



Premier Properties Northshore

PROPERTIES



Illustration of Building 400 at Brownstone Office Park

BROWNSTONE OFFICE PARK BLDG. 400 BUSINESS COMPLEX

FOR SALE

2315 Florida Street
Mandeville, LA 70448

PREPARED FOR:
MLS OCTOBER 10, 2025

PREPARED BY:
Premier Properties Northshore, LLC
Independently Owned & Operated

John M. Cerniglia—Owner Agent
504.957.6857
john@premiernorthshore.com
2315 Florida Street Bldg 200
Mandeville, LA 70448



Executive Suites Lobby



Building 200 at Brownstone Office Park



Premier Properties Northshore

BROWNSTONE OFFICE PARK BLDG. 400

THE PROPERTY

Brownstone Office Park Bldg. 400
2315 Florida Street
Mandeville, LA 70448

PROPERTY DETAILS

Introducing *The Business Complex*, Brownstone's newest premier office condominium development. The property offers up to 15,810 square feet available for a single-user building or customizable suites starting at 1,400 square feet to accommodate your business needs.

CDC Architects and the Developer are working together with flexibility in mind for future occupants, the building will feature a floor truss system on the second level and a roof truss system, allowing owners to create an open-concept workspace or a more traditional office layout, with room for future modifications as your business evolves.

Situated on a 1.5-acre site, The Business Complex provides direct access to over 1,500 households in nearby subdivisions, including Old Mandeville, and more than 35,000 households within a 15-minute radius.



PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	A
Building Sizes:	1,400—15,810 SF
Land:	1.5 Acres
Number of Stories:	2
Year Built:	Under Construction
Total Building Size:	15,810 SF
Total Parking Spots:	65

PROPERTY DETAILS

Cross Street: Coffee Street

Located: NW Corner

Subdivision: Brownstone Office Park

Zoning: C-1

Submarket: Mandeville

Parish: St. Tammany

Highway 190 visibility with easy East or West access to Hwy 190 / Florida St.

Highway 190/ Florida St. North or South is also easily accessed from Coffee Street.

PRICE

Sales Price / SF: Starting at \$265 PSF

Condo Fees: \$4.15/SF /Year (Current); est. \$5.30/SF /Year at 100% build out

Base Lease Rate: \$25.00/SF/Year, NNN

PROPERTY DETAILS

Time to Construct:

Existing Shell: 4-6 Months to finish

New Building: 9-12 Months to complete

Built-to-Suit: Developer and CDC Architects will accommodate layout and finish requirements. Second floor uses a floor truss system and roof uses a roof truss system for flexible interior configurations.





Premier Properties Northshore

BROWNSTONE OFFICE PARK BLDG. 400

ASSOCIATION BUDGET — SERVICES & ESTIMATED COST

Services Included and Association Budget Summary

Services typically covered by condo fees and HOA dues: sewer; water; refuse; grounds and landscape maintenance; common area lighting; association and property management; exterior shell insurance; termite control; routine repairs.	
HOA Dues: \$165 per month per building (covers water, sewer, garbage).	
Estimated Annual Expenses for Building 400 (15,810 SF)	
• General Liability	\$800.00
• Directors & Officers Insurance	\$1,600.00
• Property Insurance (Exterior Shell)	\$29,817.00
• Landscape Maintenance	\$15,600.00
• Parking Lot Maintenance	\$10,600.00
• Repairs & Maintenance	\$3,000.00
• HOA Dues (water, sewer & garbage)	\$11,800.00
• Utilities—Common Area Lighting	\$1,200.00
• Property Management	\$7,000.00
• Termite Control	\$1,600.00
• Tax Return	\$600.00
• Secretary of State Filing Fees:	\$75.00
• <u>Bank Fees</u>	<u>\$24.00</u>
Total Annual Expenses:	\$83,716.00
All figures are estimates based on similar developments and vendor quotes. Dues and expenses are allocated pro rata among buildings and units.	

All Numbers are based on prior numbers from similar developments and good faith estimates from third party vendors.

