



NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

MATT EATON, CCIM • PARTNER

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PROPERTY DESCRIPTION

The Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans. The building has plans to undergo a complete redesign of the front entrance and drive area, including concrete work for improved accessibility, aesthetics, and traffic flow.

The 7th-floor specifically is on track to receive a full renovation of the lobby and interior spaces, including:

- Common Area Restrooms** – Fully redesigned with updated fixtures, finishes, and layout improvements
- Spec Suites** - Turnkey suites designed to show finishes and flexible layouts that can be recreated
- Elevator Lobbies** – Modernization of elevator lobby areas to align with the overall design aesthetic

These spaces are perfect for any office tenant services including dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and hearing clinics. The property features onsite management, ample parking including 129 surface spaces and 79 covered spaces, as well as easy access across the city via South Claiborne Avenue (US-90).

Suite 101 is a former restaurant space / sundry shop with a large outdoor patio.

AVAILABLE SPACES

LEASE RATE*

SPACE SIZE

Suite 101	\$27.00 SF/yr	1,317 SF
Suite 530	\$25.00 SF/yr	4,425 SF
Suite 600	\$27.00 SF/yr	2,707 SF
Suite 701 (Dental Office)	\$27.00 SF/yr	1,900 SF
Suite 707	\$25.00 SF/yr	4,727 SF
Suite 815	\$27.00 SF/yr	1,114 SF

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY





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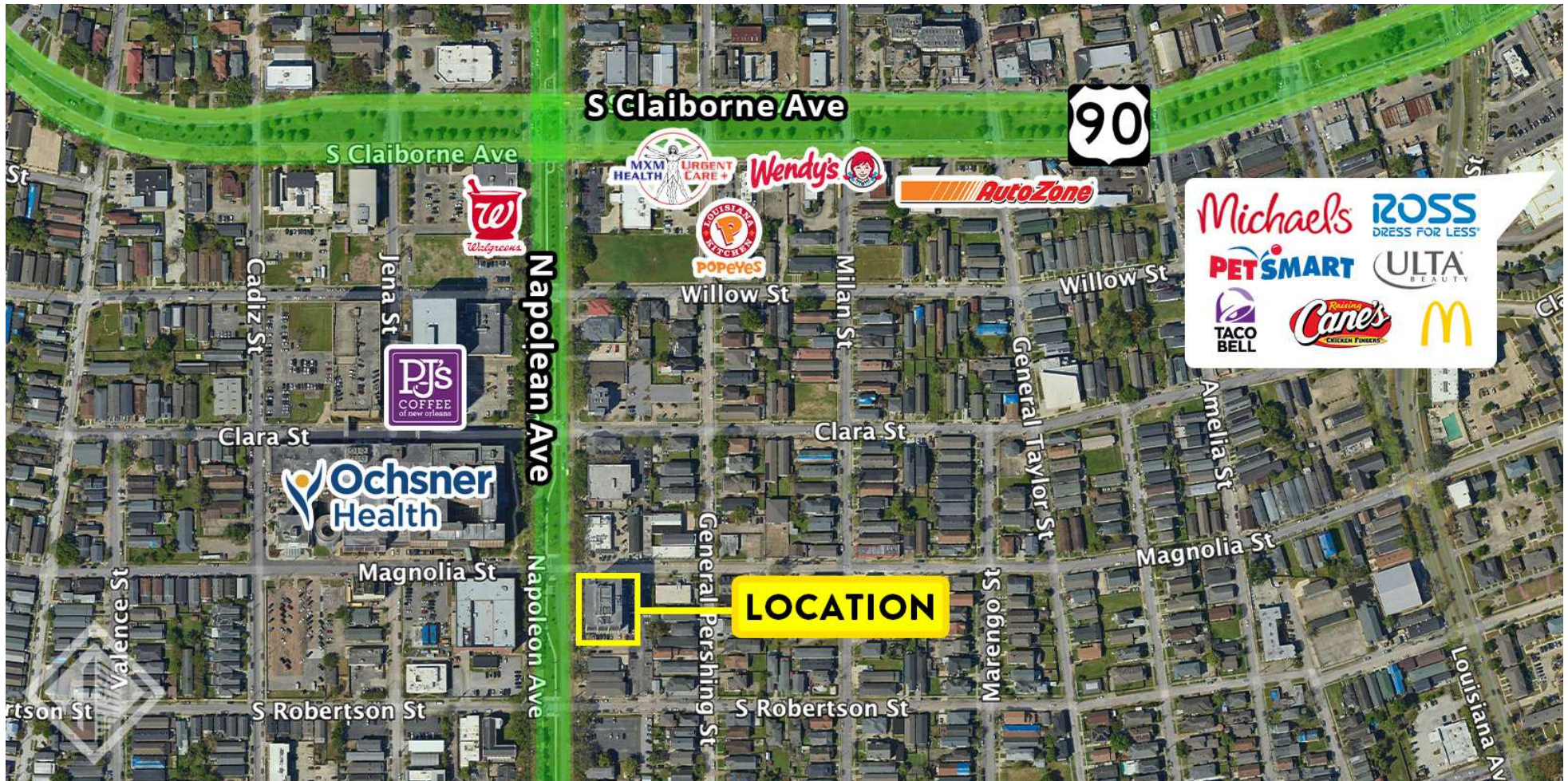
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OFFICE BUILDING FOR LEASE

