



FORMER SOUTH
CENTRAL BELL OFFICES
DATA & CALL CENTER

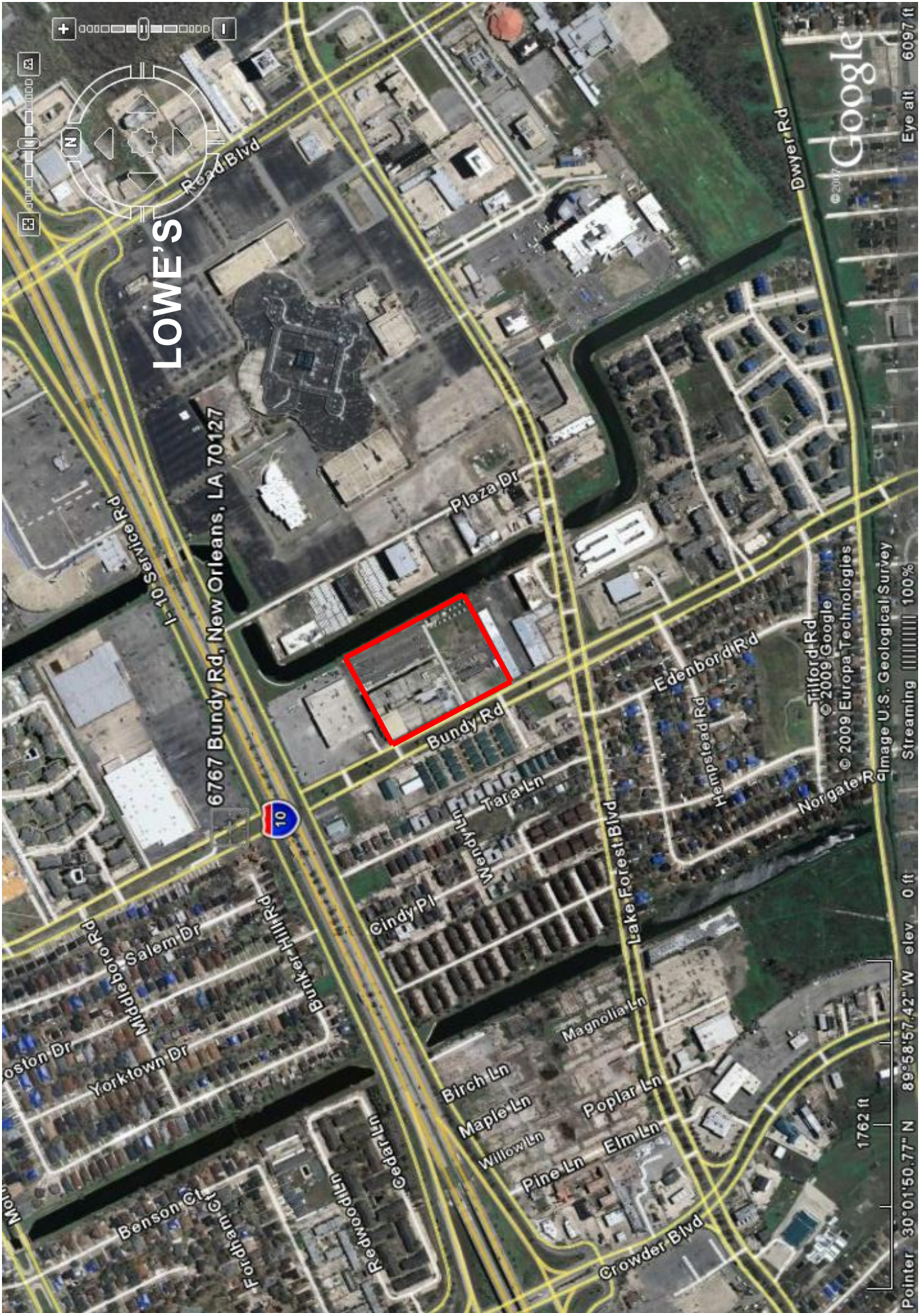
6767 BUNDY ROAD
NEW ORLEANS, LA



FOR SALE

<u>SALES PRICE:</u>	\$5,000,000
<u>BUILDING SIZE:</u>	210,006 Square Feet
<u>SITE SIZE:</u>	10.71 Acres of which 9.27 acres are not subject to servitudes.
<u>ZONING:</u>	C-3, General Commercial
<u># OF PARKING SPACES:</u>	201 vehicles in covered garage and 367 vehicles in an open, fenced lot
<u>REAL ESTATE TAXES:</u>	\$27,253.67
<u>COMMENTS:</u>	This building is the former South Central Bell office, data and call center building. The entire complex is gated and secured. This property is located in a Qualified Opportunity Zone.

For more information, contact:
Bobby Talbot, CCIM
(504) 525-9763
btalbot@talbot-realty.com
www.talbot-realty.com



LOWE'S

6767 Bundy Rd, New Orleans, LA 70127

Google

Eye alt 6097 ft

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Image U.S. Geological Survey

