

# 1250 POYDRAS BUILDING

1250 POYDRAS STREET  
NEW ORLEANS, LA 70113



POYDRAS PROPERTIES, LLC  
NEW ORLEANS

Professionally managed by:  
**COMMERCIAL**  
REAL ESTATE



**1250 POYDRAS BUILDING**  
1250 Poydras Street  
New Orleans, LA 70113  
P: 504.522.2535

Built in 1978, 1250 Poydras is a 24-story, Class A, Central Business District office building. The building is constructed of reinforced concrete with a 4" concrete slab, and stands on a foundation of driven concrete piles and concrete pile caps. Exterior curtain walls are anodized aluminum with a bronze-tone frame. The windows are solar-tinted, reflective double-pane glass with vapor-barrier glass. A major renovation was completed in 2015.

**SQUARE FOOTAGE**  
422,890

**ORIGINAL ARCHITECT**  
3DI International

**DEVELOPER**  
Ayshire/Prudential

**CONTRACTOR**  
Bellows

**STRUCTURAL ENG.**  
Walter P. Moore

**BUILDING STATISTICS**

Gross SF: 476,130  
Rentable SF: 422,890

**PHYSICAL ANALYSIS**

Building Ht: 342'  
No. Floors: 24  
No. Elevators: 13  
Window Modules: 6'2" x 4'9"  
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: 34'6"  
Interior Columns: 0

**FINISHES**

*Exterior*

Walls: Bronze Tone Aluminum  
Windows: Solar ban bronze tone double paned glass  
Spandrel: Blk non-solar insulated

**FINISHES** cont.

*Interior*

**Main Lobby/Entrance**

Walls: Marble  
Floors: Marble  
Accents: Chrome  
Ceilings: Suspended sheetrock, 2'x2' lay-ins  
Lighting: LED lighting  
Ent. Door: Double w/ revolving

**Elevators**

Floors: Ceramic tile

**Elevator Lobbies**

Walls: Travertine  
Floors: Travertine

**Tenant Corridors**

Walls: Shreetrock WC  
Ceilings: 2' x 2' lay-ins  
Lighting: 2'x2' recessed LED fixtures

**Restrooms**

Walls: Shreetrock WC  
Ceilings: Shreetrock  
Lighting: 2'x2' recessed LED fixtures  
Floors: Tile  
Fixtures: Standard handicap accessible, porcelain

**Stairwells**

Stairs: Standard metal  
Walls: Shreetrock, 2 hr fire rated  
Lighting: LED lighting with emergency backup power

**Tenant Finishes**

Walls: Sheetrock WC  
Floors: 30 oz. carpet  
Ceilings: 2' x 2' lay-ins  
Doors: 36" x 8'6" mahogany solid core  
Lighting: 2'x2' recessed LED fixtures

**LIFE SAFETY SYSTEMS**

- Fully sprinklered
- Smoke detectors
- Stairwell pressurization
- Emergency lights
- Electric fire pump
- 450 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: 13  
Type: Otis

Number	Floors	Speed
3 Low Rise	2-10	350 fpm
1 Hotel Low Rise	1 & 11	350 fpm
2 Mid Rise	2,18-20	700 fpm
2 Hotel Mid Rise	2,11-17	700 fpm
3 High Rise	2,21-24	700 fpm

**ELEVATORS** cont

**Emergency Power Operation**

1 elevator per bank

**Freight Elevators**

Capacity: 3,500 lbs  
Platform Size: 6'5" x 5' x 9'11" Ht  
Door Opening: 3'6" x 8'6"

**SECURITY**

- Card Access
- 24/7 security patrol
- Surveillance camera system

**HVAC**

**System Description:** 1,350 ton chilled water closed loop system

**Chillers:** 2 Daikin 500-ton magnetic bearing centrifugal  
Dakin 350-ton dual compressor magnetic bearing centrifugal

**Carrier AHU's:** 1 per floor

**Air Distribution per floor:**

- VAV zone system
- 12 exterior zones
- 4 interior
- 1 thermostat per zone to control cooling and heating

**Heating:** Electric resistance heat

**Outside Air:** 2,000 CFM per floor - regulated by CO2 demand

*Design Conditions*

**Summer**

Outside: DB 91<F, WB 80<F  
Inside: DB 75<F, WB 48<F

**Winter**

Outside: DB 32<F  
Inside: DB 75<F

**PLUMBING**

- 7 domestic water booster 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/277V  
Available: 208/120V  
Emergency Power: 480V/277V

**DESIGN LIVE LOADS**

Live Load Roof: 30 lbs PSF  
Live Load Floor\*: 75 lbs PSF  
Partition: 10 lbs PSF  
Mechanical Room: 150 lbs PSF  
Dead Load Floor: 87 lbs PSF  
Dead Load Room: 109 lbs PSF

*\*Certain areas have live load in excess of design*

Professionally managed by:



For leasing inquiries, call 504-831-2363

# ENERGY CORPORATION BUILDING

639 LOYOLA AVENUE  
NEW ORLEANS, LA 70113



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NEW ORLEANS

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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:	14		
Type:	Otis		
<u>Number</u>	<u>Floors</u>	<u>Speed</u>	
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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