



*104 Metairie Heights Avenue  
Metairie, LA 70001*

**RETAIL | OFFICE  
FOR LEASE**

## **Offering Memorandum**

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Bridgewater Realty Advisors  
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Licensed in LA, MS





# 104 METAIRIE HEIGHTS AVENUE

*+/- 3,680 SF Retail / Office Space*



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# OFFERING

Bridgewater Realty Advisors is pleased to present this highly versatile office/retail space at 104 Metairie Heights Avenue, strategically located just off Metairie Road in the heart of Metairie, LA. The two-story building offers  $\pm 3,680$  SF and can be leased as a single property or divided into two independent suites (1st floor  $\pm 2,000$  SF at \$28 PSF and 2nd floor  $\pm 1,680$  SF at \$25 PSF, GROSS). Ready for immediate occupancy yet ideal for cosmetic updating, the landlord is willing to contribute to improvements, enabling landlord and tenant to collaborate on customizing layout, finishes, flooring, lighting, and design to suit your exact needs. Perfect for medical, legal, professional services or boutique retail, the property delivers excellent visibility and signage on Metairie Road, some parking, and quick access to I-10, Causeway Boulevard, Veterans Boulevard, and the entire Metairie Road corridor. Schedule your private tour today!

## SUMMARY

### Available Space:

Building Total:  $\pm 3,680$  s.f.  
1<sup>st</sup> Floor:  $\pm 2,000$  s.f. @ \$28.00 psf  
2<sup>nd</sup> Floor  $\pm 1,680$  s.f. @ \$25.00 psf

