



This retail space is located in the building on the corner of West Esplanade Avenue and North Hullen Street, in close proximity to Lakeside Shopping Center. Unit D has open retail space, bathroom, kitchen, and IT room/storage. Other retailers in the center include Caffe Caffe, Edward Jones, KungFu Tea, Alliance Medical Center, and Salon Suites. The shopping center is in walking distance to over 3,000,000 square feet of office space.

FOR MORE INFORMATION CONTACT:

**BOBBY TALBOT, CCIM**

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The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ADDRESS: 3348 West Esplanade Avenue,  
Suite D, Metairie, LA 70002

AVAILABLE SPACE: 1,500 SF

RENTAL: \$30.00 PSF, NNN

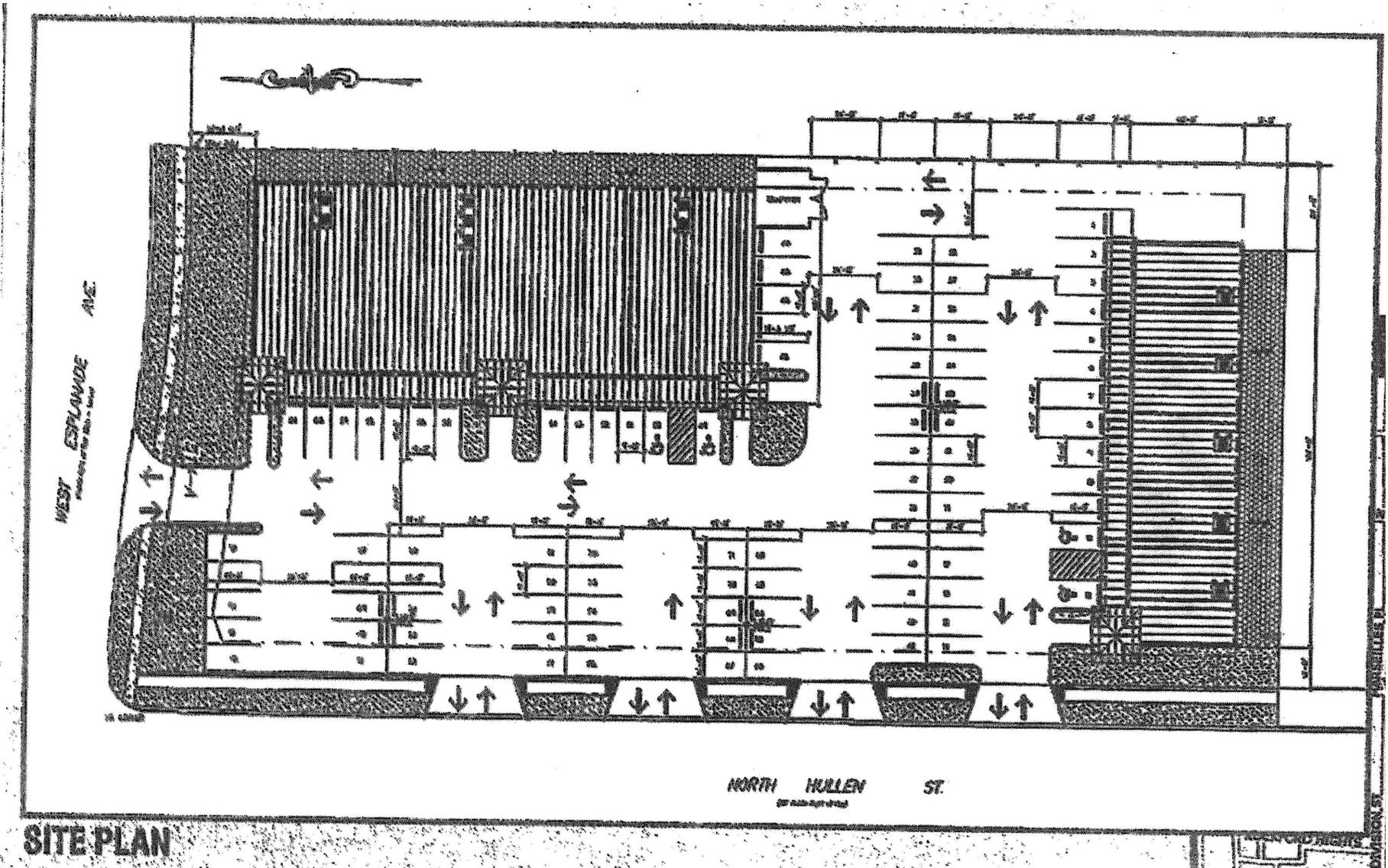
NET CHARGES: \$4.82 PSF

PARKING: 96 spaces

ZONING: BC-2, Business Core District







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