



UNIQUE MIXED-USE BUILDING FOR LEASE

4201 Tulane Ave

New Orleans, LA 70119

Presented By:

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PROPERTY DESCRIPTION

Unique Special Purpose/Retail/Office/Flex/Maker Space lease opportunity located at 4201 Tulane Ave, just a block off of Carrollton Ave in the Mid-City area of New Orleans. Showcasing marquee visibility from I-10 ($\pm 146,000$ cars/day, 2-way), this meticulously renovated historic warehouse features two flexible floor plates offering potential suites ranging from $\pm 4,535$ to $\pm 14,486$ SF, with smaller demised options considered. The entire site is currently zoned MU-1 (Medium Intensity Mixed-Use District), allowing for a multitude of uses, and is supplemented by off-street parking (see parking plan). Shell delivery will be considered by the Landlord based on the deal terms. All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

AGENTS NOTES

Please do not tour the property without a listing agent being present. Call/Email the agents to schedule all appointments. Call/Email the agents with questions related to lease rate/structure and landlord delivery expectations. All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Initially Gross - See Agents)
1st Floor:	$\pm 11,068$ SF
2nd Floor:	$\pm 14,486$ SF
Gross Building Area:	$\pm 36,077$ SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,197	3,465	10,493
Total Population	2,251	6,978	22,805
Average HH Income	\$67,731	\$75,371	\$71,681

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Rome

0' 5' 10' 20'

