

# Globalstar Office Building

1351 Holiday Square Boulevard, Covington LA



**FOR SALE**

**CLASS A OFFICE CONDOS • 66,000 SF (11,000 SF INCREMENTS)**

**PRICE - \$133.56/SF - \$348.56/SF**

**(Shell or Finished Condo Suites)**

**CBRE**



# Globalstar<sup>®</sup>

## Office Building

### TABLE OF CONTENTS

**Offering Summary** ..... **1**

**Property Details** ..... **2**

**Location Overview** ..... **3**



# 1

## Offering Summary



# Globalstar<sup>★</sup>

## Office Building

### The Offering

CBRE, Inc. has been retained as the exclusive marketing advisor for the sale of the Globalstar Office Building at 1351 Holiday Square Boulevard in Covington, Louisiana. With a total of 66,000 square feet, the Property is a 3-story office building situated on a 4.35-acre site, offering the unique opportunity to acquire ownership in a Class A office building.

Condo Suites are available for sale in increments of 11,000 SF each with 22,000 SF available per floor. The Condos are offered with common area factor to account for all SF.

[!\[\]\(e474458956c9a37fbf9586ddb60a7fa1\_img.jpg\) Click Here to Take a Tour:](#)



# 2

## Property Details



UNIQUE OPPORTUNITY TO INVEST WITHIN A CLASS A OFFICE DEVELOPMENT



CONDO SUITES ARE AVAILABLE IN INCREMENTS OF 11,000 SF EACH OR ENTIRE FLOOR(S) and/or ENTIRE BUILDING



COMPETITIVE PRICING FOR FINISHED AND/OR SHELL CONDO SUITES

LEVEL 2 (Finished)

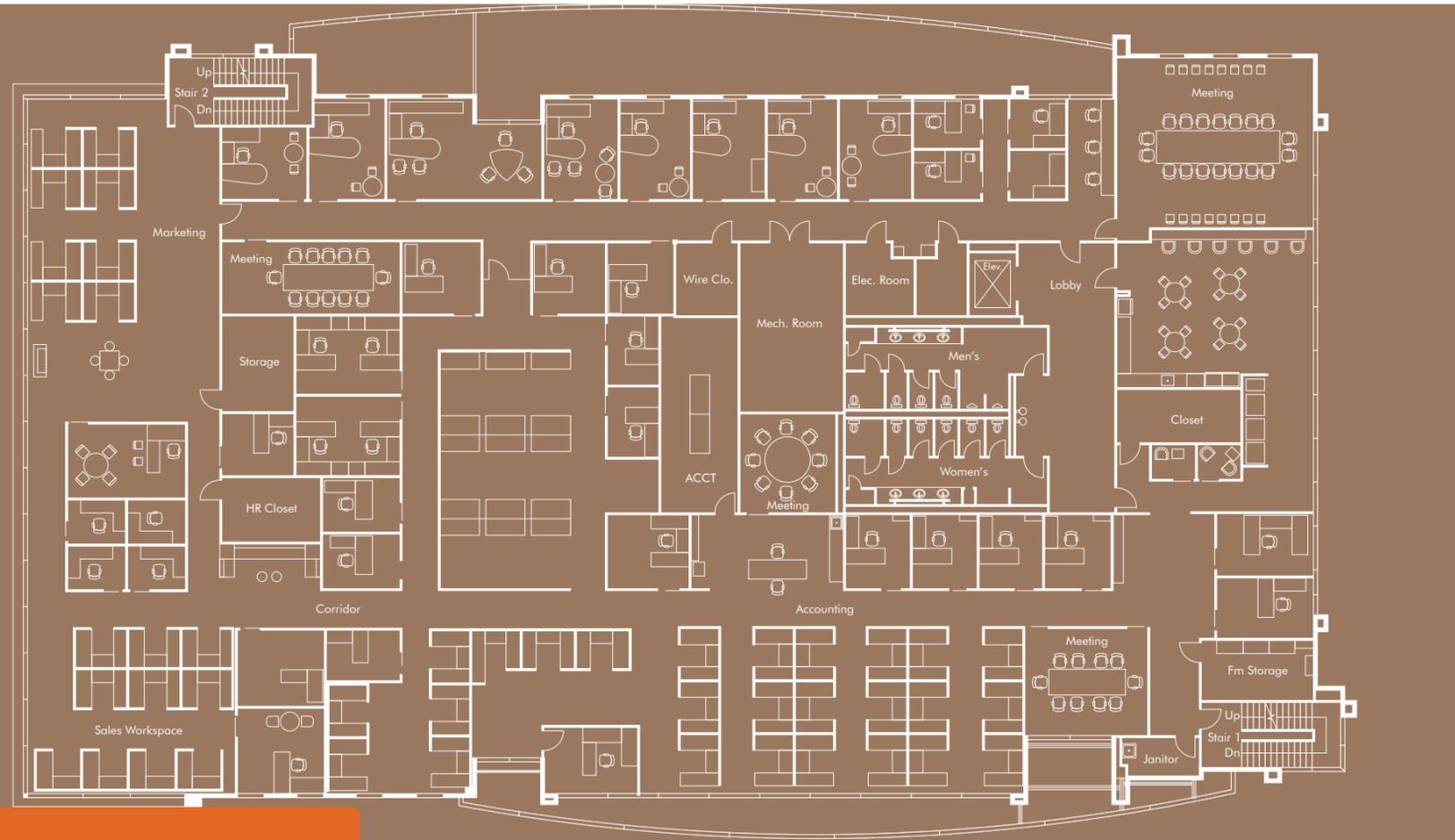
LEVEL 3 (Shell)

