



OFFICE BUILDING FOR LEASE

Lakefront Professional Building

6305-6325 Elysian Fields Ave
New Orleans, LA 70122

Presented By:

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AREA DESCRIPTION

The Lakefront Professional Building is conveniently located in the Gentilly area of New Orleans along Elysian Fields Avenue, a main route connecting Lake Pontchartrain to I-610. The property offers strong visibility, steady traffic, and easy access to major roads throughout the city.

Just minutes from both the University of New Orleans and Southern University at New Orleans, the area benefits from a consistent flow of students, faculty, and professionals. The surrounding neighborhood includes a healthy mix of offices, medical users, local restaurants, and retail, making it a well-established and accessible spot for business.

PROPERTY HIGHLIGHTS

- The Lakefront Professional Building includes two adjacent buildings at 6305 & 6325 Elysian Fields Avenue.
- 6305 Elysian Fields is a $\pm 28,600$ SF four-story office building anchored by ground-floor tenant, LCMC Health.
- 6325 Elysian Fields is a $\pm 6,086$ SF two-story mixed-use building that includes State Farm Insurance and local restaurant, Wings Up.
- Total combined building area: $\pm 34,686$ SF.

AVAILABLE SUITES

SPACE	SF	NNN PRICE/SF
Suite 6325C (2nd Floor of 6325)	2,000 SF	\$12.00 - \$22.00/SF
Suite 200A (2nd Floor of 6305)	349 SF	\$12.00 - \$22.00/SF
Suites 300-301B (3rd Floor of 6305)	2,199 SF	\$12.00 - \$22.00/SF
Suite 401 (4th Floor of 6305)	400 SF	\$12.00 - \$22.00/SF

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Suite 6325C (2nd Floor of 6325)



Suite 200A (2nd Floor of 6305)



Suites 300-301B (3rd Floor of 6305)

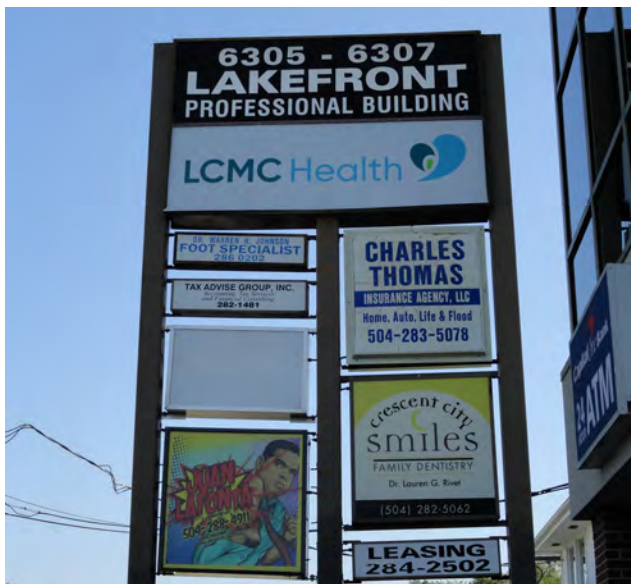


Suite 401 (4th Floor of 6305)

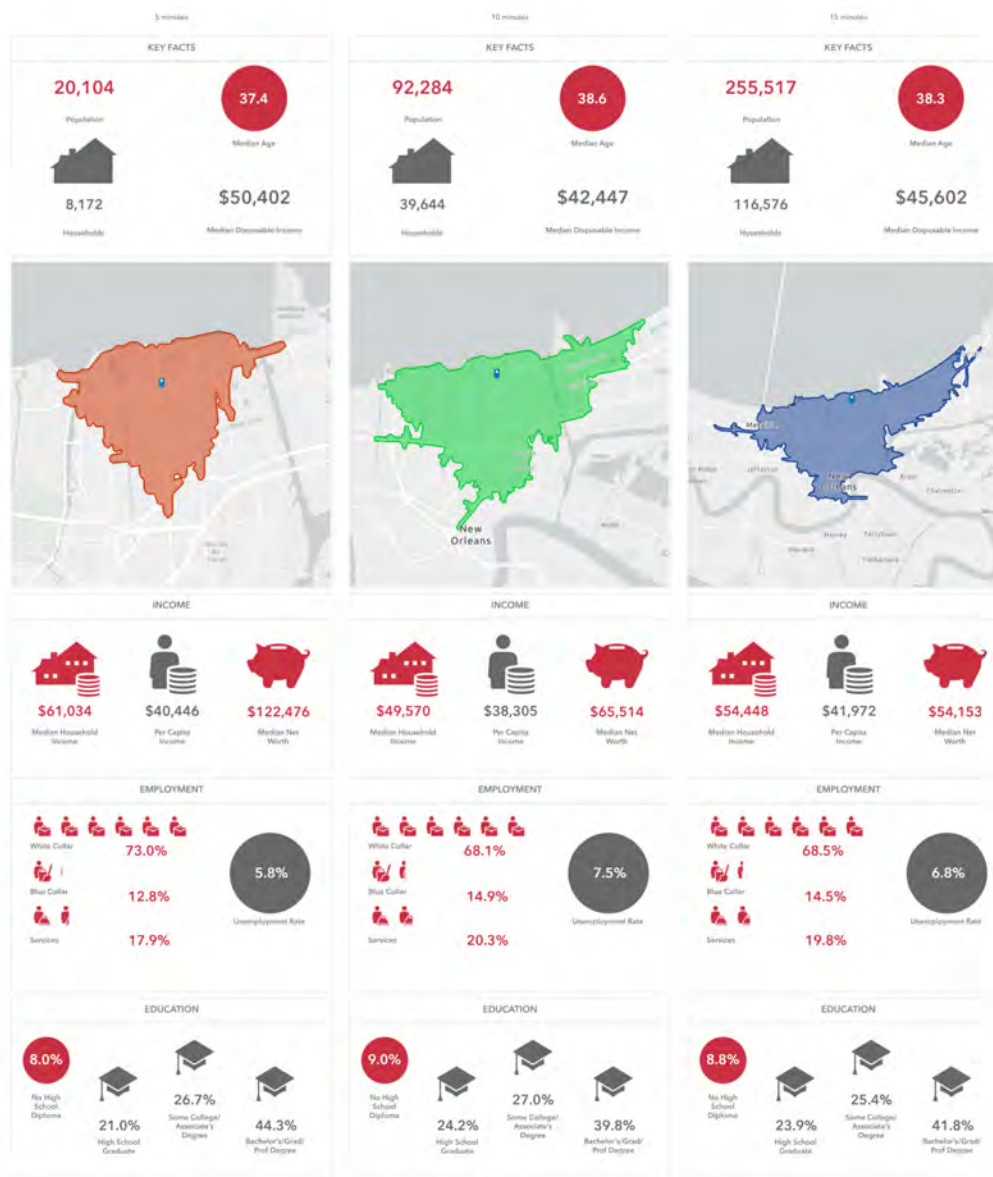
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