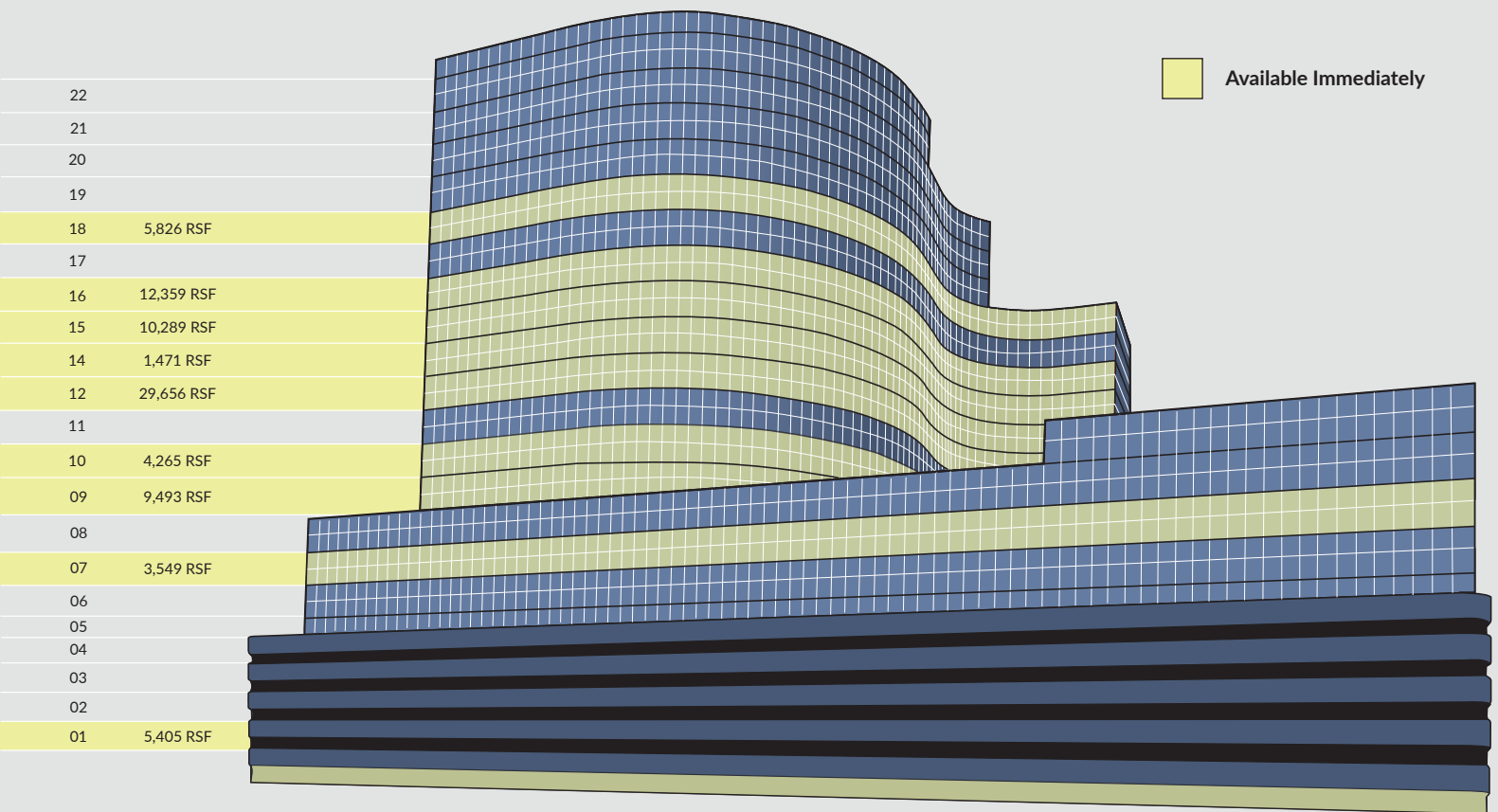
Newly renovated lobby

KEY PROPERTY HIGHLIGHTS

- Enjoy expansive, unrestricted views of New Orleans, Lake Ponchartrain, and Metairie
- A professional on-site management team is available to address any needs
- An abundance of contract and hourly parking in the attached garage
- The on-site cafe sells an assortment of beverages, snacks, breakfast, hot lunches, daily specials and other necessities
- The 24/7 Fitness Center overlooks New Orleans and is available to tenants at an additional fee

