



KENNER MEDICAL OFFICE BUILDING FOR SALE

3555 LOYOLA DRIVE | KENNER, LA



AVAILABLE

10,050 SF Multi-Tenant Office Building

Suite A: 3,400 SF; Vacant

Suite B: 650 SF; Vacant

Suite C: 2,600 SF; Leased (Infinity Health), \$2,500 monthly, gross until 3/31/27; \$3,000 monthly, gross for the last two years; expiring 3/31/29

Suite D: 3,400 SF; Vacant

LAND

44,732.55 SF (289.40' x 154.57')

ZONING

PUD (Planned Urban Development)/Special Ordinance

FEATURES

Built in 2010, this single story Medical office building is located only one mile from I-10 adjacent to Ochsner Health Center on the corner of W. Esplanade and Loyola Drive in a high density commercial corridor with numerous national retailers in the immediate area. High density multi-family and single family residential in the immediate area, inclusive of the Chateau Country Club neighborhood, the new Alluvia Apartments development directly across the street (260 Units), only one mile from Laketown, Pontchartrain Convention & Civic Center, Treasure Chest Casino and Coconut Beach Volleyball Complex.

PARKING

46 surface parking spaces

SALE PRICE

\$1,799,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT
JIMMY NEWTON, CCIM

CELL 504.247.7255
jimmy@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





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INTERIOR PHOTOS



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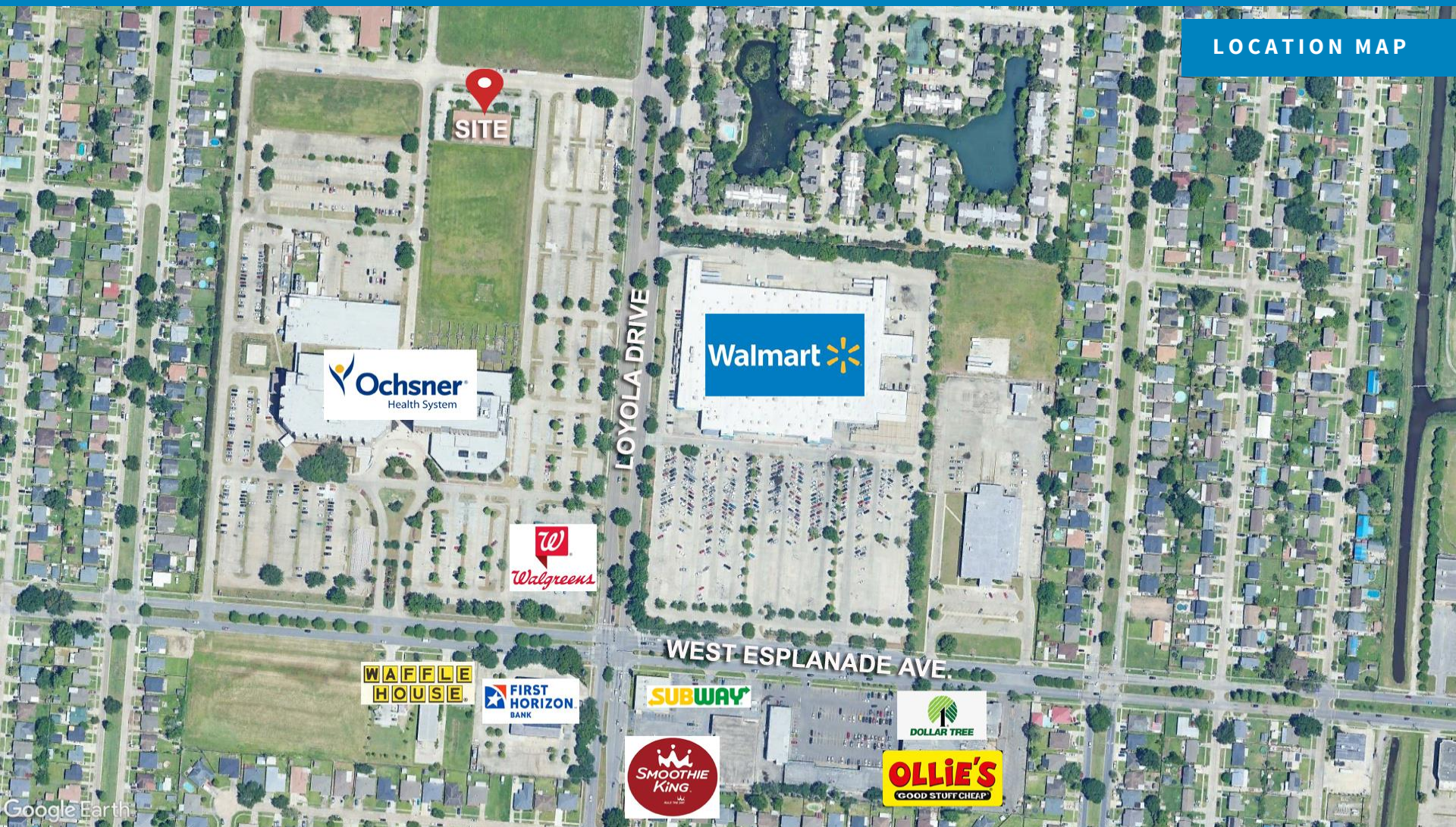