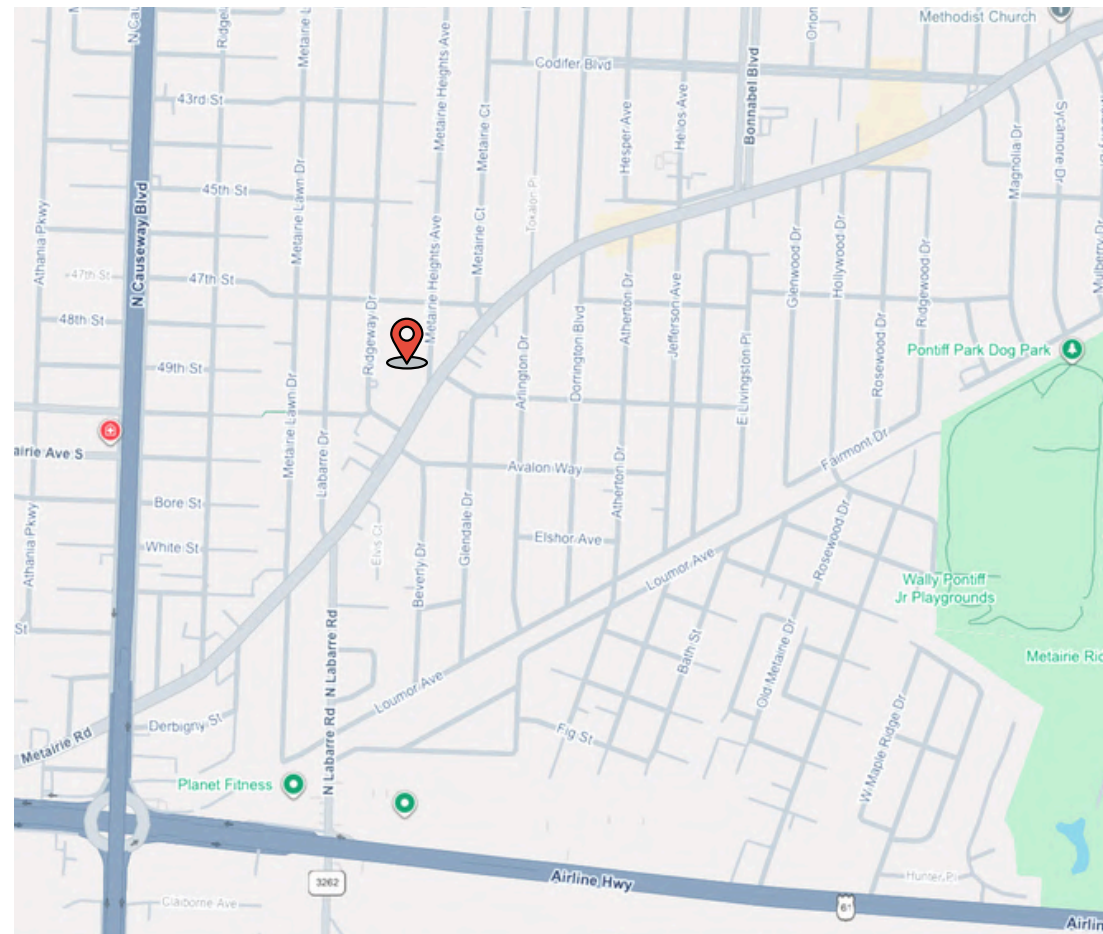
**LEASE TYPE:** GROSS

**GBA:**  $\pm 4,000$  sf

**ZONING:** General Commercial

**LOT SIZE:**  $\pm 0.14$  acre