GALLERIA

1 GALLERIA BLVD , METAIRIE, LA 70001



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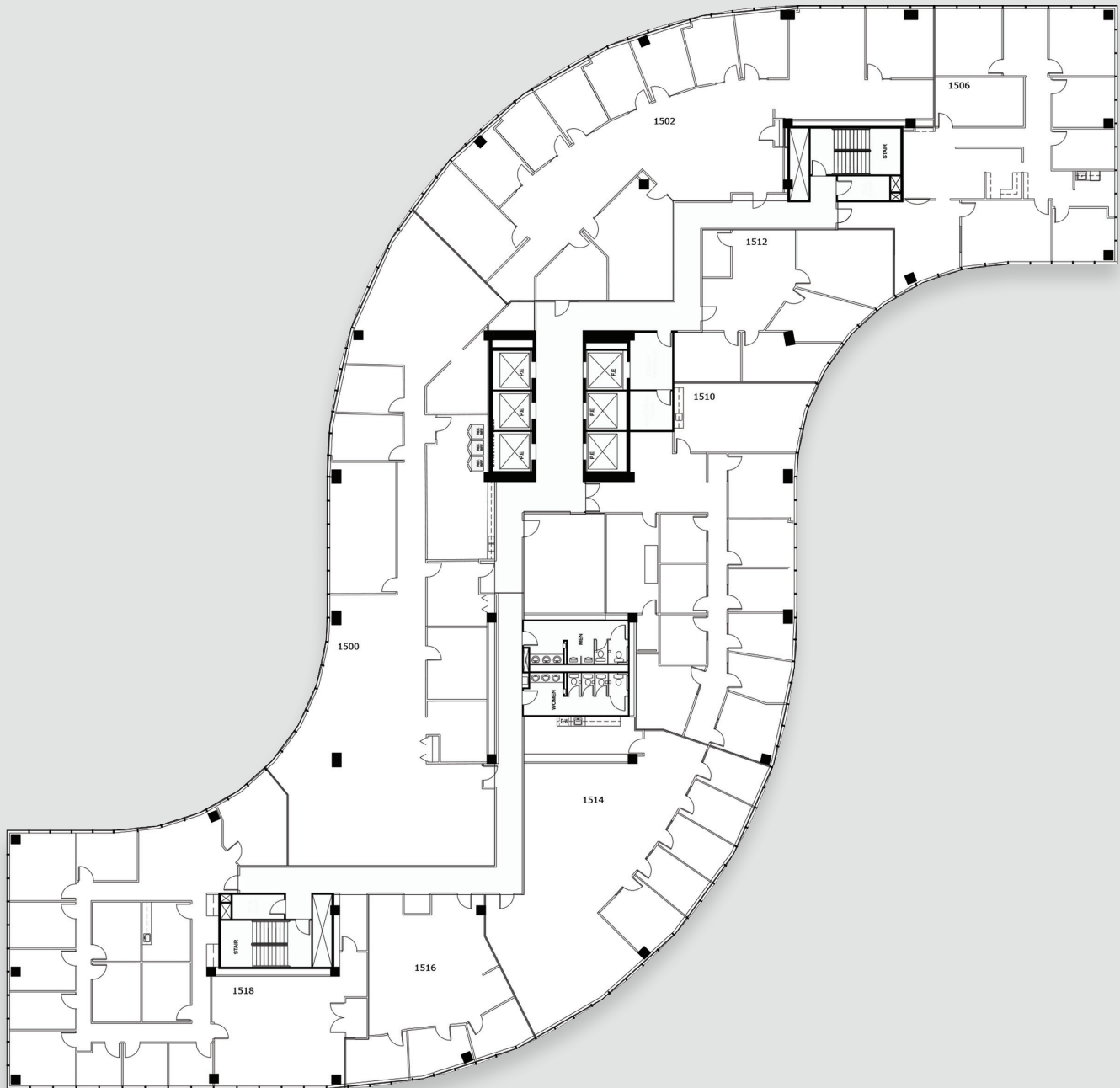
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SAMPLE FLOOR PLAN