Pointer 30°01'50.77" N 89°58'57.42" W elev. 0 ft

1762 ft

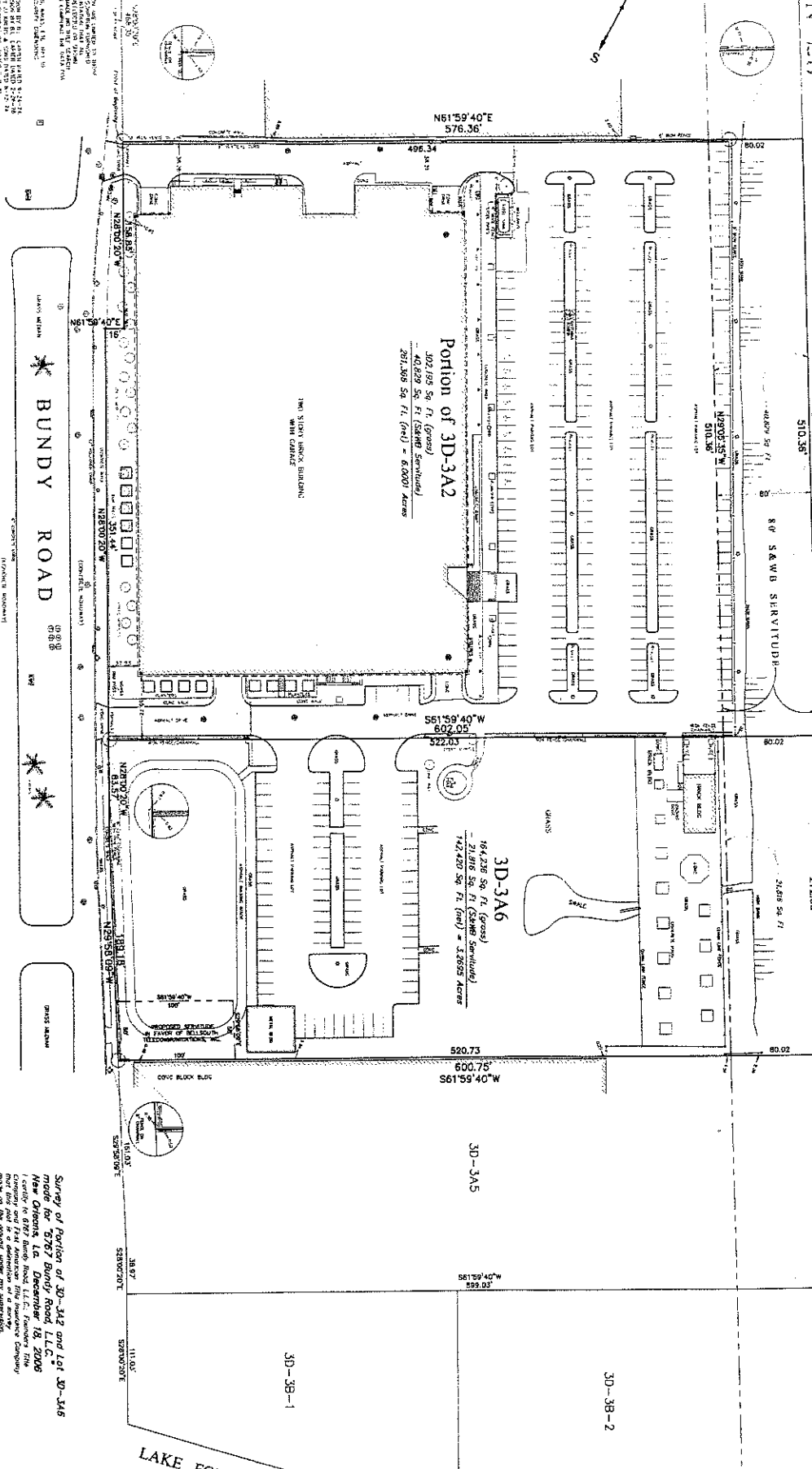
Streaming

100%

THIRD DISTRICT
LAKRAFT TRACT
SECTION 23

CITRUS CANAL

INTERSTATE HWY 10



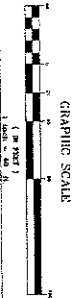
Portion of 3D-3A2
 102,195 Sq Ft (gross)
 48,829 Sq Ft (SMAW Servitude)
 281,308 Sq Ft (net) = 6,500 Acres

3D-3A6
 184,236 Sq Ft (gross)
 21,816 Sq Ft (SMAW Servitude)
 142,420 Sq Ft (net) = 3,285 Acres

BUNDY ROAD

LAKE FOREST BLVD

THE ENGINEER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF TAMPA SUBDIVISION MAP ACT AND THE FLORIDA SUBDIVISION MAP ACT. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY THE OWNER THAT A SURVEY HAS BEEN CONDUCTED. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