**PARKING:**  $\pm 8$  off-street spaces **FLOOD ZONE:** X





**AERIAL VIEW**

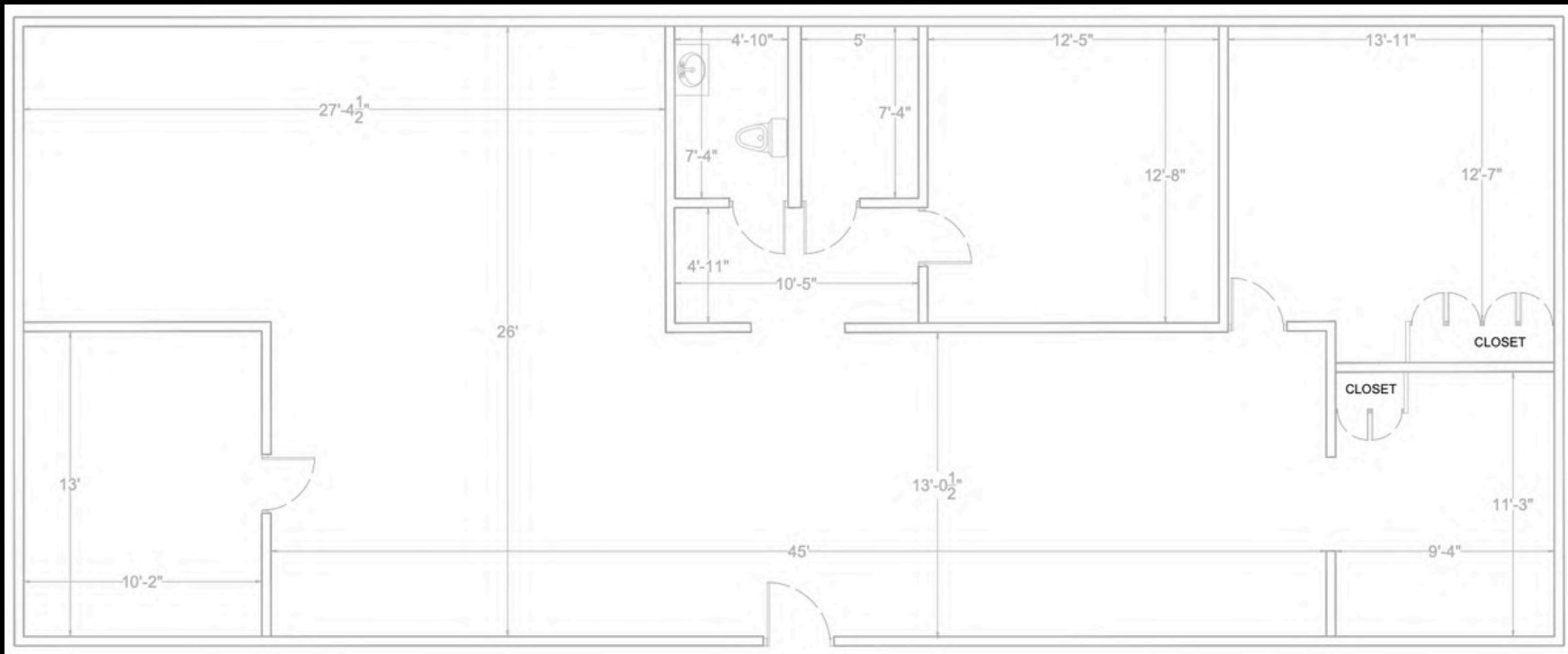
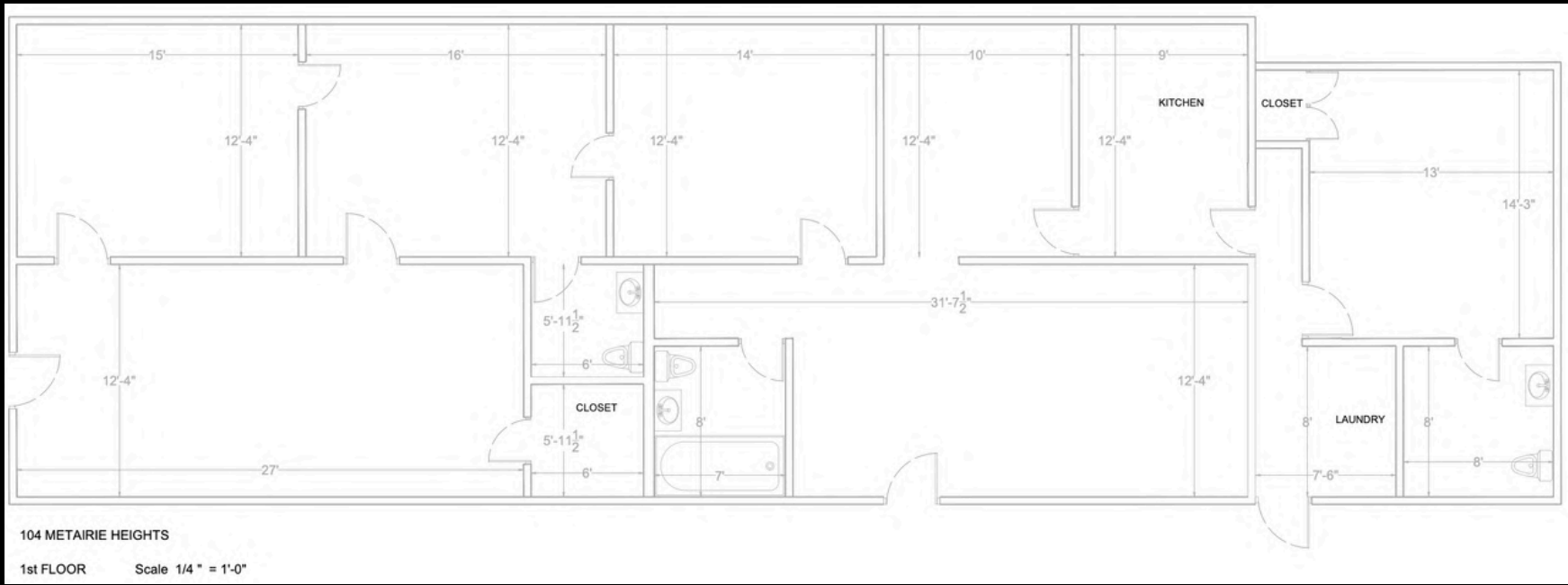


