



FOR LEASE

Mandeville Office Space

Suite 103 · Professional Office

1795 W Causeway Approach
Mandeville, LA 70471 · St. Tammany Parish

LEASE RATE

\$1,550/month

Modified Gross

AVAILABLE SF

986 SF

SUITE

Suite 103

TRAFFIC COUNT

14,632 VPD

ZONING

B-2

PROPERTY OVERVIEW

Position your business in an established commercial corridor with convenient access to some of Mandeville's primary transportation routes. Suite 103 offers a functional professional office layout featuring three private offices and a dedicated conference room, providing a versatile setting for a variety of professional and service-oriented users.

Tenants have access to shared restroom facilities located within the building's common area, allowing the suite to maximize its usable office space. The property is conveniently situated along W Causeway Approach, with quick connectivity to Hwy 22, Hwy 190, I-12, and the Lake Pontchartrain Causeway, making it an excellent location for businesses serving clients or employees commuting throughout the Northshore and Greater New Orleans area.

Surrounded by established businesses, retail, restaurants, and everyday services, Suite 103 offers a professional Mandeville location with excellent regional accessibility and nearby amenities.

KEY HIGHLIGHTS

- 3 private offices + dedicated conference room
- Shared restroom facilities conveniently located in the building's common area
- Excellent access to the Causeway Bridge, Hwy 22, Hwy 190 & I-12
- Convenient location for Northshore and Greater New Orleans commuters
- Established Mandeville business and retail corridor

BEST FIT

Professional and service-oriented users seeking an efficient private-office layout with Northshore and Greater New Orleans connectivity.





SUITE 103

986 SF functional office suite.

Three private offices and a dedicated conference room, with shared restroom facilities in the building common area.

MONTHLY RENT

\$1,550/month

ANNUAL RATE

\$18.86/SF/YR

LEASE TYPE

Modified Gross

AVAILABLE DATE

09/08/2026

SUITE DETAILS

Suite	Suite 103
Floor	1
Available SF	986 SF
Lease Rate	\$1,550/month / \$18.86/SF/YR
Lease Type	Modified Gross
Layout	3 private offices + conference room
Restrooms	Shared common-area facilities
Available	09/08/2026

Private Offices

Conference Room

Shared Restrooms

Modified Gross

PROPERTY INFO

Property Type	Office
Zoning	B-2
Zoning Desc.	Highway Business District
Lot Size	0.4677 AC
Traffic	14,632 VPD
Nearest Highway	Hwy 22
Nearest Interstate	I-12 · 4.5 miles
Listing ID	72453776

Tenant should independently verify suite dimensions, furniture, availability, zoning, permitted use, utilities, and all lease terms.



Established Mandeville business corridor.

Positioned along W Causeway Approach with quick routes to the Causeway Bridge, Hwy 22, Hwy 190, and I-12.

ACCESS POINTS

W Causeway Approach

Professional office location surrounded by established businesses, retail, restaurants, and everyday services.

Regional Connectivity

Quick connectivity to Hwy 22, Hwy 190, I-12, and the Lake Pontchartrain Causeway for Northshore and Greater New Orleans commuters.

Traffic Exposure

14,632 VPD reported vehicles per day on the listing source.