FLOORS 9-18

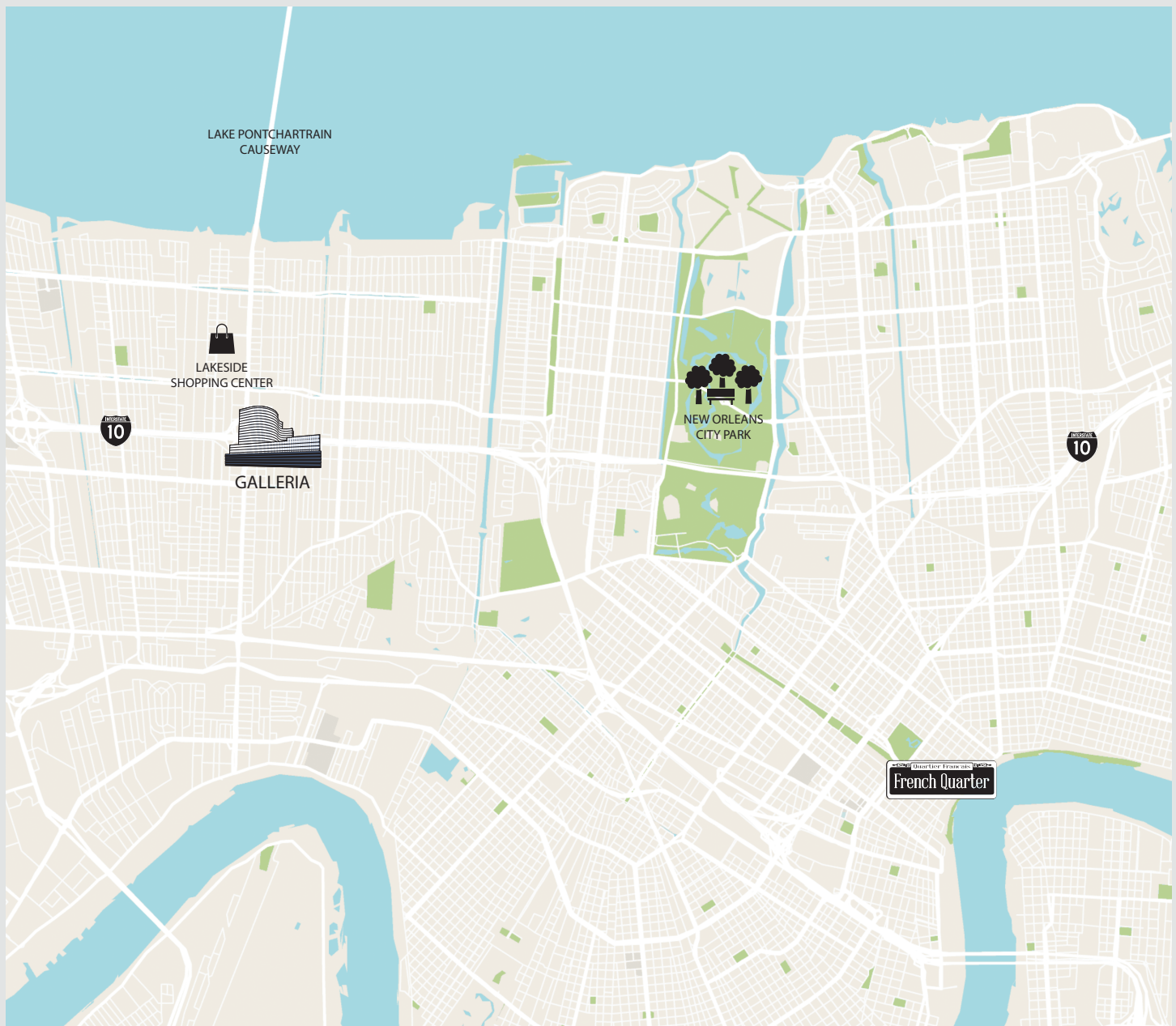


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TRANSPORTATION

Public transportation accessible at Causeway Blvd. and Galleria Dr.

PARKS & RECREATION

New Orleans City Park, Lakefront Trail

FITNESS/GYMS

Orangetheory Fitness, Snap Fitness, F45 Training, The Training Room

RETAIL

Lakeside Shopping Center (Dillard's, Macy's, JCPenney anchors), Whole Foods, Trader Joe's, Barnes & Noble, and others

RESTAURANTS

Chef Ron's Gumbo Stop, Ruby Slipper, Drago's Seafood Restaurant, Ruth Chris, Fleming's, Cheesecake Bistro, A'Tavola

ADJACENT HOTELS

Courtyard by Marriott Metairie, Sheraton Metairie, Residence Inn - Metairie

DESTINATIONS

WWII Museum, French Quarter, Jackson Square, Audubon Zoo, New Orleans Museum of Art in City Park

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EXPERIENCED OWNERSHIP. ROCK-SOLID REPUTATION.

PREMIER NEW ORLEANS LOCATIONS



Meadowcrest



Metairie Towers



Causeway Plaza



3445 North Causeway



Oakwood Corporate Center



Lakeway

FEIL NEW ORLEANS AREA OFFICE PORTFOLIO

Lakeway
Galleria
Metairie Towers
Causeway Plaza
3445 North Causeway
Oakwood Corporate Center
Meadowcrest
Covington Village Walk

ABOUT THE FEIL ORGANIZATION

The Feil Organization continues to be one of the country's foremost commercial real estate companies. Active in every facet of the industry, they own, develop and manage over 24 million square feet of retail, commercial and industrial properties, over 5,000 residential rental units, hundreds of net leased properties, and thousands of acres of undeveloped land across the country.

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