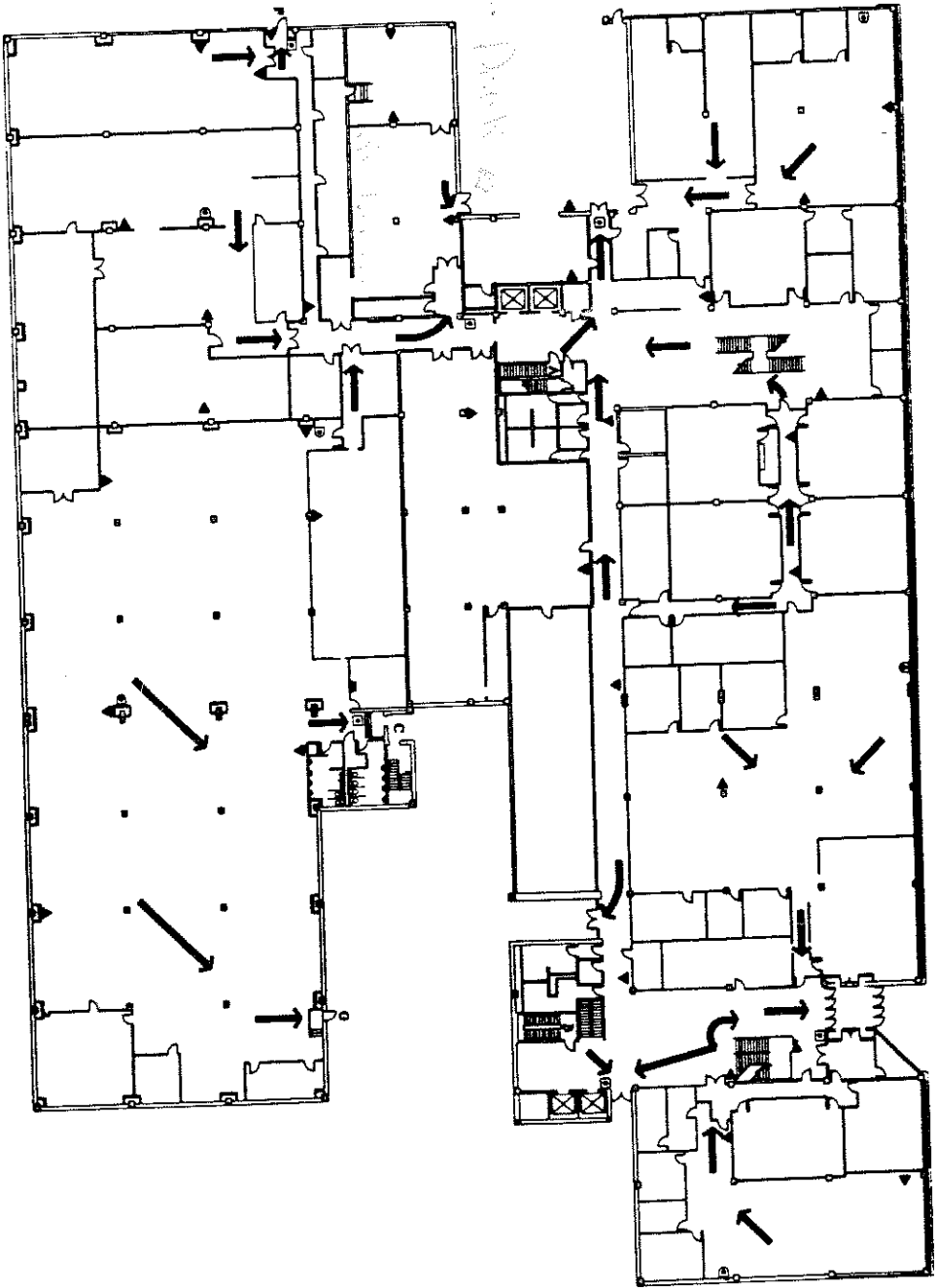


Survey of Portion of 3D-3A2 and Lot 3D-3A6 made for 3267 Bundy Road, L.L.C. New Orleans, La. December 18, 2006
 I certify to 6877 Bundy Road L.L.C. Planning Title Company and 3267 Bundy Road L.L.C. Planning Title Company on the ground under my supervision and certify that the information provided is true and correct to the best of my knowledge and belief. I am a duly Licensed Professional Surveyor in the State of Louisiana, La. December 18, 2006
 Registered Professional Surveyor
 License No. 1278



CANDLERO RUIJ, L.L.C.
 1103 N. W. 11th St.
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112

