



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

LSU New Orleans Research & Technology Park

2021 Lakeshore Drive

NEW ORLEANS, LA 70122

Jeff Cohn
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OFFICE BUILDINGS IN PARK-LIKE ATMOSPHERE

2021 Lakeshore Drive, New Orleans, LA 70122

Stretched along the southern shores of Lake Pontchartrain, LSU New Orleans Research & Technology Park is the only research park in the Greater New Orleans area.

This atmosphere fosters collaborative opportunities between industry and Louisiana State University and advances the development of the greater New Orleans economy through providing space for growing businesses and public and non-profit enterprises.

There are six individual buildings located on this thirty-acre site which house over 600,000 sf of office, laboratory, and conference facilities.

Four of these five-story buildings currently have space available for lease:

- » Advanced Technology Center (ATC)
- » Center for Energy Resource Management (CERM)
- » Information and Technology Center #1 (ITC-1)
- » Information and Technology Center #2 (ITC-2)

Corporate Realty both leases and manages LSU New Orleans Research & Technology Park.



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LSU NEW ORLEANS RESEARCH & TECHNOLOGY PARK

AMENITIES



PARKING

There is abundant and free parking for both tenants and visitors.



DINING OPTIONS

It is a short walk across the street to the University Center Campus Dining and other food services that are located on the campus. Breakfast, lunch, and dinner are available as well as on-campus and off-site catering.

Food trucks come at least twice a week.



SECURITY

There is 24/7 security patrol. Tenants access the buildings using electronic key cards, and their suites using keys.



PUBLIC TRANSPORTATION

New Orleans Public Transit bus lines with stops at LSU New Orleans Research & Technology Park.



FITNESS CENTER

The LSU New Orleans Recreation & Fitness Center, located directly across the street, offers a wide range of exercise equipment, programs, classes, and basketball and racquetball courts in more than 87,000 sf.

Membership rates are available for tenants.



CONFERENCE CENTER

Slated for a state-of-the-art renovation and soon to be known as The Sandbox is The Lindy Boggs Conference Center, located within the research park. There are six conference rooms of various sizes, from a large auditorium and amphitheater to smaller rooms, and all are available to tenants at discounted rates.



LIBRARY FACILITIES

Tenants have use of the Earl K. Long Library facilities and services.



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LOCATION



<10 MINUTES

- » local restaurants and grocery stores
- » I-10 or I-610
- » Lakefront Airport

15 MINUTES

- » Lakeview Neighborhood
- » Metairie
- » Mid-City Neighborhood

20 MINUTES

- » New Orleans Central Business District
- » French Quarter
- » Lower Garden District
- » New Orleans International Airport



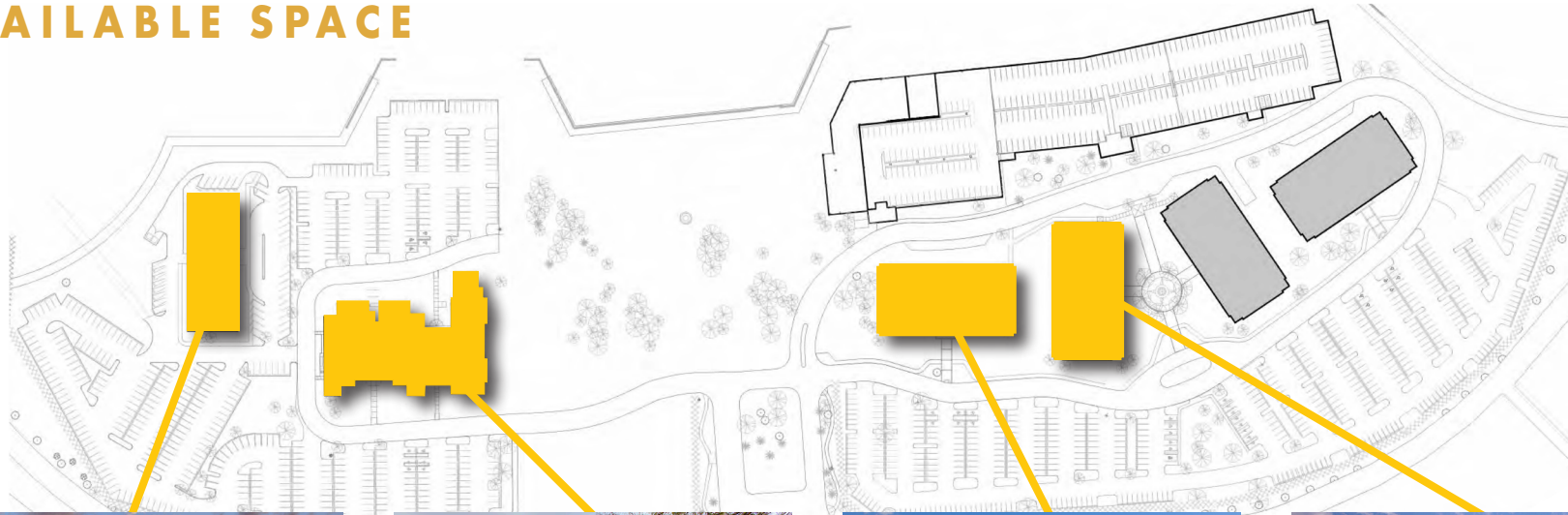
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AVAILABLE SPACE



ADVANCED TECHNOLOGY CENTER (ATC)

Located at 2021 Lakeshore Drive, this 78,860-sf building features offices. A standard floor plate is 15,500 sf.



CENTER FOR ENERGY RESOURCES MANAGEMENT (CERM)

Located at 2045 Lakeshore Drive, this 104,506-sf building features office spaces and lab spaces. A standard floor plate is 17,500 sf.



INFORMATION AND TECHNOLOGY CENTER #1 (ITC-1)

Located at 2219 Lakeshore Drive, this 104,000-sf building features offices with lab spaces. A standard floor plate is 20,000 sf.



INFORMATION AND TECHNOLOGY CENTER #2 (ITC-2)

Located at 2233 Lakeshore Drive, this 104,000-sf building features offices with lab spaces.



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HIGHLIGHTS



ATMOSPHERE

There's a bit more room to breathe than the busy downtown and all the amenities you need right within reach.

This community atmosphere has a steady line-up of food trucks and tenant events throughout the year to keep the greater collective connected to one another.

Improvements include covered walkways between buildings, landscaping improvements, expanded food service options, and collaborative work spaces.



ACADEMIC CONCIERGE

The LSU New Orleans Research & Technology Park is owned by the LSU New Orleans Research & Technology Foundation — a 501(c)(3), operating as a public-private partnership to support the research, scholarship, and commercialization activities at LSU.

Its internal team is fully committed to acting as liaison between the university, research park tenants, and external business ecosystem.

Tenants can benefit from close collaboration with LSU — participating in joint proposals and collaborative research endeavors and supporting workforce needs.



TENANTS

The community of tenants is a great complement to the assets of the university and includes private businesses, non-profits and government entities. Key areas of concentration include engineering, water and environmental resilience, criminal justice reform, IT, and STEM education, augmented by a multitude of initiatives that enrich a comprehensive network.

This research park is also home to Eurofins, the world's largest food testing company and a committed partner in working with LSU to advance its business goals.



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By:

By:

Title:

Title:

Date:

Date:

Licensee:

Licensee:

Date:

Date:

