



Each office independently owned and operated

CAMERON LOMBARDO, CCIM and MAX JUGE
REMAX COMMERCIAL BROKERS, INC.
3331 SEVERN AVENUE SUITE 200
METAIRIE, LA 70002

SUITES FOR LEASE

OFFICE BUILDING

ELMWOOD OAKS OFFICE PARK

NEW ORLEANS, LA 70123



ELMWOOD OAKS OFFICE PARK

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PROPERTY DESCRIPTION

Elmwood Oaks is a multi-tenant office complex featuring 4 professional buildings nestled among 300+ yr old oak trees. This lush campus creates a classic Louisiana feel with modern functionality. This is the largest campus style office complex in all of Jefferson Parish. Outdoor amenities coming soon.

Owners will be enhancing curb appeal, tenant experience, and making energy efficiency upgrades. The layout provides ample parking, easy access to major corridors. Owner will redo all finishes (carpet, LVT, paint, along with new ceilings and lights). Allowances will be provided for 5+ year leases. All spaces have sinks/break rooms inside the space or access to a common kitchen (upgrades coming soon). Buildings (incl. restrooms) are ADA compliant.

Would be a great location for most office uses, medical, 'med tail', tech schools, data centers, & many other potential uses. The zoning allows for a range of uses from retail to light industrial.



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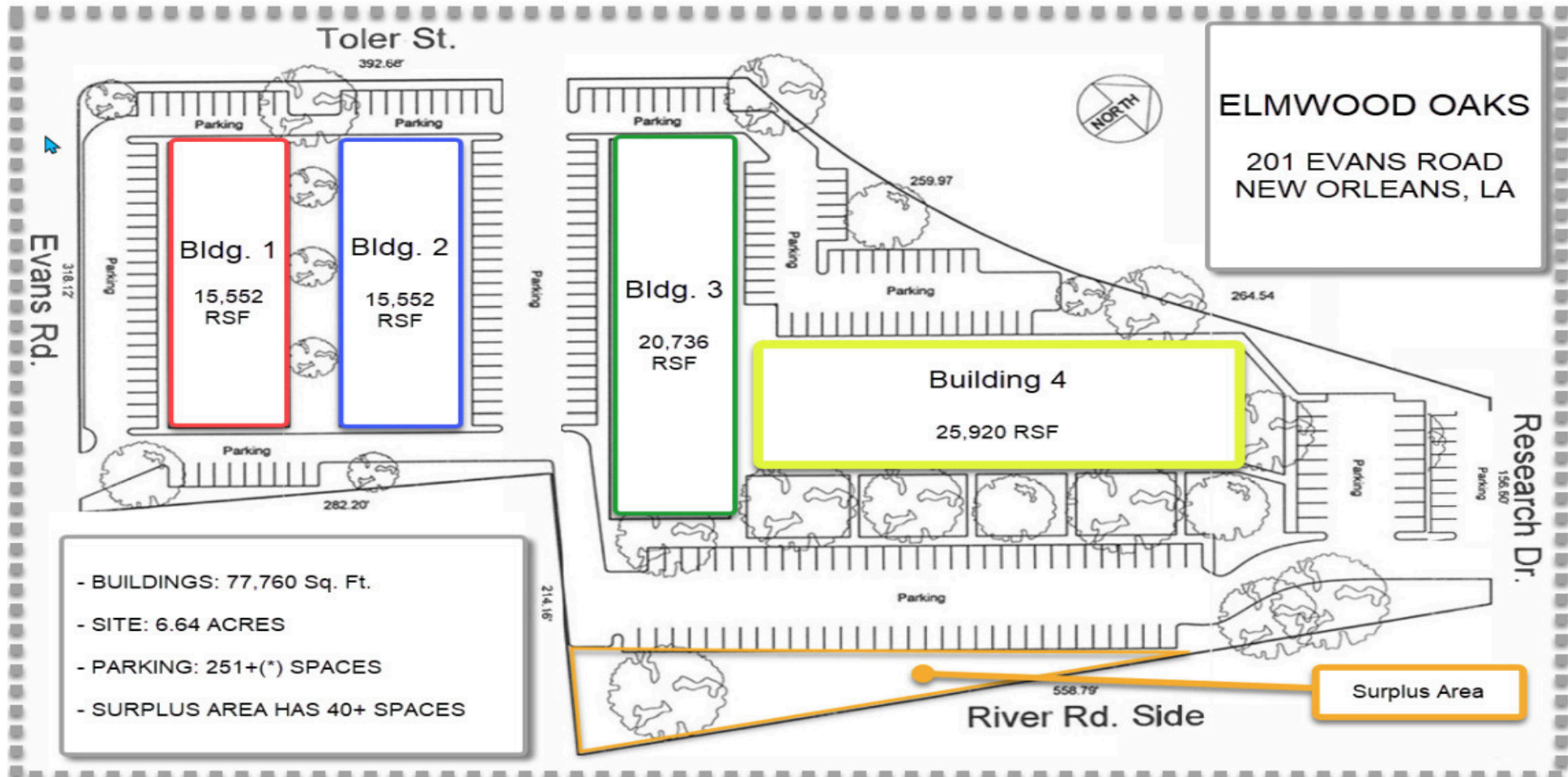
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OFFERING SUMMARY