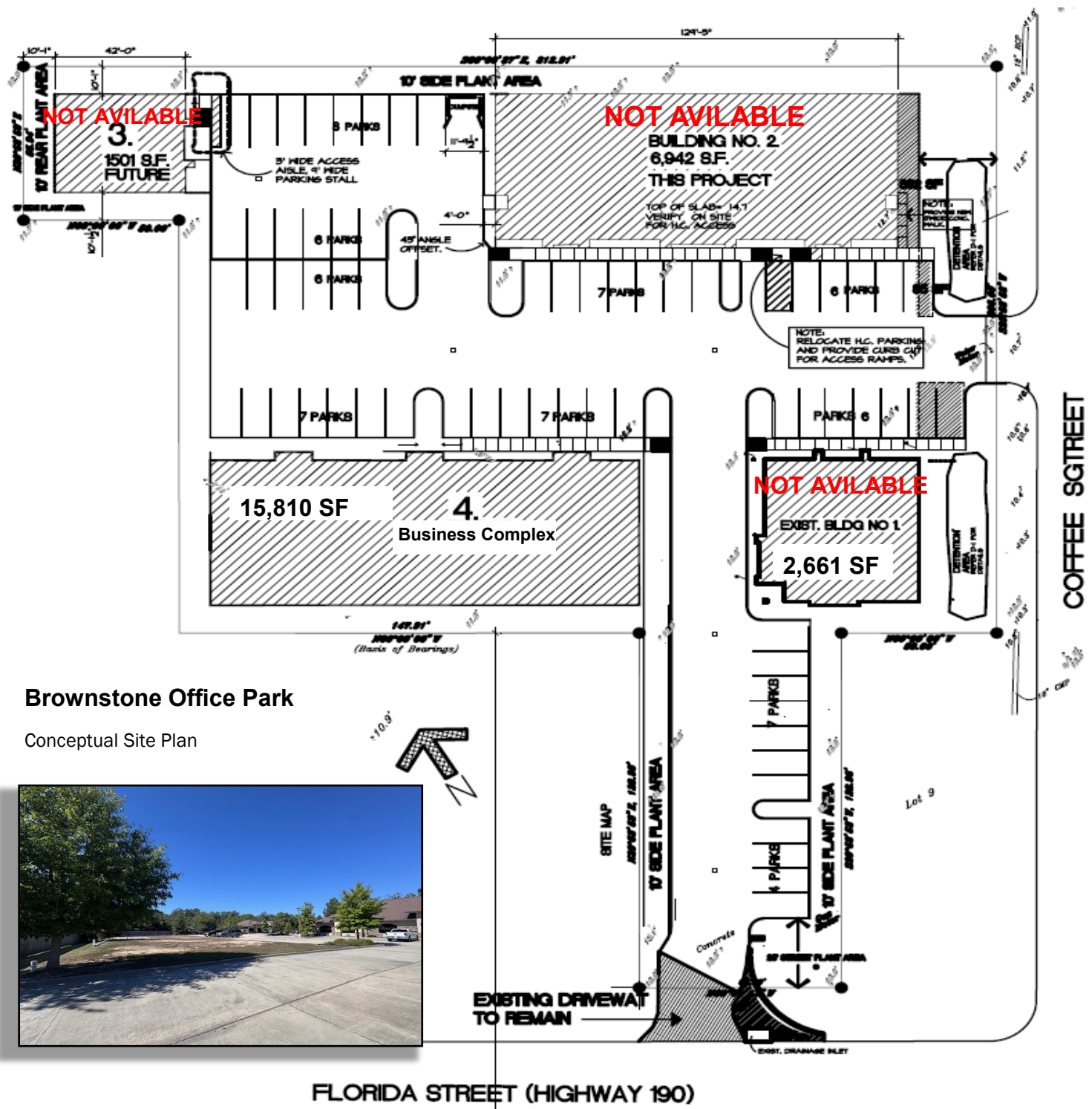
Dues are split based on a pro rata share between buildings.

Site Plan and Maps

Conceptual site plan, building layout, and drive-time map included in attachments. Building numbers and square footages on the site plan correspond to Building 100, 200, and 400; Building 400 is the Business Complex (15,810 SF). Drive time legend: Red = 15-minute drive time. Site plan shows parking, handicap access locations, and detention/retention areas.