MAKER SPACE - LEVEL 1

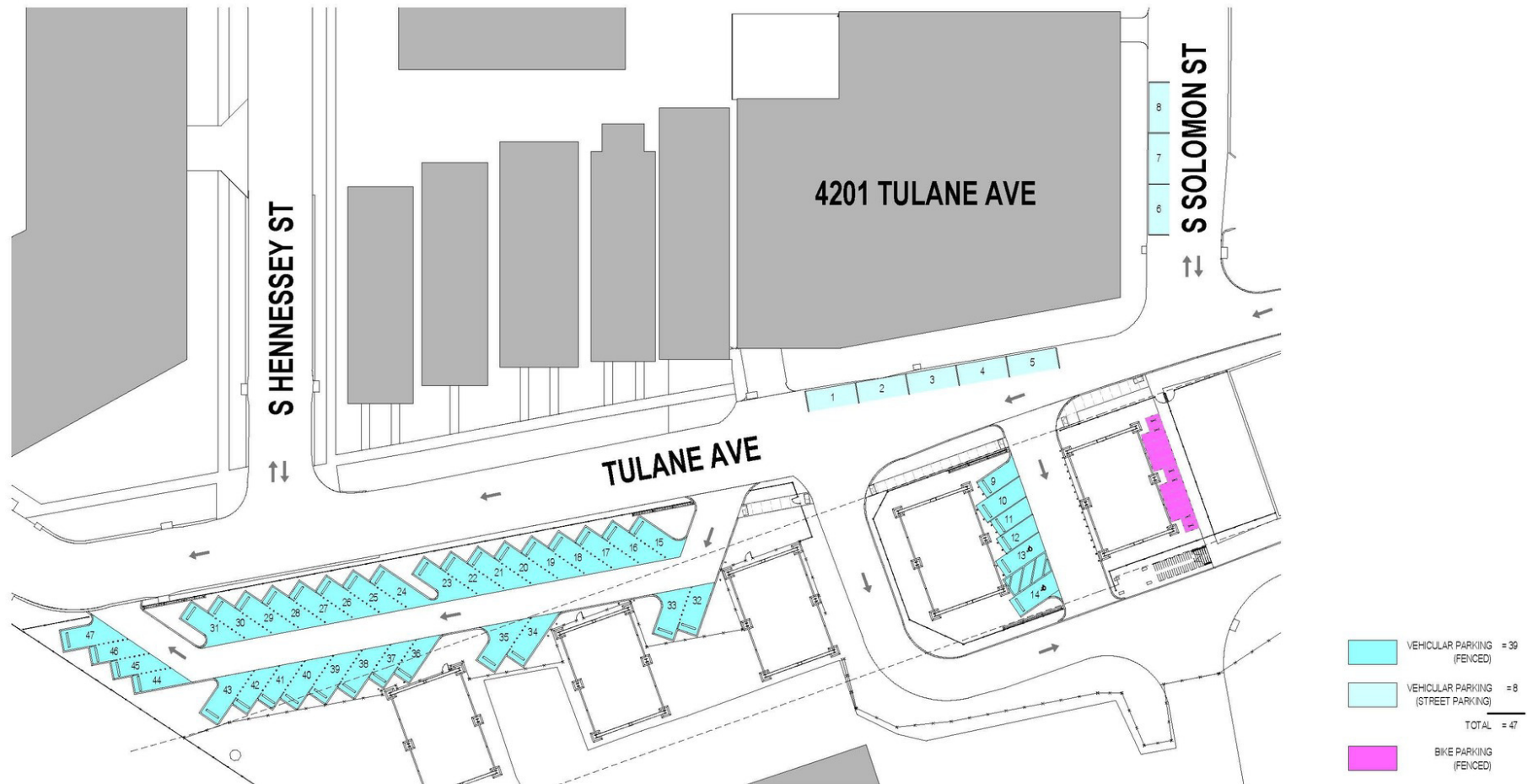
4201 Phase 2

10/31/2025

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Rome Office

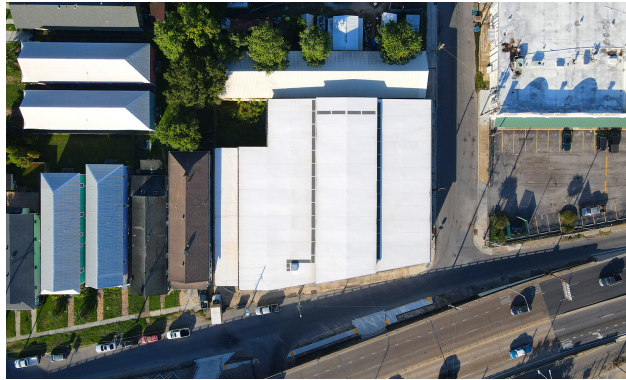
400 N. PETERS ST., SUITE 212
NEW ORLEANS, LA 70130, USA
info@romeforce.us | +1 504 827 1928

