

OAKWOOD CORPORATE CENTER

401 WHITNEY AVENUE, GRETNA, LA

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: Whitney Avenue, LLC
- Year Completed: 1985
- Rentable Area: 132,454 RSF

AREA AMENITIES

- Location: Situated directly off of the Westbank Expressway. Minutes from restaurants, retailers, hotels, and the conveniences of downtown New Orleans

ORIGINAL DESIGN & CONSTRUCTION

- Architect: Gerrard Raymond
- Frame: Concrete encased steel structure
- Exterior Finish: Precast concrete panels with exposed aggregate

TELECOMMUNICATIONS

Telephone and internet services are available through a variety of providers

CONSTRUCTION DETAILS

- Number of Floors: 6
- Typical floor size: Approx. 22,500 RSF
- Column Spacing: 30' x 35'
- Typical Slab Height:
 - 1st floor: 12'3" floor-to-floor
 - 2nd-6th floors: 11'3" floor-to-floor
- Windows: Non operable double glazed mill finished aluminum frames

HEATING, VENTILATION & AIR CONDITIONING

- Air conditioning: 10-25 ton water sourced packed units & 1-40-ton water sourced package unit
- Hours of Operation: 6am-6pm M-F and 6am-3pm Saturday

SECURITY

Concierge available (7am-11pm M-F and 7am-3pm - Sat), burglar alarm system, and camera system

ELECTRICITY

- General: 480Y/277 Volt and 208Y/120 Volt, 3 phase, 4 wire. Electrical power provided by Entergy Power Systems
- Electric Closets: Main electrical room on level 1; electrical riser closets on levels 1 through 6
- Distributions: Minimum 100-300 amp panels per floor

FIRE SAFETY

The building is equipped with maximum fire safety coverage required for the State of Louisiana

ADA COMPLIANCE

Building entrances, lobbies, elevators, and restrooms are all ADA compliant

PASSENGER ELEVATORS

- Number: 3

FREIGHT ELEVATORS

- Number (and capacity): 1 - 2,500 lbs.

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