Restrictions on Use

- Zoning: C-1 — intended for office and compatible commercial uses.
- Specific use restrictions, signage rules, and tenant requirements will be provided in condominium documents and association rules prior to lease or sale.



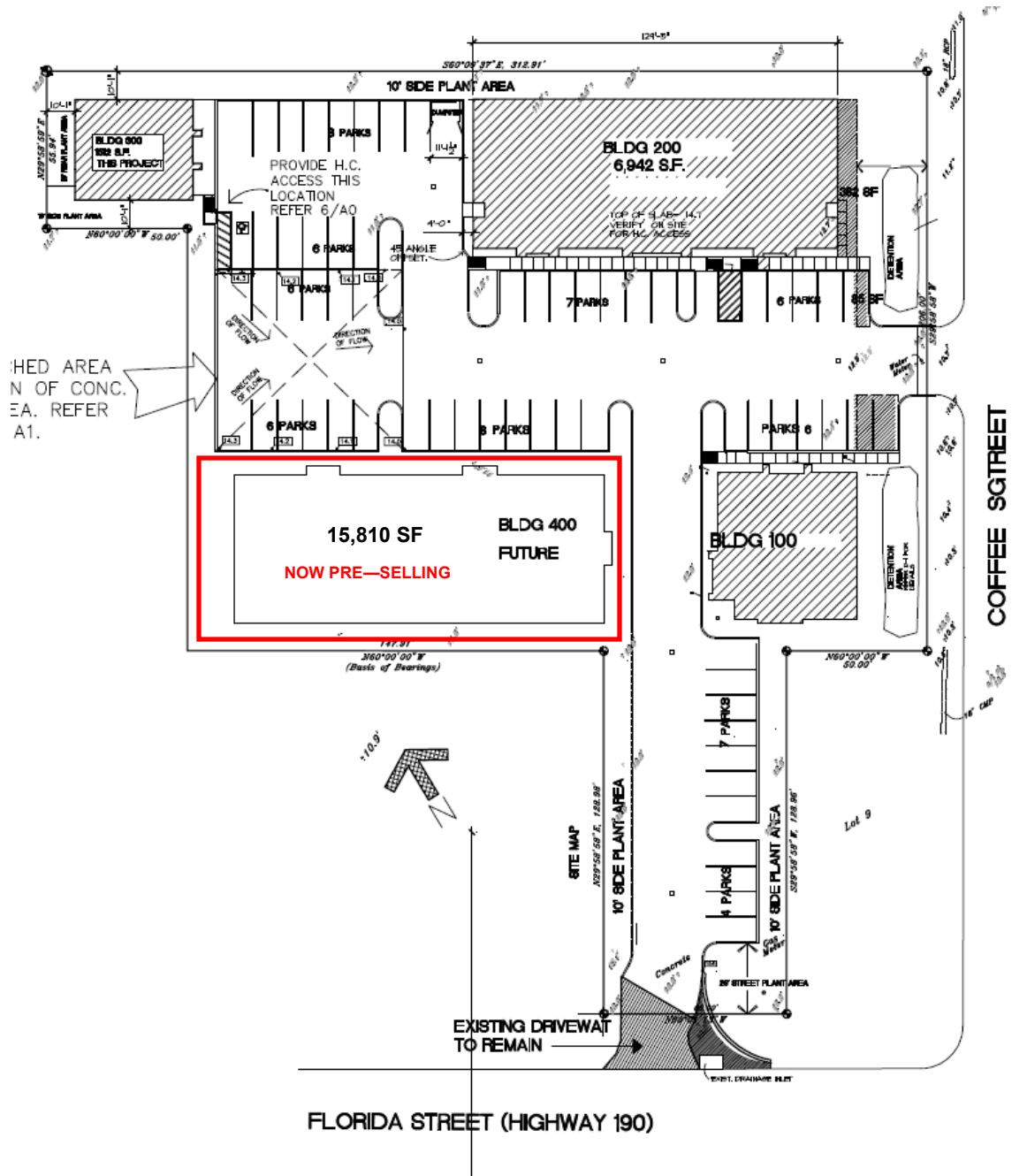
Brownstone Office Park

Conceptual Site Plan



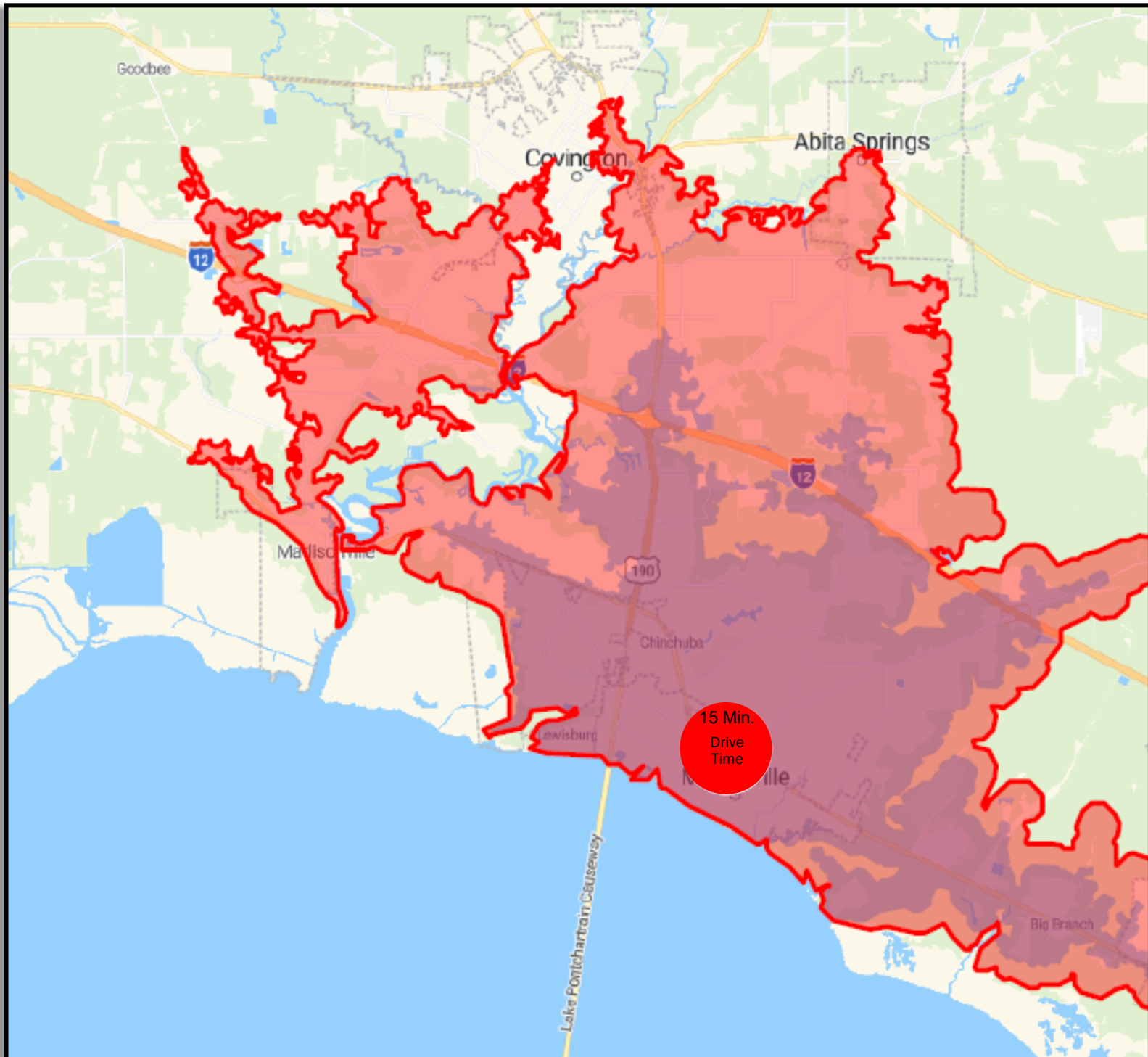
BROWNSTONE OFFICE PARK BLDG. 400

BROWNSTONE SITE LAYOUT & ILLUSTRATION



Legal Notice

All information contained in this flyer is believed to be accurate but is not guaranteed. Prospective buyers and tenants should verify all information independently. Pricing, availability, and estimated fees are subject to change without notice.