AERIAL

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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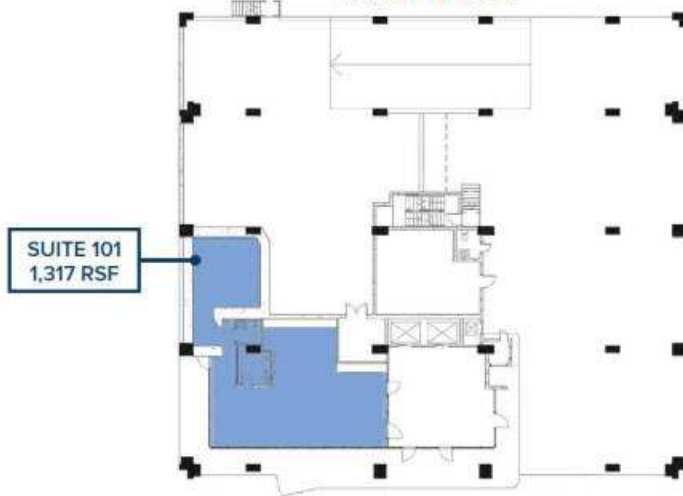
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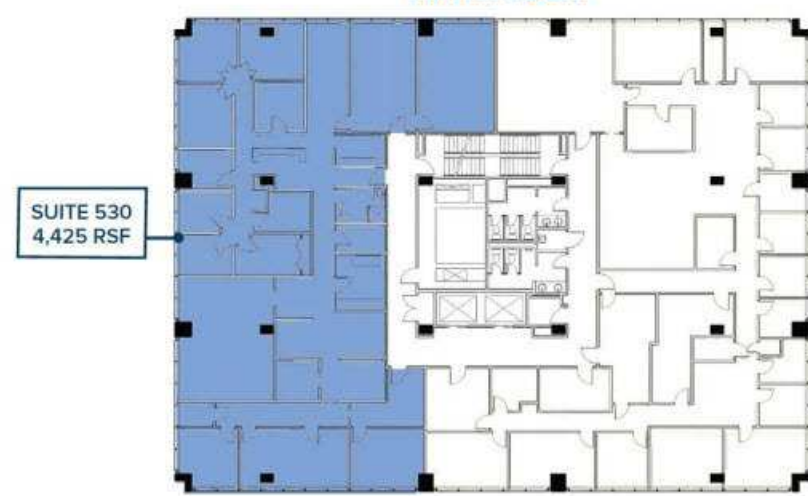
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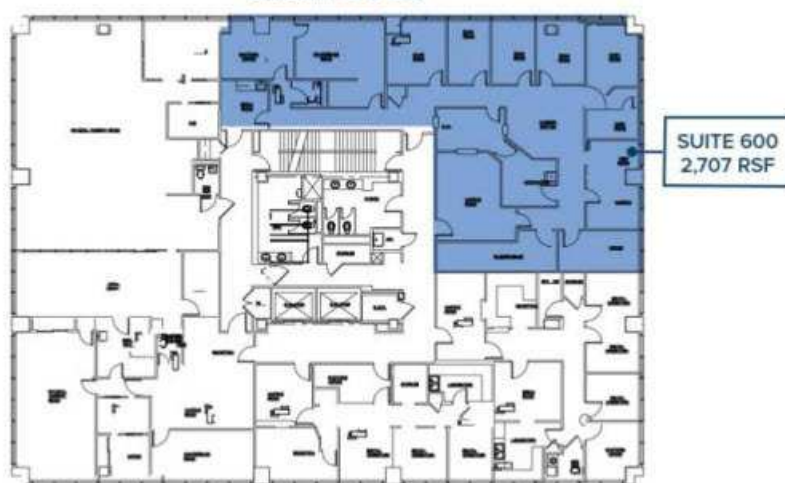
FIRST FLOOR