Lease Rate:	\$19.00 - 21.00 SF/yr
Available SF:	972 - 27,200 SF
Lease Type:	Gross
Site:	6.64 acres
Lease Term:	negotiable
Building Size:	77,760 SF
Parking Spots Available:	251 + Spots, with additional 40+ Spots in fenced lot
Parking Ratio:	4+ spots : 1,000 SF
Tenant Broker Compensation?:	Yes

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ADDITIONAL PHOTOS

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ELMWOOD OAKS OFFICE PARK

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,053	39,878	177,262
Average Age	44	44	42
Average Age (Male)	43	42	40
Average Age (Female)	45	45	43

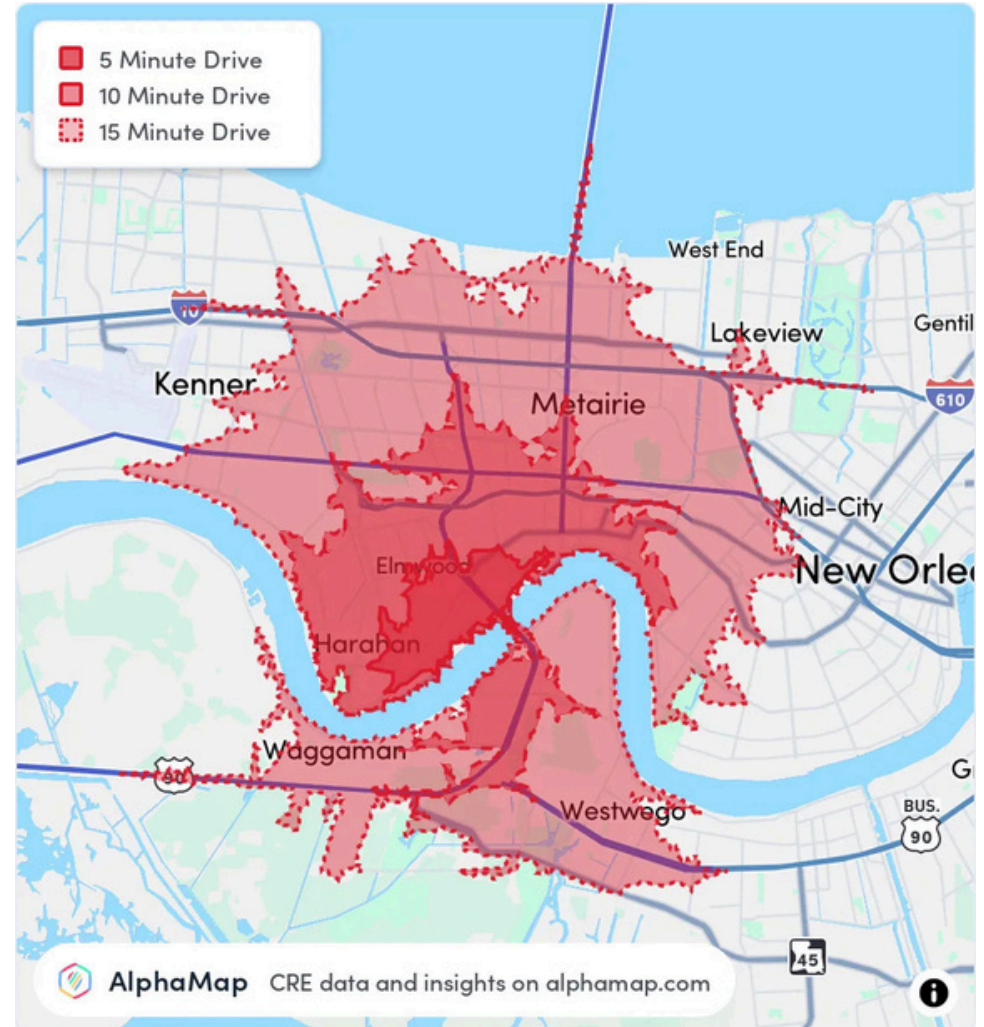
HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
TotalHouseholds	2,016	18,826	79,135
Persons per HH	2	2.1	2.2
Average HH Income	\$89,017	\$86,667	\$98,265
Average House Value	\$316,980	\$302,202	\$393,824
Per Capita Income	\$44,508	\$41,270	\$44,665

Map and demographics data derived from AlphaMap

TRAFFIC COUNTS

SClearview Pkwy @ Mounes St	50,876 VPD (2024)
Jefferson Hwy @ Elmwood Park Blvd	30,253 VPD (2024)
Huey P Long Brg @ Ramp	19,449 VPD (2020)
SOURCE: DOTD Traffic Count (TCDS)	



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