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LOCATION MAP



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SITE AERIAL



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KENNER MEDICAL OFFICE BUILDING FOR SALE

3555 LOYOLA DRIVE | KENNER, LA

FLOORPLAN

KENNER, LOUIS

GELMAN / COLLINS
MEDICAL CENTER

AMELIA STREET AND LOYOLA DRIVE

DATE ISSUED: 19 FEBRUARY 08
REVISED:
REVISED:
REVISED:
DRAWN BY: TDB, JAB
CHECKED BY: CEV

DESIGN
DEVELOPMENT

0562

TITLE:
FLOOR
PLAN

SHEET:

A1.01

LEASED
SUITE C



1 FLOOR PLAN
A1.01
1/8" = 1'-0"

NOTE: SEE 1/16.03 FOR DESCRIPTION OF PARTITION TYPES. UNMARKED PARTITIONS ARE P1.
TYPICAL WALL PARTITIONS

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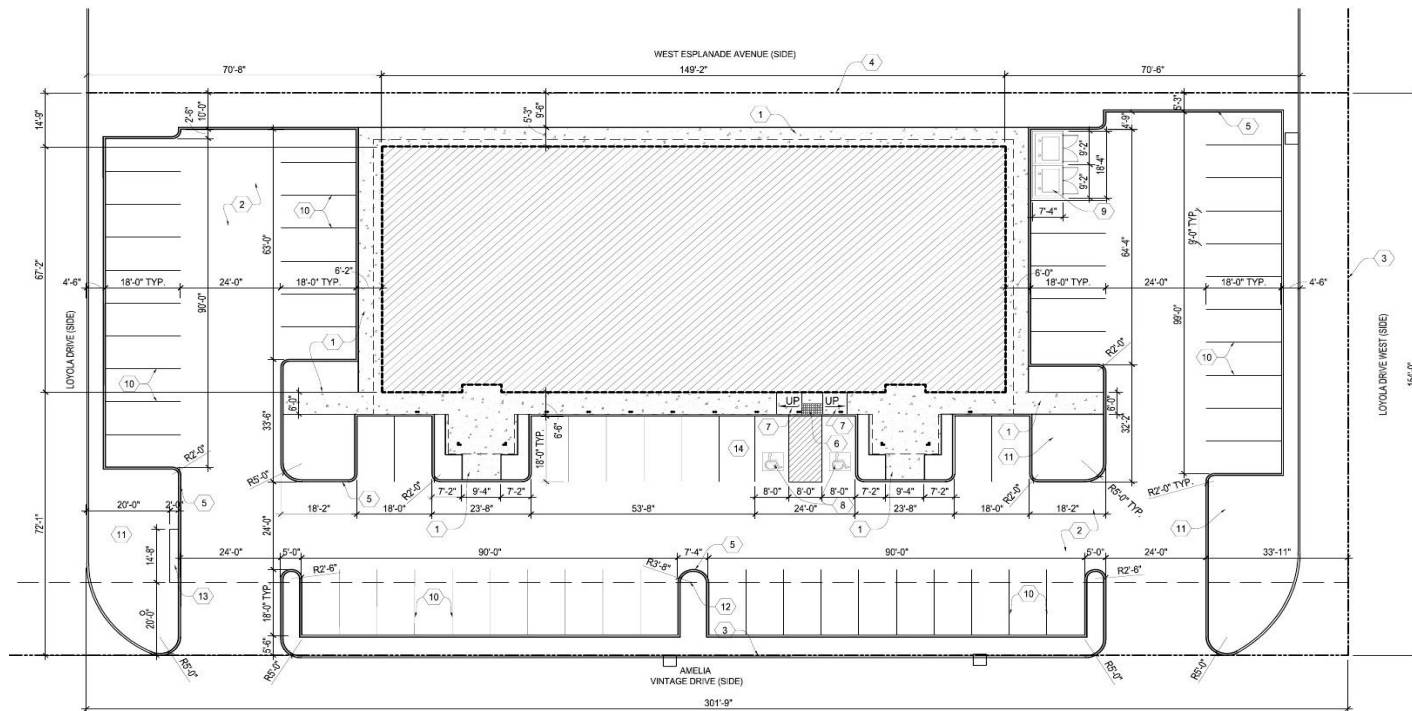
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SITE PLAN