**Metairie Road**

**Metairie Heights Avenue**



# FLOOR PLAN







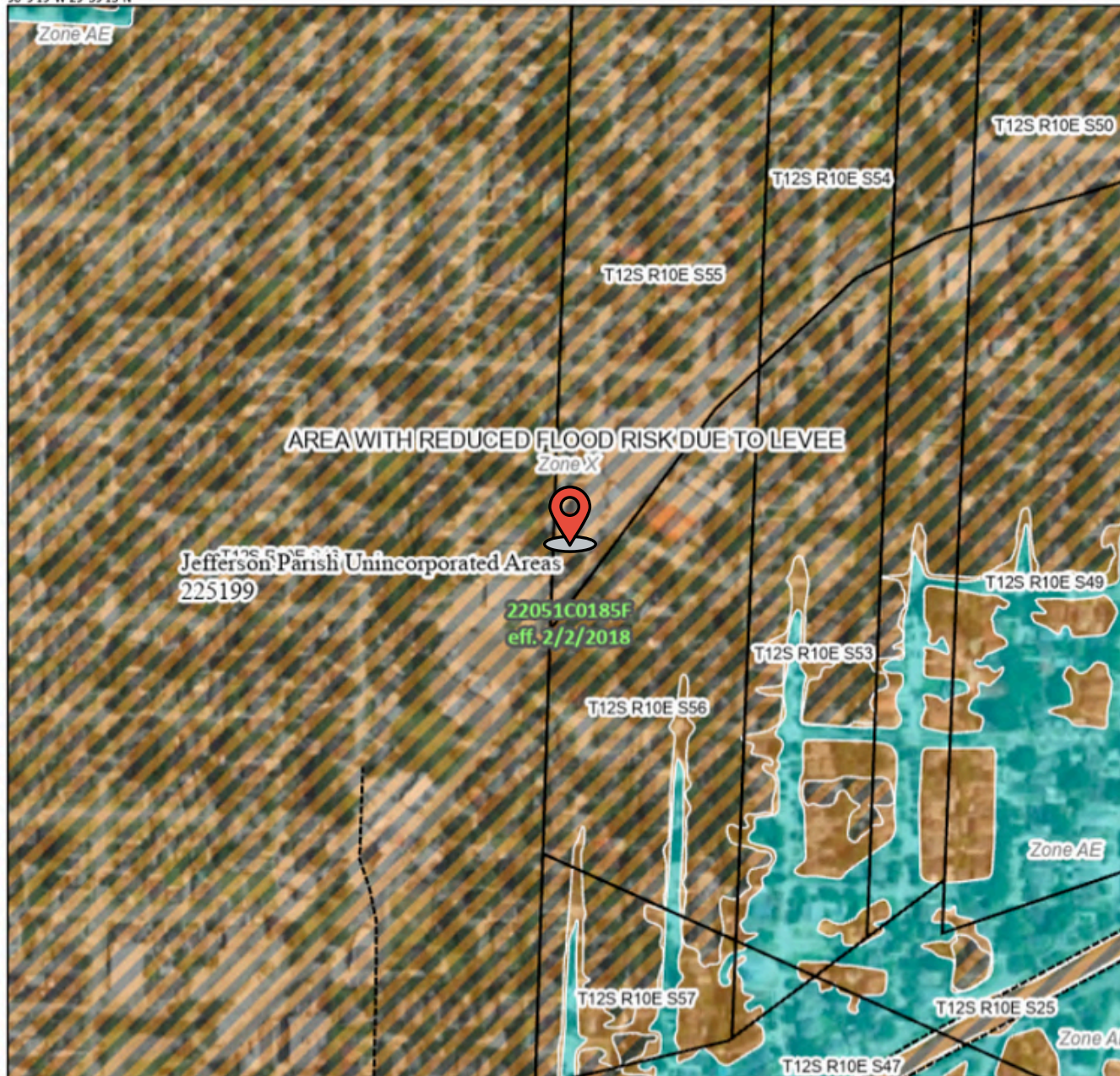


# FLOOD MAP

## National Flood Hazard Layer FIRMette



90°9'19"W 29°59'13"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2025 at 7:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# CONTACT DETAILS

## For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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