



ELMWOOD GARDEN OFFICE SUITES FOR LEASE

5817 CITRUS BLVD | ELMWOOD, LA



LOCATION

Situated along north side of Citrus Blvd in **Elmwood Business Park**, between Edwards Ave and Dickory Ave, across from River Oaks Hospital.

BUILDING

6,763 sq. ft., ground level office building, configured in a T-shape, with eight units entrances each side. Built in '86, providing sixteen (16) separate office units that are inner connected whereby tenant could lease individually or multiple suite to create larger space. Centralized tenant mailbox with key access in front at sidewalk.

PARKING

Parking for 23 cars on site. Ratio: 1 space per 300 SF.

AVAILABLE

300 sq. ft. up to 1,130 sq. ft. presently available, consisting of four one-room garden office suites each having vaulted ceiling, separate entrance door, HVAC unit and restroom. Unit P has grid ceiling. Units are separately metered for electric. Building floorplan attached. Available Suites are as follows:

Suite I	227 SF	\$450 per month (available Jan 1 st)
Suite J	300 SF	\$500 per month
Suite K	300 SF	\$500 per month
Suite L	300 SF	\$500 per month
Suite P	656 SF	\$900 per month (available March '25)

One to five year leases. Gross lease format... includes building operating expense other than electric.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
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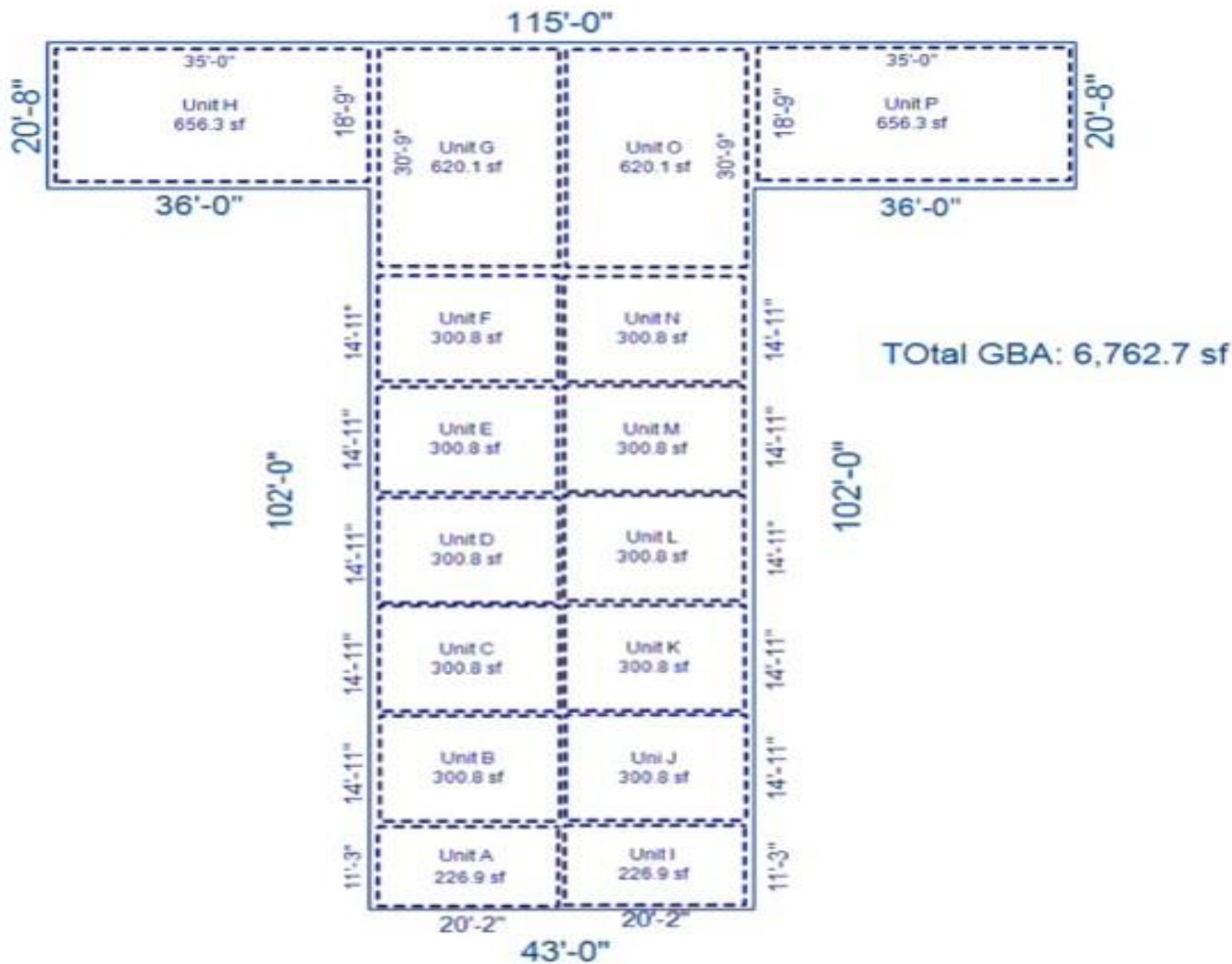
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