

ENERGY CORPORATION BUILDING

639 LOYOLA AVENUE
NEW ORLEANS, LA 70113



POYDRAS PROPERTIES, LLC
NEW ORLEANS

Professionally managed by:
COMMERCIAL
REAL ESTATE



**ENTERGY CORPORATION
BUILDING**

639 Loyola Ave
New Orleans, LA 70113

Built in 1982, The Entergy Corporation Building is a 28-story, Class A, Central Business District office building. The building is constructed of reinforced concrete with a 4" concrete floor slab, and stands on a foundation of driven concrete pile caps. The property's exterior curtain wall consists of an aluminum anodized bronze-tone frame with granite and double-pane reflective vision glass.

SQUARE FOOTAGE
511,600

ANCHOR TENANT
Entergy
347,197 SF | 17 Full Floors | 66%

ORIGINAL ARCHITECT
3DI International

DEVELOPER
Ayshire/Prudential

CONTRACTOR
Bellows

STRUCTURAL ENG.
Walter P. Moore

BUILDING STATISTICS

Gross SF: 584,855
Rentable SF: 511,600

PHYSICAL ANALYSIS

Building Ht: 380'
No. Floors: 28
No. Elevators: 14
Window Modules: 5' x 5"
Ceiling Grid: 2' x 2'
Flr to Ceiling Ht: 8'9"
Flr to Window Ht: 7'
Flr to Flr Ht: 12'9"
Flr to Beam Ht: 11'
Bay Depth: 42'4"
Interior Columns: 0

FINISHES

Exterior

Walls: Brn Granite
Windows: Reflective, solar-tinted, double-paned glass

FINISHES cont.

Interior

Main Lobby/Entrance

Walls: Granite
Floors: Granite reinforced, concrete slab
Accents: Chrome
Ceilings: Sheetrock
Lighting: 2' x 2' recessed LED fixtures
Ent. Door: Glass

Elevators

Finishes: fluted glass walls and granite lower panels
Floors: Porcelain tile

Elevator Lobbies

Walls: Granite-2nd flr only; wall covering schemes all other floors
Floors: Porcelain tile

Tenant Corridors

Walls: Sheetrock WC
Ceilings: 2' x 2' lay-ins
Lighting: 2' x 2' recessed LED fixtures

Restrooms

Walls: Sheetrock
Ceilings: Sheetrock suspended
Lighting: 2' x 2' recessed LED fixtures
Floors: Porcelain tile
Fixtures: Standard handicap accessible

Stairwells

Stairs: Metal
Walls: Sheetrock, 2 hr fire rated
Lighting: LED lighting with emergency backup power

Tenant Finishes

Walls: Sheetrock WC
Floors: 30 oz. carpet
Ceilings: 2' x 2' grids
Doors: 36" x 8'6" mahogany solid core
Lighting: 2' x 2' recessed LED fixtures

LIFE SAFETY SYSTEMS

- Fully sprinklered
- Smoke detectors in public areas
- Stairwell pressurization
- Emergency lights
- Diesel fire pump
- 350 KW emergency generator
- Fire standpipe (2 - 6") risers
- Fire command station (1st flr)
- Digital voice evacuation system
- Fire alarm system installed per NFPA code

ELEVATORS

Number	Floors	Speed
6 Low Rise	2-16	500 fpm
6 High Rise	2,17-28	700 fpm
1 Freight	1-28	350 fpm
1 Handicapped	1-2	90 fpm

ELEVATORS cont

Capacity: 3,500 lbs

Emergency Power Operation

1 elevator per bank

Freight Elevators

Capacity: 4,500 lbs
Platform Size: 5'4" x 7'10" x 9'6"
Door Opening: 4' x 8'7"

SECURITY

- Turnstyle
- Card Access
- After hours security patrol
- Surveillance camera system

HVAC

System Description: 1,500 ton chilled water closed loop system
Chillers: 2 Trane 540 centrifugal
1 Trane 420 ton centrifugal
York AHUs - 1 per flr

Air Distribution per floor:

- 16 zone mixing box
- 1 thermostat per zone to control cooling and heating

Heating: Electric resistance heat
Outside Air: 2,500 CFMs per floor

Design Conditions

Summer

Outside: DB 91<F, WB 80<F
Inside: DB 75<F, WB 50<F

Winter

Outside: DB 32<F
Inside: DB 78<F

PLUMBING

- Dual domestic water pumps
- Electric water heaters (restrooms only)
- Waste, vent, and water risers
- Roof drain system

ELECTRICAL

Main electrical power is fed from 2 sub-stations with auto transfer switch
Building Power: 480V/27V
Available: 208/120V
Chiller Power: 4,160V
Emergency Power: 480V/277V

DESIGN LIVE LOADS

Live Load Roof: 20 lbs PSF
Live Load Floor*: 80 lbs PSF
Partition: 20 lbs PSF
Mechanical Room: 100 lbs PSF
Dead Load Floor: 125 lbs PSF
**Certain areas have live load in excess of design*

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For leasing inquiries, call 504-831-2363