3445 CAUSEWAY BLVD

BUILDING FACT SHEET



GENERAL DESCRIPTION

- Owner: 3445 North Causeway Limited Liability Company, a Delaware LLC
- Year Completed: 1972
- Year Renovated: 2023
- Rentable Area: 127,859 RSF

AREA AMENITIES

- Location: Centrally located in Metairie and minutes from restaurants, retailers, and the conveniences

ORIGINAL DESIGN & CONSTRUCTION

- Architect: Richard Mouledous
- Frame: Steel Beams
- Exterior Finish: Concrete & Brick

TELECOMMUNICATIONS

Telephone and internet services are available through a variety of providers (Verizon, AT&T, Cox, Cogent, Lumin)

HEATING, VENTILATION & AIR CONDITIONING

- Air conditioning: 2 – 430-ton chilled water loop / cooling tower
- Hours of Operation: 6am-6pm Monday-Friday and 6am-1pm Saturday

CONSTRUCTION DETAILS

- Number of Floors: 10
- Typical floor size: Approx. 14,300 RSF
- Column Spacing: 18'
- Typical Slab Height: 1st Floor – 14' floor to floor with suspended ceiling at 12', 2nd -10th floors – 11' floor to floor with suspended ceiling at 8'
- Windows: 1st & 10th floor – Non-operable double-glazed mill-finished aluminum frames, 2nd – 9th floor – Single pane

FIRE SAFETY

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

ELECTRICITY

- General: 480/277 Volt and 208/120 volt, 3 phase, 4 wire. Electrical power is by Entergy Power Systems
- Electric Closets: Main electrical room on level 1; electrical riser closet on levels 1-10
- Distributions: Minimum 3-to-4 200-amp panels per floor
- Emergency Generators: n/a

ADA COMPLIANCE

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

PASSENGER ELEVATORS

- Number: 3

FREIGHT ELEVATORS

- Number: 1

SECURITY

On-site, uniformed guards, and card access

Contact: Scott Graf | sgraf@corp-realty.com | (504) 233-2108
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