FIRST FLOOR PLAN



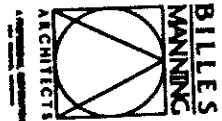
LEGEND

- ▲ FIRE EXTINGUISHERS
- STANDPIPE CONNECTION
- FIRE ALARM PULL BOX

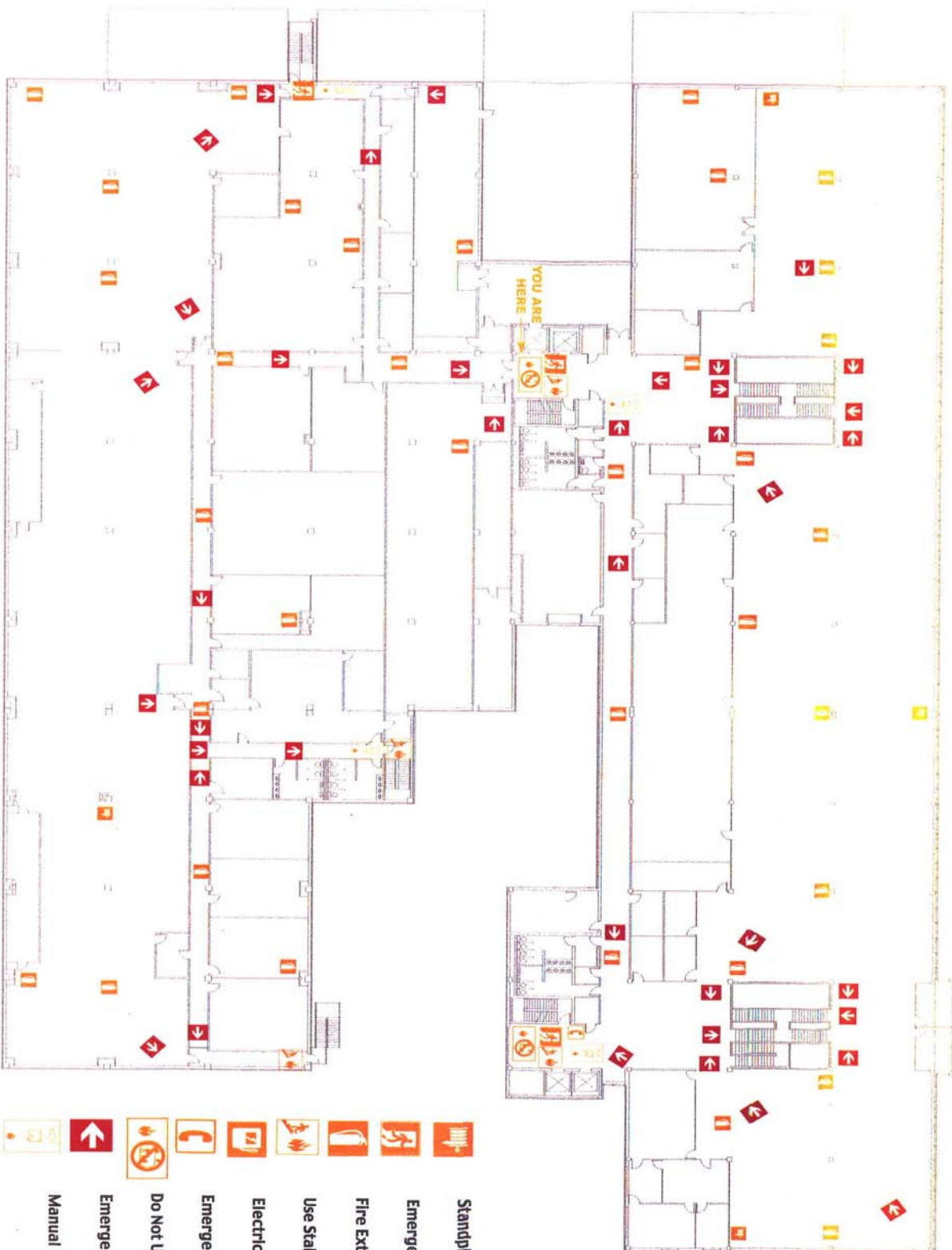
NOT TO SCALE

PROJECT NO. 1000000000
 SHEET NO. 1
 1ST FLOOR
 EMERGENCY PLAN

EMERGENCY PLANS
 6767 BUNDY RD.



SECOND FLOOR



-  Standpipe Outlet
-  Emergency Exit
-  Fire Extinguisher
-  Use Stairs In Case Of Fire
-  Electric Panel
-  Emergency Telephone
-  Do Not Use Elevator In Case Of Fire
-  Emergency Exit Route
-  Manual Pull Station

THIRD FLOOR



Standpipe Outlet



Emergency Exit



Fire Extinguisher



Use Stairs In Case Of Fire



Electric Panel



Emergency Telephone



Do Not Use Elevator In Case Of Fire



Emergency Exit Route



Manual Pull Station