GELMAN / COLLINS MEDICAL CENTER

AMELIA STREET AND LOYOLA DRIVE



1 ARCHITECTURAL SITE PLAN
A1.00 1" = 20'-0"

DATE ISSUED: 15 FEBRUARY 08
REVISED:
REVISED:
REVISED:
REVISED:
DRAWN BY: TDB
CHECKED BY: CEV

PHASE: DESIGN
DEVELOPMENT

0562

TITLE:
ARCHITECTURAL
SITE PLAN

SHEET:

A1.00

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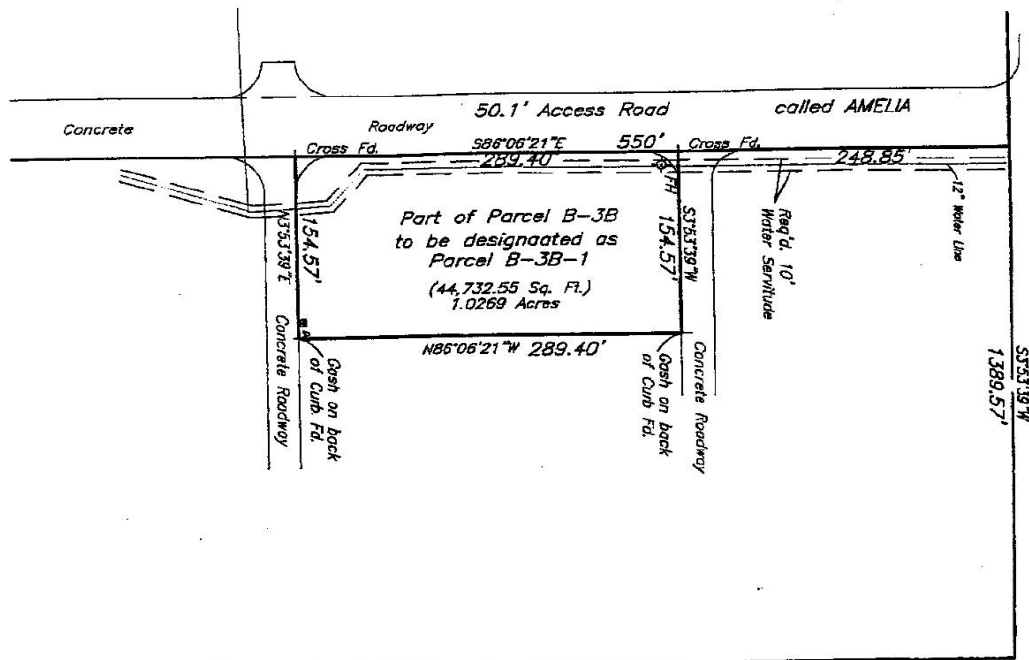
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SURVEY

"LOYOLA TRACT"
UNIVERSITY CITY SUB., KENNER
JEFFERSON PARISH, LA.

LOYOLA DR.



WEST ESPLANADE AVE.
(Formerly 35th. St.)

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over words.

THE SERVICES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Date: August 23, 2007

This plot represents an actual ground survey made by me for and under the supervision and control and meets the requirements for the minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Chapter 25 for a Class "C" survey.
Made at the request of Hardy, Carey, Chautin & Balkin.

Gilbert, Kelly & Gaultier, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN F4 ZONE

All lot boundaries are as shown on the map.

REGISTERED PROFESSIONAL
RELS. NO. 1090

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