Nearest Interstate

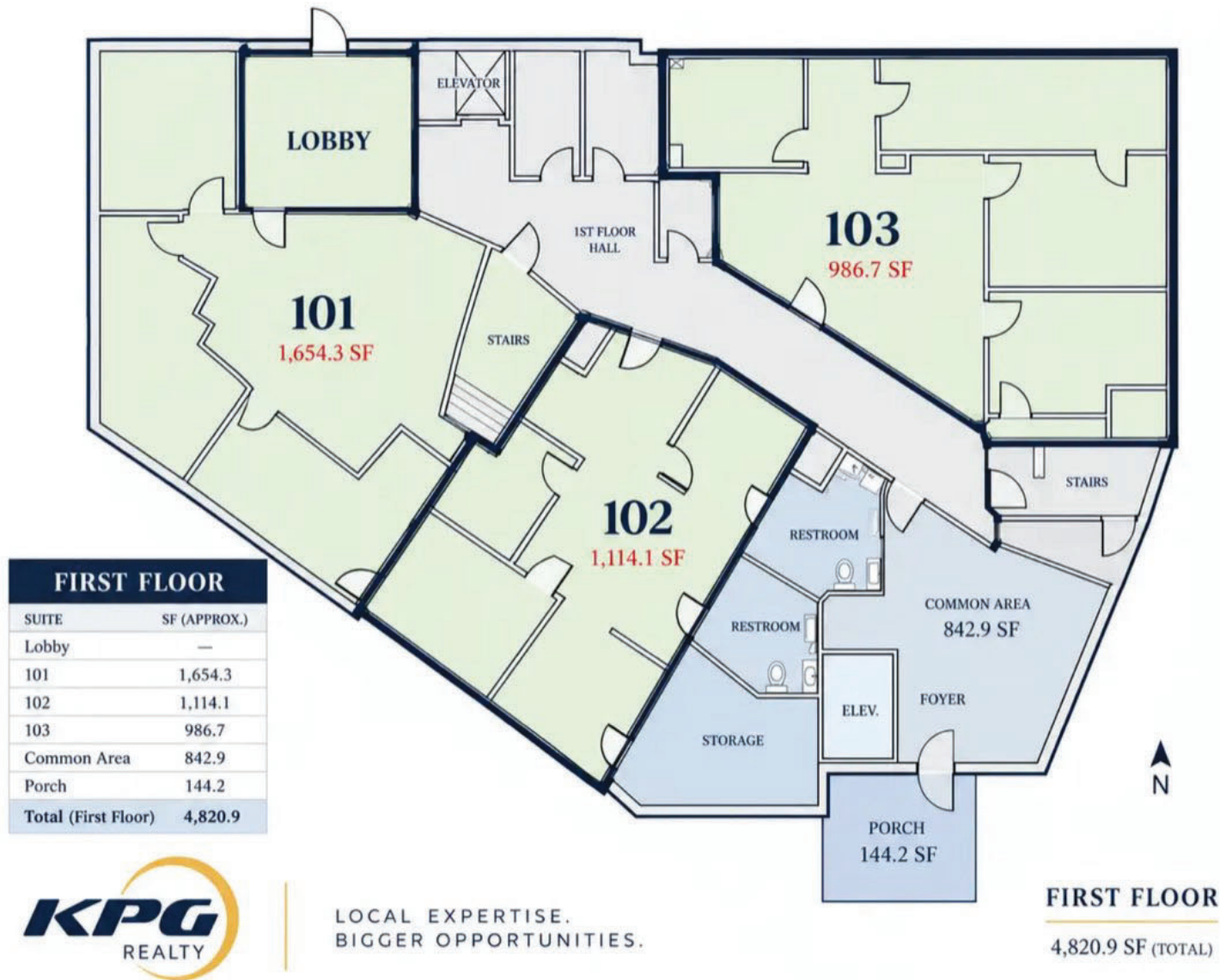
I-12 · 4.5 miles

Nearest Highway

Hwy 22

Nearest Airport

MSY · 36 miles



FIRST FLOOR PLAN



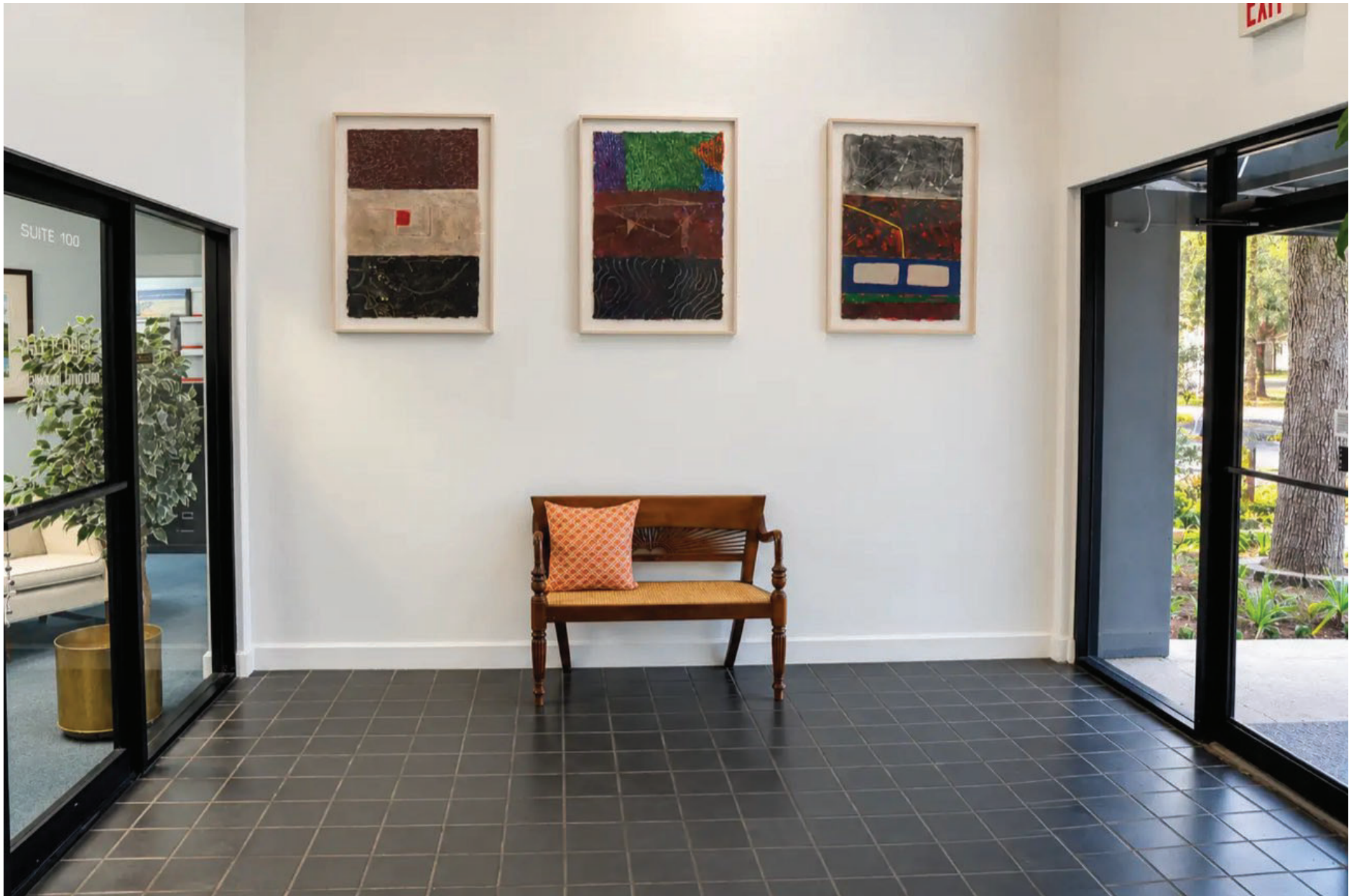
SUITE LAYOUT PLAN



LOCATION MAP



TRAFFIC COUNT MAP



LOBBY / COMMON AREA



PROFESSIONAL OFFICE INTERIOR



Schedule a Showing

1795 W Causeway Approach · Mandeville, LA 70471

\$1,550/month · 986 SF · Modified Gross

OFFERING SUMMARY

Address	1795 W Causeway Approach, Mandeville, LA 70471
Offering	Professional office suite for lease
Suite	Suite 103
Lease Rate	\$1,550/month / \$18.86/SF/YR
Available SF	986 SF
Lease Type	Modified Gross
Zoning	B-2 · Highway Business District

Mandeville

Suite 103

986 SF

B-2 Zoning

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Contact



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1795 W Causeway Approach, Mandeville, LA