



FOR LEASE

2640 Marietta

2640 MARIETTA STREET, SUITE A, KENNER, LA
70062

DAVID DA CUNHA
Property One Commercial Agent
504.681.3400
david@propertyone.com



PROPERTY ONE

FOR LEASE

2640 MARIETTA 2640 MARIETTA STREET, SUITE A, KENNER, LA 70062



PROPERTY ONE



PROPERTY DESCRIPTION

2640 Marietta Street Suite A offers 2,300 square feet of flexible warehouse and office space tailored to an industrial user. The property features a well-proportioned layout that accommodates production, storage, and administrative functions. A dedicated storefront and office area provide professional visibility while the expansive shop zone supports equipment, inventory, and light manufacturing. Equipped with durable finishes, practical landscaping, and utility infrastructure, the facility delivers immediate functionality. Offered under a modified gross lease at \$2,205 monthly, this turnkey opportunity is ready for an industrial operator seeking efficiency and a straightforward leasing structure within Kenner's commercial market.

PROPERTY HIGHLIGHTS

- 2,300 square-foot industrial warehouse with integrated office area
- Modified gross lease structure simplifies budgeting
- Customizable floor plan supports mixed shop and administrative uses
- Office area to be configured according to Tenant requirements via TIA
- Ample ceiling height suited for racking or equipment
- Well-maintained exterior signaling tenant credibility
- Strategic signage and address visibility on Marietta Street

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Available SF:	2,300 SF
Building Size:	2,300 SF

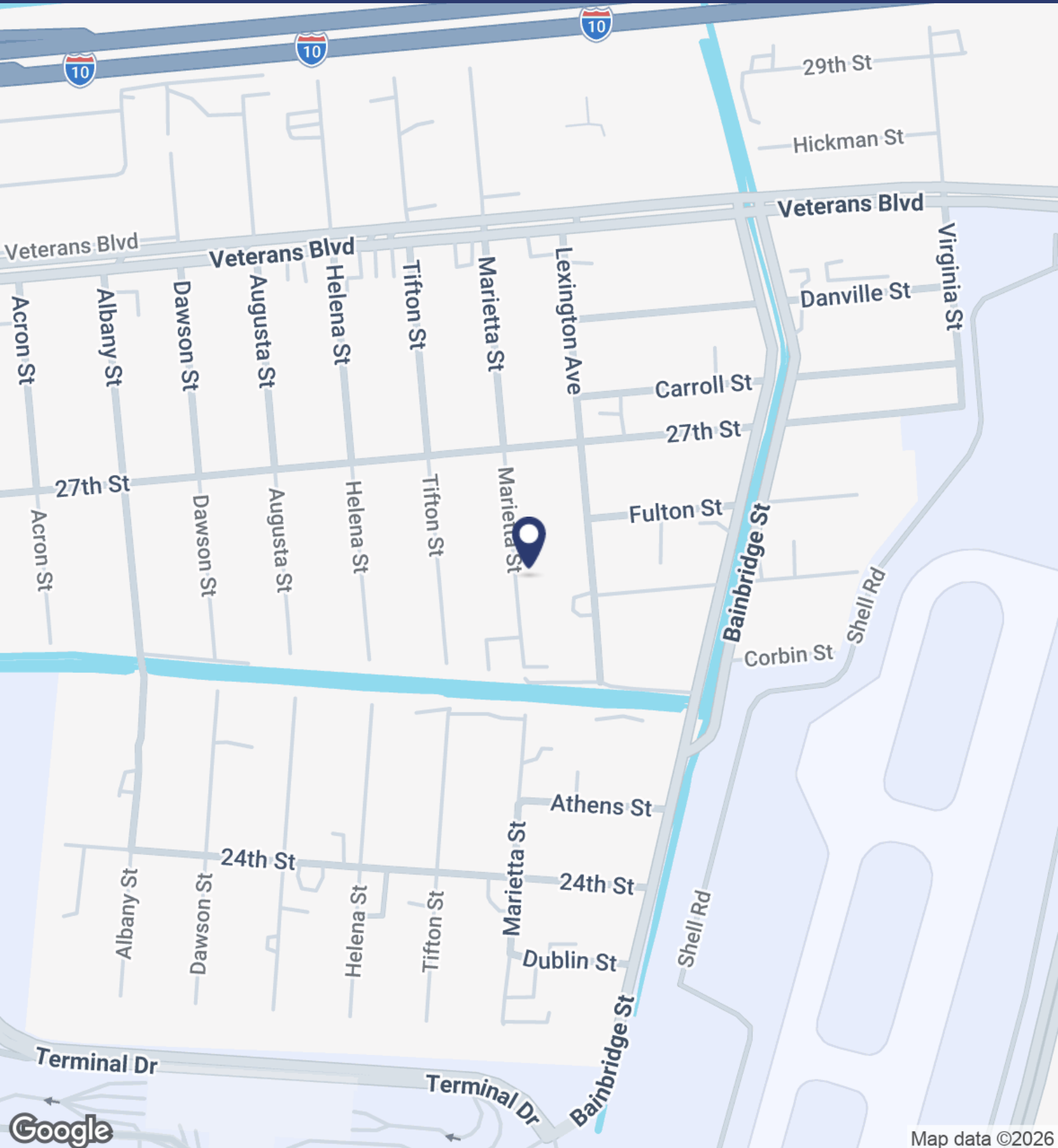
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	784	3,884
Total Population	788	2,502	10,966
Average HH Income	\$63,808	\$58,393	\$65,216

