

**One Shell Square – Suite 430: 3,585 Square Feet  
701 Poydras Street  
New Orleans, Louisiana 70139**

**DESCRIPTION:** 51 story office building located in the heart of the Poydras corridor

**BUILDING AMENITIES:** Elmwood Health Club, restaurant, coffee shop, deli and other food outlets, hair salon, jewelers, copy shop, dry cleaners, ATM and more.

**YEAR BUILT/RENOVATED:** 1972 / 2015

**BUILDING TOTAL SF:** 1,256,971 sf

**SUITE #:** 430

**SIZE:** 3,585 rsf

**DATE AVAILABLE:** Immediately

**RENTAL RATE:** \$18.50-\$ 19.00 prsf (annual) gross lease



**For Further Information**  
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