LEVEL 1 (Finished)





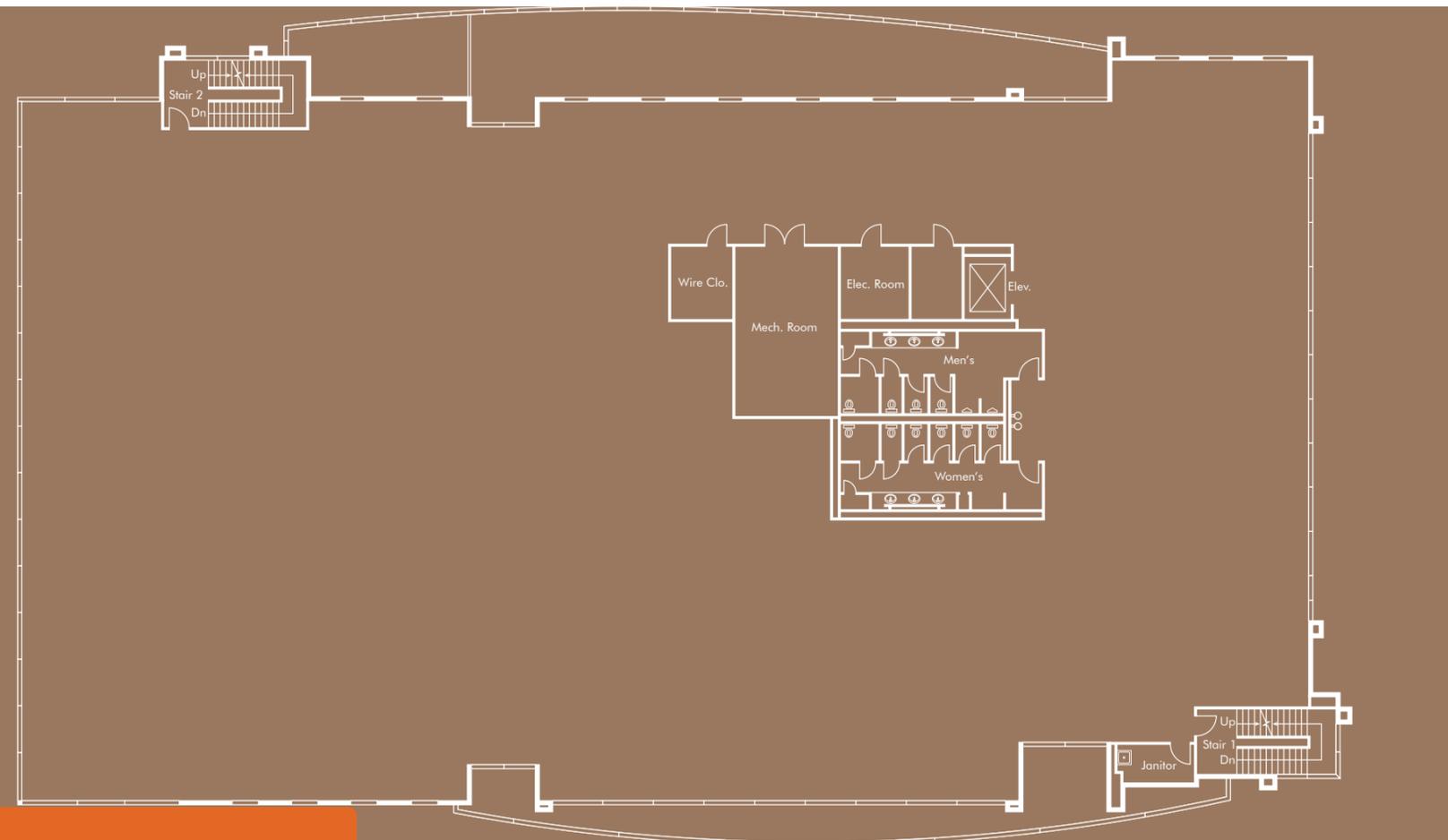
# LEVEL 2 - FLOORPLAN



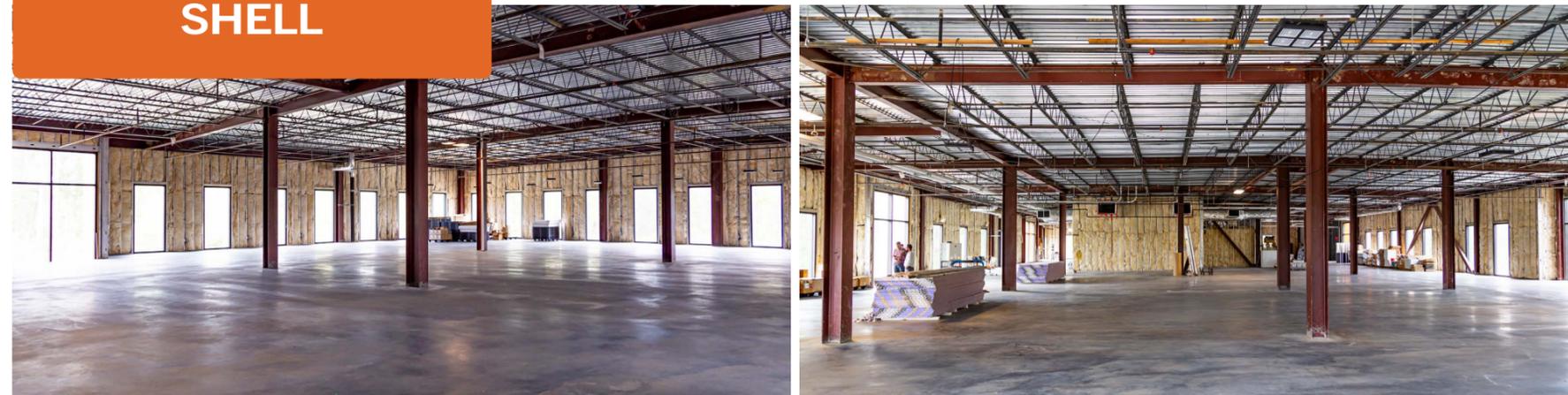
**FINISHED**



# LEVEL 3 - FLOORPLAN



**SHELL**



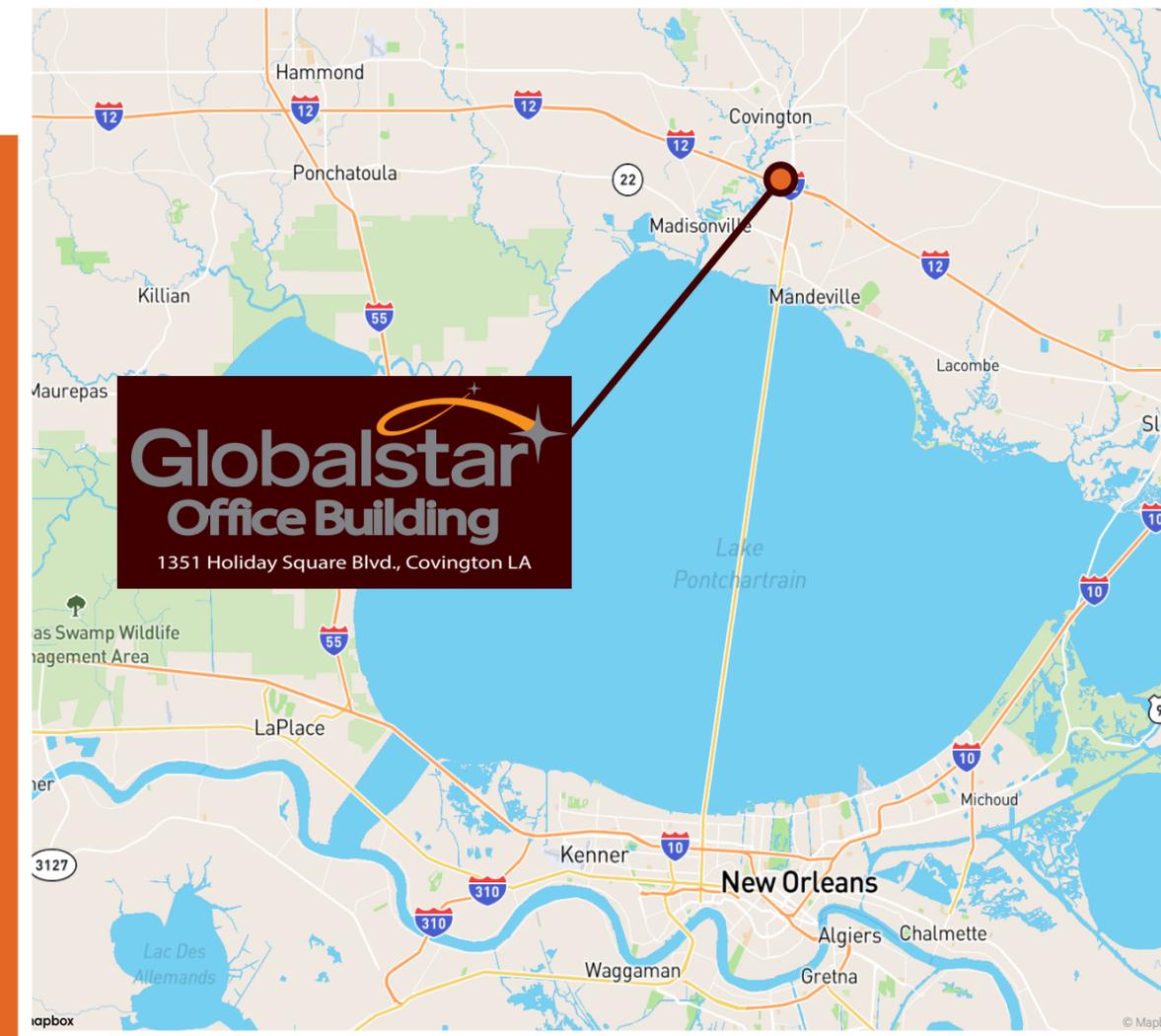


# 3

## Location Overview



# Globalstar Office Building



### Covington, Louisiana

Nestled on the north shore of Lake Pontchartrain, Covington offers a blend of small-town charm and economic growth and vitality. Boasting a thriving local economy, Covington is home to a diverse range of businesses, from boutique shops and art galleries to innovative startups and established corporations. Its strategic location, just 41 miles across Lake Pontchartrain from the vibrant city of New Orleans, provides easy access to a primary market teeming with cultural, culinary, and commercial opportunities. Covington's proximity to New Orleans makes it an attractive destination for businesses seeking growth and expansion in a dynamic regional hub while enjoying the tranquility and community spirit of Covington's inviting atmosphere.

### Area Demographics

	1-Mile Radius	New Orleans MSA
2023 Avg. HH Income	<b>\$151,770</b>	\$89,760
2023 Avg. Home Value	<b>\$411,235</b>	\$308,945

# Globalstar

## Office Building

**BRYCE FRENCH**  
SENIOR VICE PRESIDENT  
+1 504 427 2090  
BRYCE.FRENCH@CBRE.COM

**JACK SIKORA**  
SENIOR ASSOCIATE  
+1 504 444 8936  
JACK.SIKORA@CBRE.COM

 [Click Here to Take a Tour:](#)



**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.