FOR LEASE

2640 MARIETTA 2640 MARIETTA STREET, SUITE A, KENNER, LA 70062



PROPERTY ONE



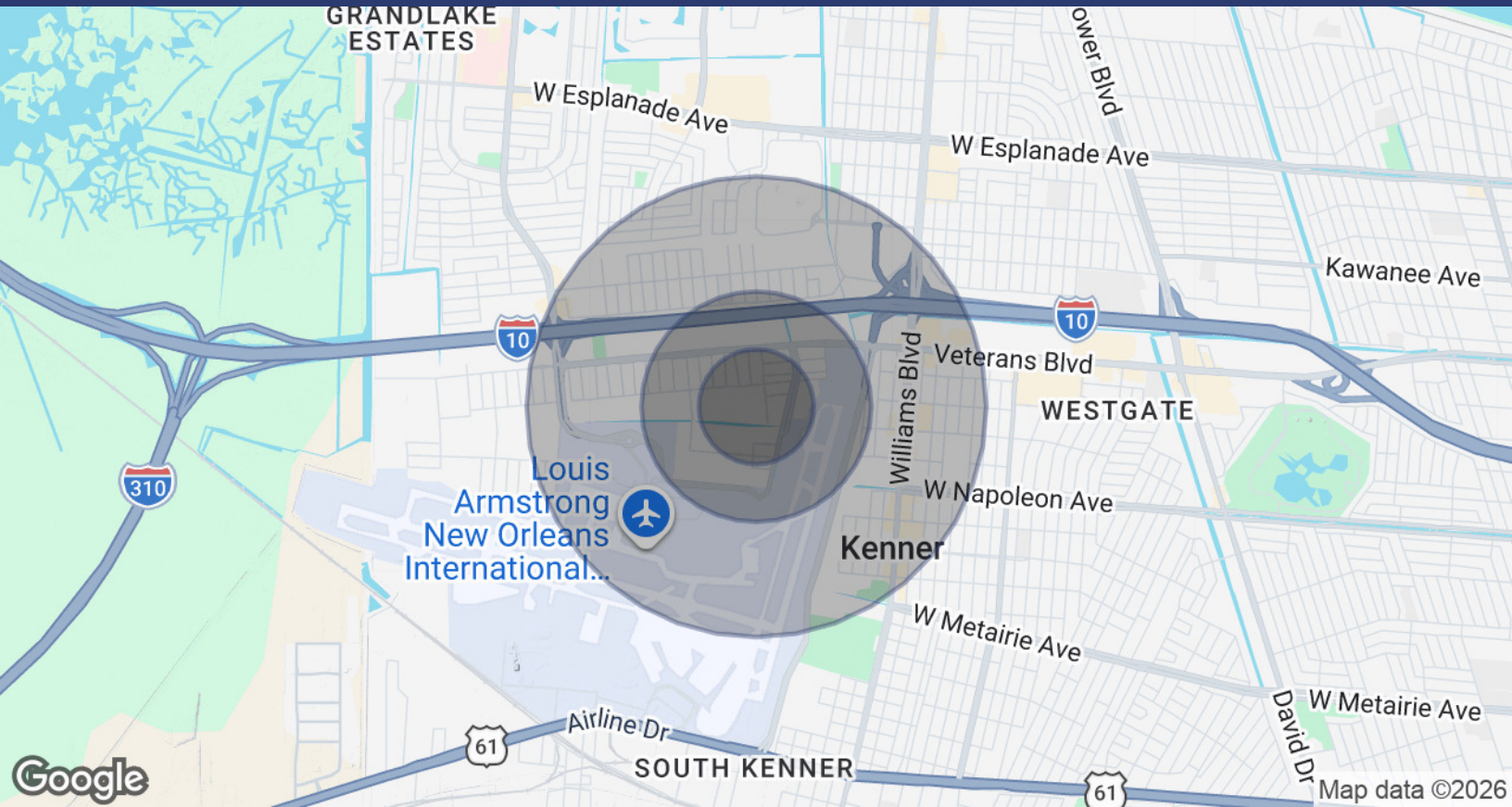
Map data ©2026

FOR LEASE

2640 MARIETTA 2640 MARIETTA STREET, SUITE A, KENNER, LA 70062



PROPERTY ONE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	788	2,502	10,966
Average Age	20.3	26.8	35.4
Average Age (Male)	16.9	27.6	34.0
Average Age (Female)	32.7	28.6	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	227	784	3,884
# of Persons per HH	3.5	3.2	2.8
Average HH Income	\$63,808	\$58,393	\$65,216
Average House Value	\$1,345	\$114,625	\$187,707

2023 American Community Survey (ACS)

PRESENTED BY

David da Cunha

Property One Commercial Agent

504.681.3400

LA #47108

david@propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____