PROJ NO	PROJ NAME	PHASE	DATE	TABLOID FORMAT	SCALE
230605	4201 TULANE AVE PARKING		11/03/25	As indicated	

SITE PLAN - PARKING

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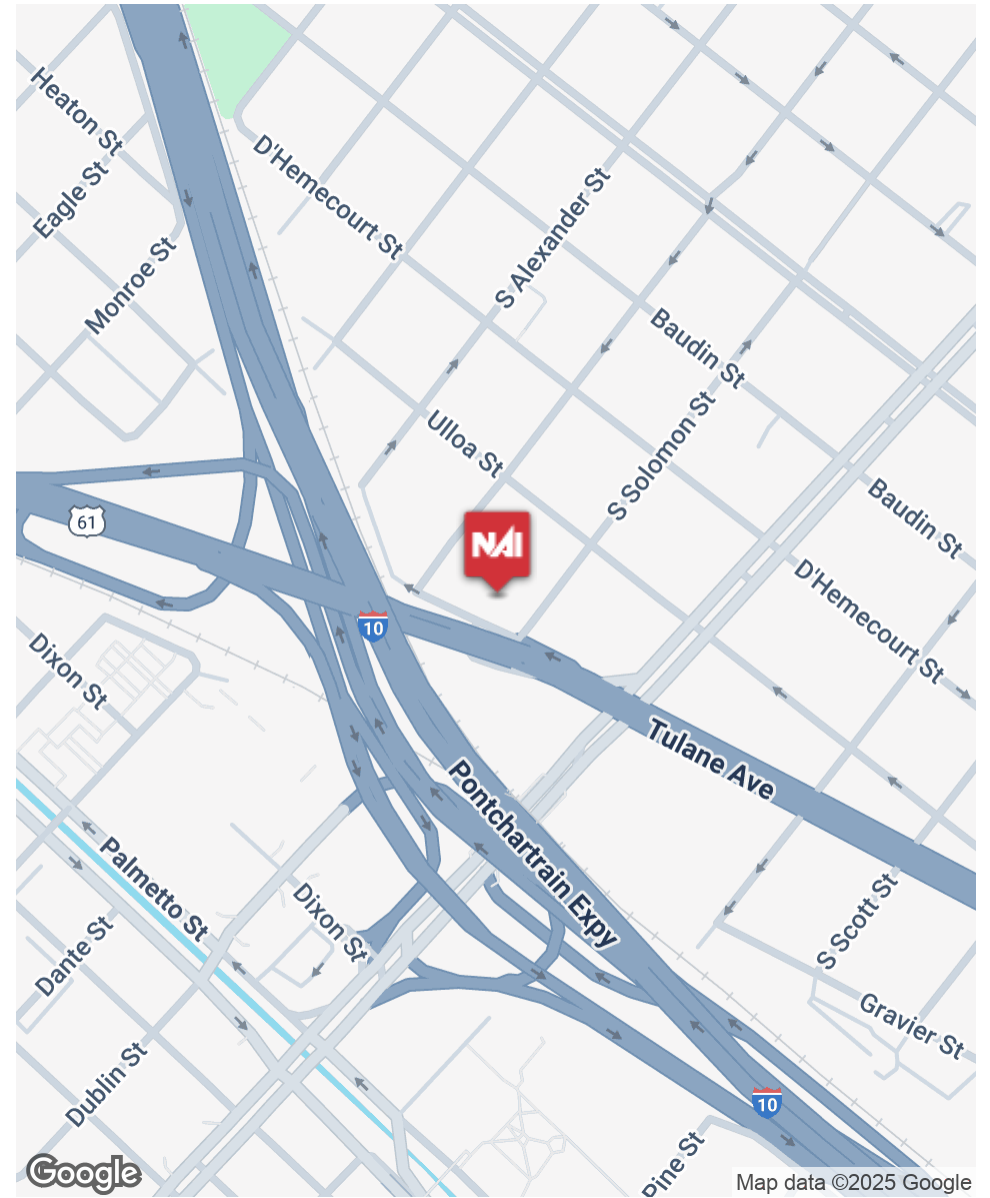
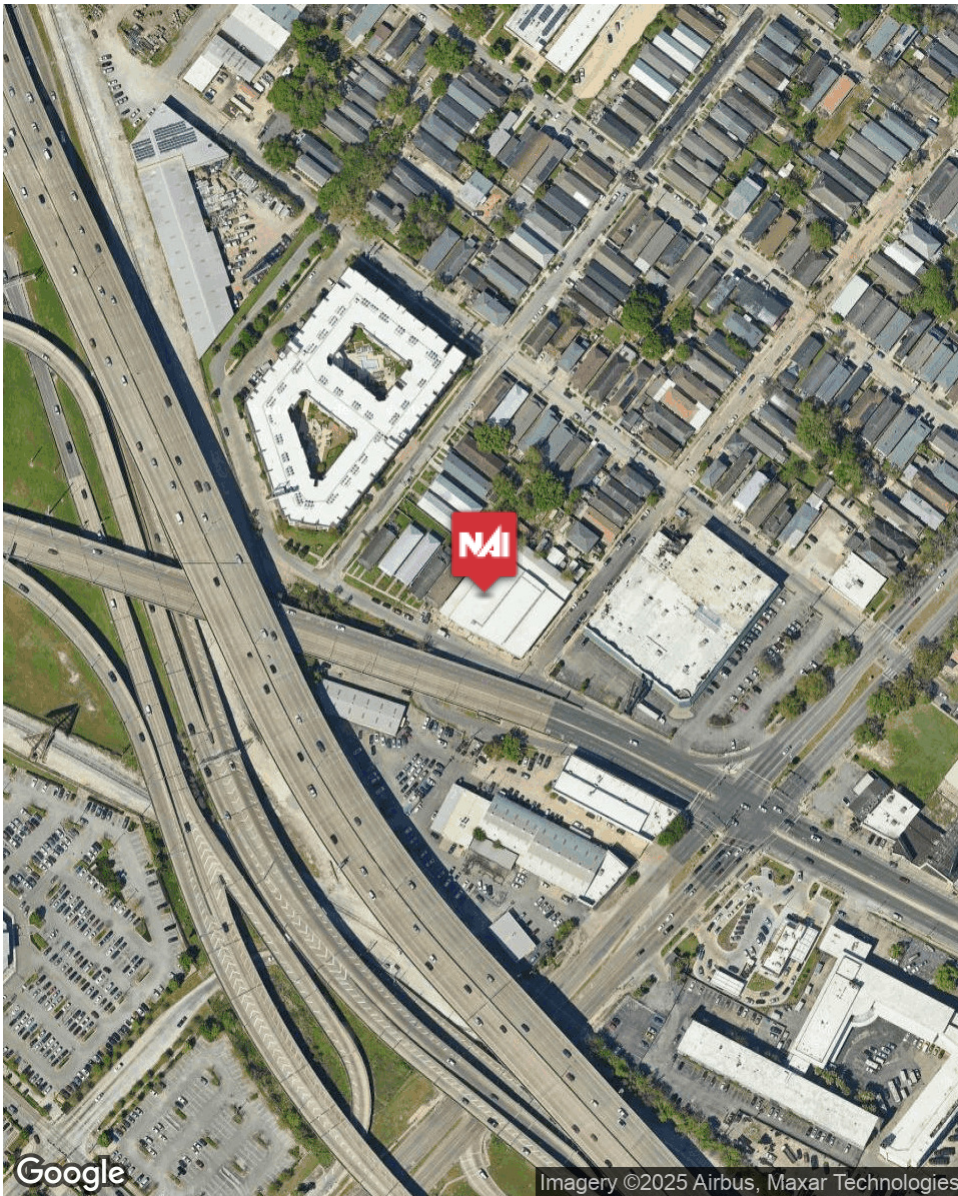
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For More Information:

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