

GALLERIA

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: Galleria Operating Co, LLC
- Year Built: 1986
- Rentable Area: 466,110 RSF
- Parking: 1,964 spaces (4/1,000 RSF)

AREA AMENITIES

- Location: 10 minutes from New Orleans Airport, Lakefront Airport, and downtown New Orleans; 3 minutes from Lakeside Shopping Center

ORIGINAL DESIGN & CONSTRUCTION

- Architect: Harwood K. Smith Architects and Partners of Dallas
- Frame: Steel frame and polished silver glass curtain wall
- Exterior Finish: Floors 1-8 Glass and Granite; Floors 9-22 Glass

HEATING, VENTILATION & AIR CONDITIONING

- Air Conditioning: Chilled Water
- Hours of Operation: Monday – Friday 7 a.m. – 6 p.m.; Saturday 7 a.m. – 1 p.m.; Sunday Closed

CONSTRUCTION DETAILS

- Number of Floors: 22
- Typical Floor Size:
 - Level 1 – Approximately 17,000 RSF of office/retail space
 - Levels 1 – 6 parking garage
 - Level 7 – Main lobby and approximately 89,500 RSF office/retail
 - Level 8 – Lobby overlooks the 7th floor and consists of approximately 79,800 RSF office space.
 - Levels 9 – 18 approx. 26,000 RSF (no level designated as 13)
 - Levels 19 – 21 approx. 16,600 RSF
 - Level 22 – approx. 10,500 RSF
- Column Spacing: 18 – 30 ft, due to curvature of building
- Typical Slab Height: 13' w/ average ceiling height of 9'
- Windows: Perimeter interior window height 6' with lower knee wall 3'

TELECOMMUNICATIONS

Telephone and internet services are available through various providers servicing the building

ELECTRICITY

- General: Automated system controlling lights and HVAC
- Electric Closets: Located on each tenant floor
- Distribution: To each tenant space
- Generator: For emergency systems and lighting

FIRE SAFETY

The building is fully sprinklered and equipped with an upgraded fire system including smoke & heat detectors, pull stations, visual and audible devices

PASSENGER ELEVATORS

- Number: 10

FREIGHT ELEVATORS

- Number (and capacity): 3 (1 serving floors 1-21, 2 serving floors 1-8) - 4,500 lbs. capacity

SECURITY

- 24/7/365 Security

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