



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

Boutique Space on Historic Bayou Road

2509 Bayou Road

NEW ORLEANS, LA 70119

Lawless Turner

lturner@corp-realty.com

504.581.5005



EXCELLENT VISIBILITY NEAR BUSY INTERSECTION

2509 Bayou Road, New Orleans, LA 70119

DESCRIPTION

Situated along the historic Bayou Road corridor, 2509 Bayou Road is a three-story building well-suited for professional services, nonprofit organizations, or creative firms.

Bayou Road is widely recognized as one of the oldest trade routes in New Orleans, established by Native Americans and later shaped by Creole and African communities, and continues to evolve as a hub for neighborhood businesses, restaurants, and commu-

nity-centered concepts. The property benefits from strong neighborhood visibility and is surrounded by a vibrant mix of residential density, neighborhood businesses, and cultural institutions such as Dillard University, the Free People of Color Museum, the Bayou Road Business Association, and Broad Street Community Connections.

OVERVIEW

SIZE
multiple spaces available;
see following pages

RENTAL RATE
\$25.00/sf, NNN



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2509 BAYOU ROAD

SUITE D

SUITE D

3rd floor office space

SIZE

1,464 rsf

RENTAL RATE

\$25.00/sf, NNN (\$36,600 annually/ \$3,050 monthly)



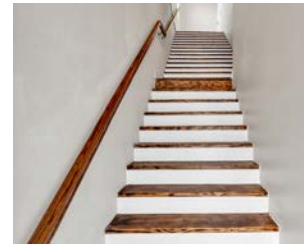
DESCRIPTION

2509 Bayou Road, Suite D offers a professional third-floor office suite within one of New Orleans' most culturally rich and historically significant neighborhoods. The approximately 1,464 square foot office suite provides a spacious environment well-suited for professional services, nonprofit organizations, consultants, or creative firms seeking a distinctive location.

Suite D features a flexible layout that can accommodate private offices, collaborative workspace, or client meeting areas. The suite also includes one private re-

stroom and a dedicated storage room, providing added convenience and functionality for day-to-day operations. The space benefits from a private entrance accessed via a staircase from the front of the building, allowing tenants and their clients direct access from street level while maintaining privacy for the suite.

This office suite presents an excellent opportunity for organizations seeking a professional workspace within one of New Orleans' most historic and culturally vibrant commercial corridors.



Floor Plan



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TRAFFIC MAP
Vehicle Per Day

**All Counts are 2-way*



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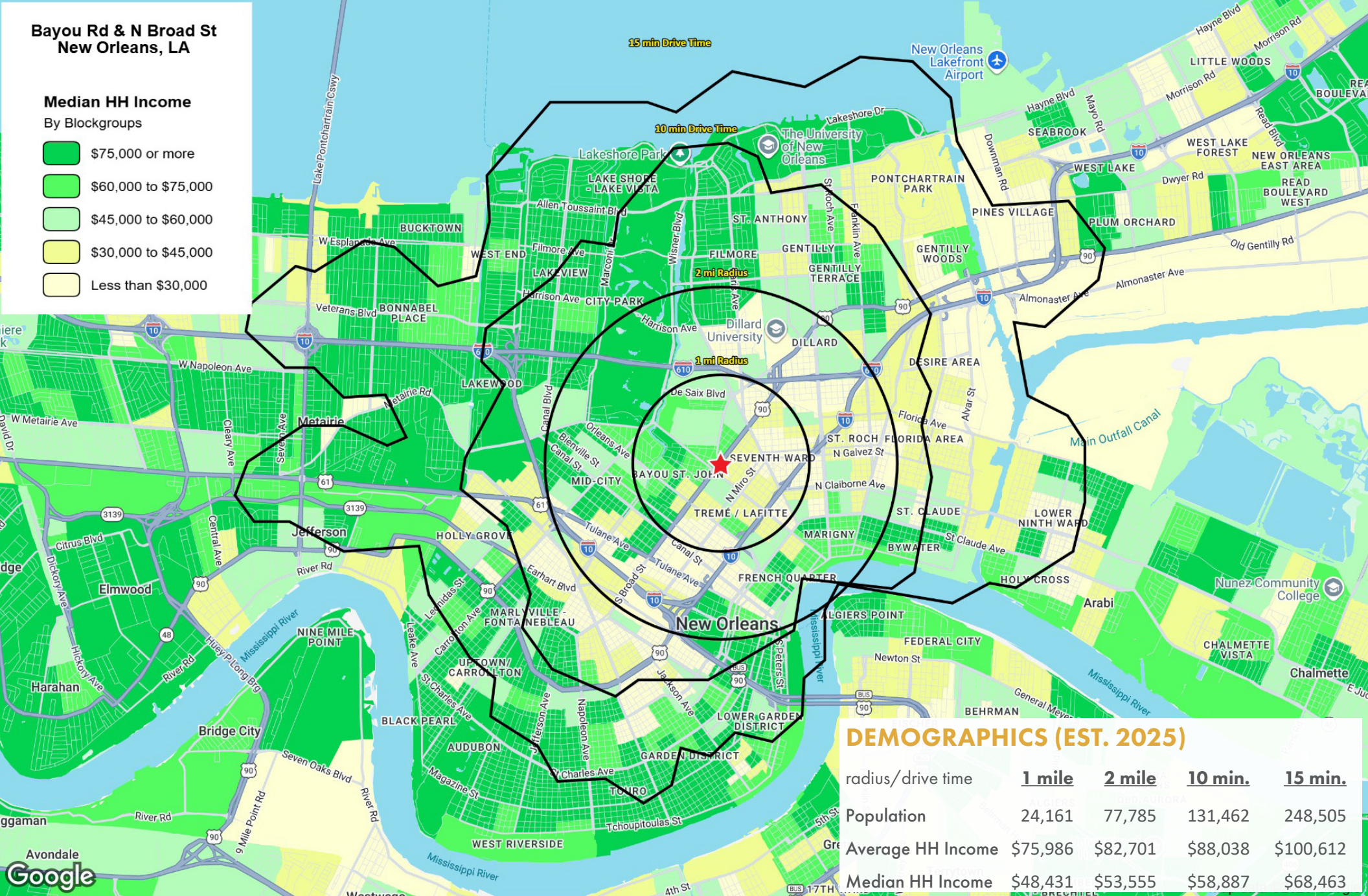
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Bayou Rd & N Broad St New Orleans, LA

Median HH Income By Blockgroups

By Blockgroups



DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>2 mile</u>	<u>10 min.</u>	<u>15 min.</u>
Population	24,161	77,785	131,462	248,505
Average HH Income	\$75,986	\$82,701	\$88,038	\$100,612
Median HH Income	\$48,431	\$53,555	\$58,887	\$68,463

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