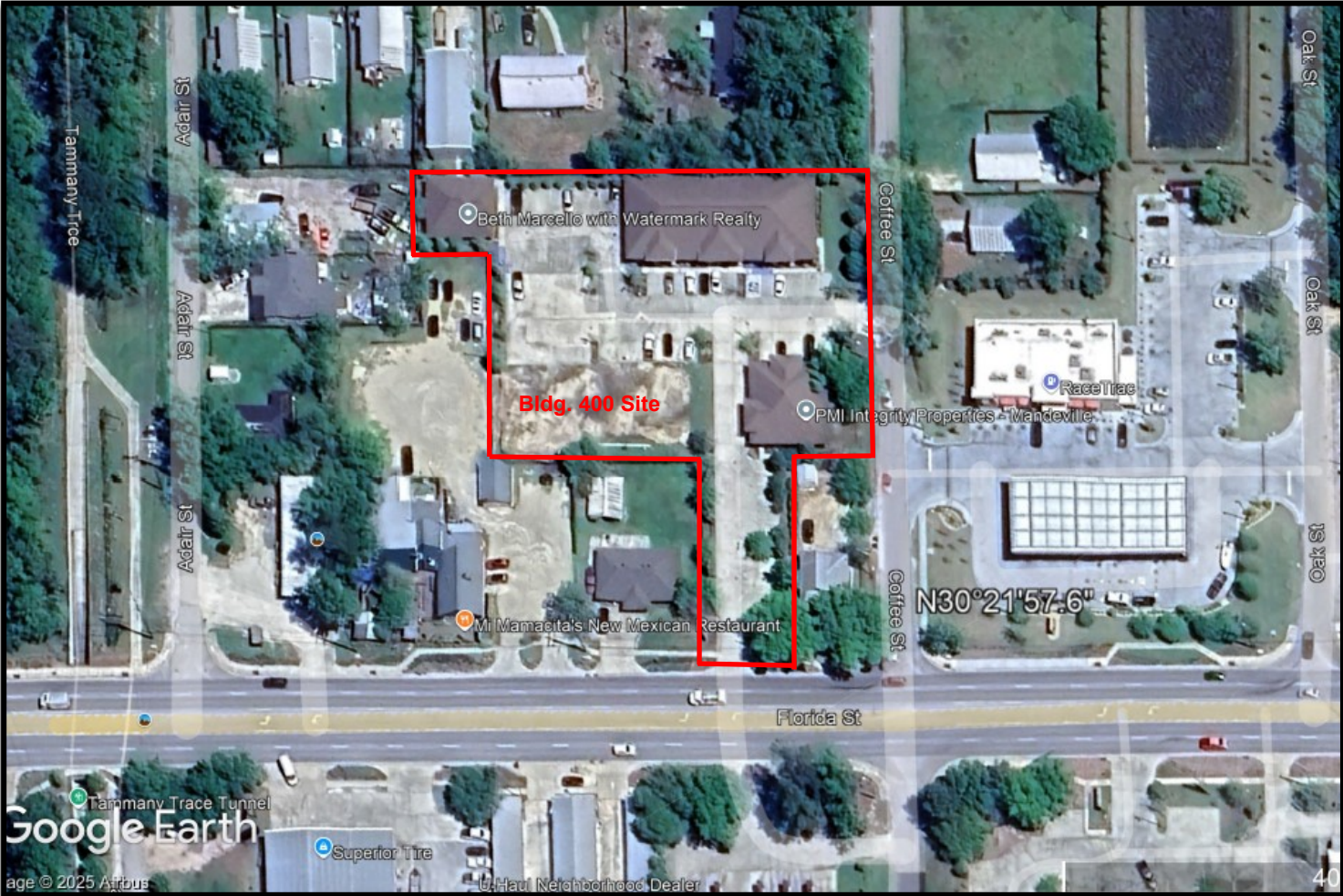
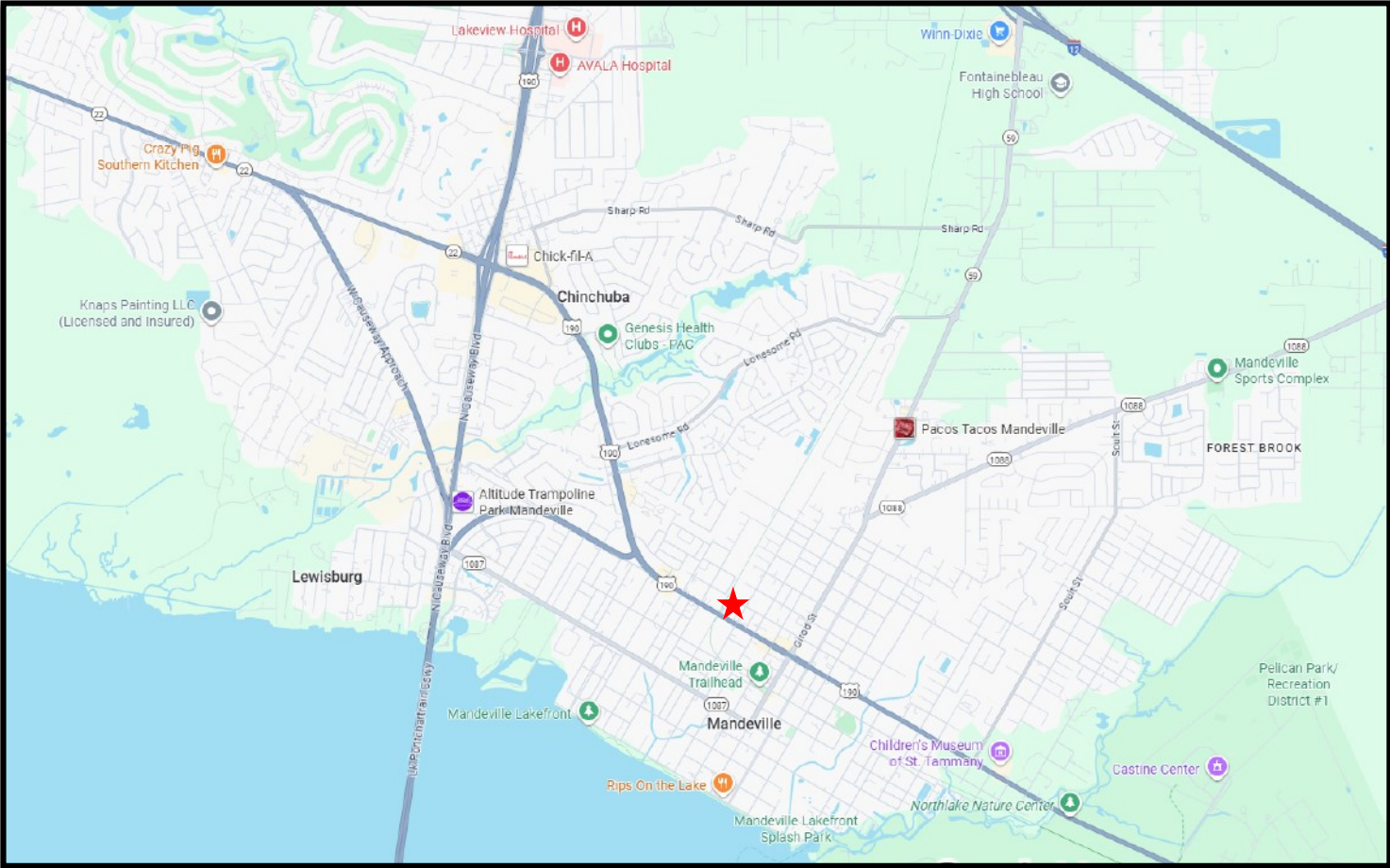
Drive Time Key:

Red = 15 Minutes

Premier Properties Northshore

BROWNSTONE OFFICE PARK BLDG. 400

MAPS & AERIALS





Premier Properties Northshore

BROWNSTONE OFFICE PARK BLDG. 400

CONTACT INFORMATION



For more information, please contact:

John M. Cerniglia

Premier Properties Northshore, LLC
REALTORS®

2315 Florida Street Bldg. 200
Mandeville, LA 70448

License #BROK.995689780-CORP by
the Louisiana Real Estate Commission

Phone: (985) 893.0733

Fax: (985) 893.9036

Mobile: (504) 957.6857

john@premiernorthshore.com



Brownstone Marquee



Building 100