FIFTH FLOOR

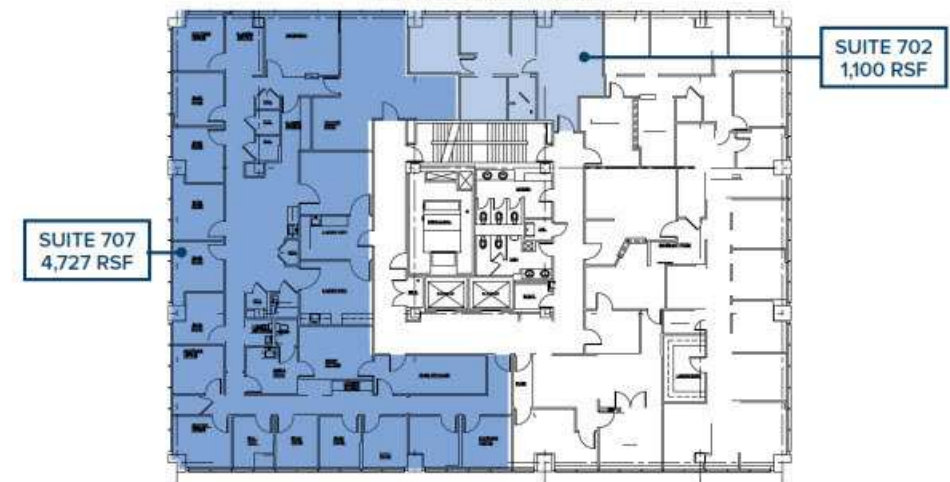


SIXTH FLOOR



SEVENTH FLOOR

Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

FLOOR PLANS





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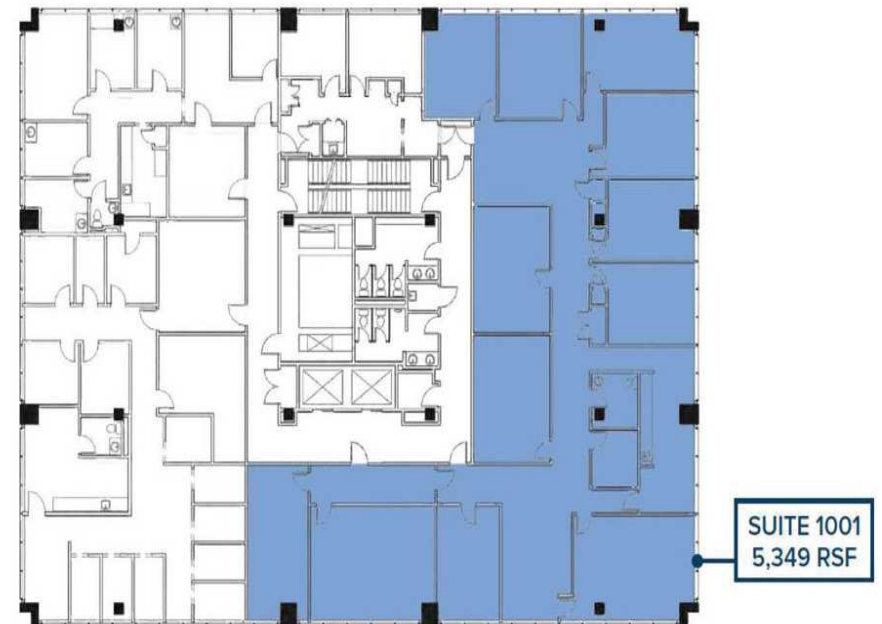
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EIGHTH FLOOR



TENTH FLOOR



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FLOOR PLANS

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OFFICE BUILDING FOR LEASE

NEARBY HEALTHCARE TENANTS/UNIVERSITIES

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- 5 Minutes
- 10 Minutes
- 15 Minutes

AREA DEMOGRAPHICS

