



MEDICAL OFFICE FOR LEASE

**DOWNMAN
URGENT
CA
CLINIC**
246-5227
EXTENDED HOURS WEEKDAYS AND WEEKENDS

4543 Downman Road

New Orleans, LA 70126

Presented By:

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PROPERTY DESCRIPTION

Excellent New Orleans Office-Retail lease opportunity located at 4543 Downman Road. Formerly an urgent care center, this well-sited offering includes ±2,205 SF of first-floor office space with supplemental off-street parking. The property is currently zoned S-B1 (Suburban Business District), allowing for a multitude of uses. All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

The S-B1 Neighborhood Business District is intended to provide primarily for retail shopping and personal service uses that primarily serve nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with more suburban residential surroundings.

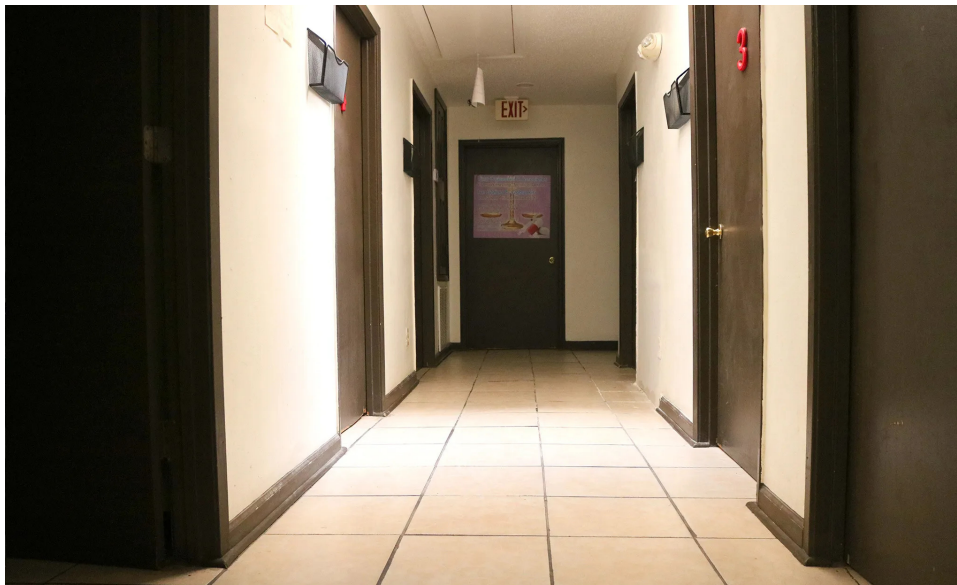
AGENT NOTES

Please do not tour the property without a listing agent being present. Call/Email the agents to schedule all appointments. All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

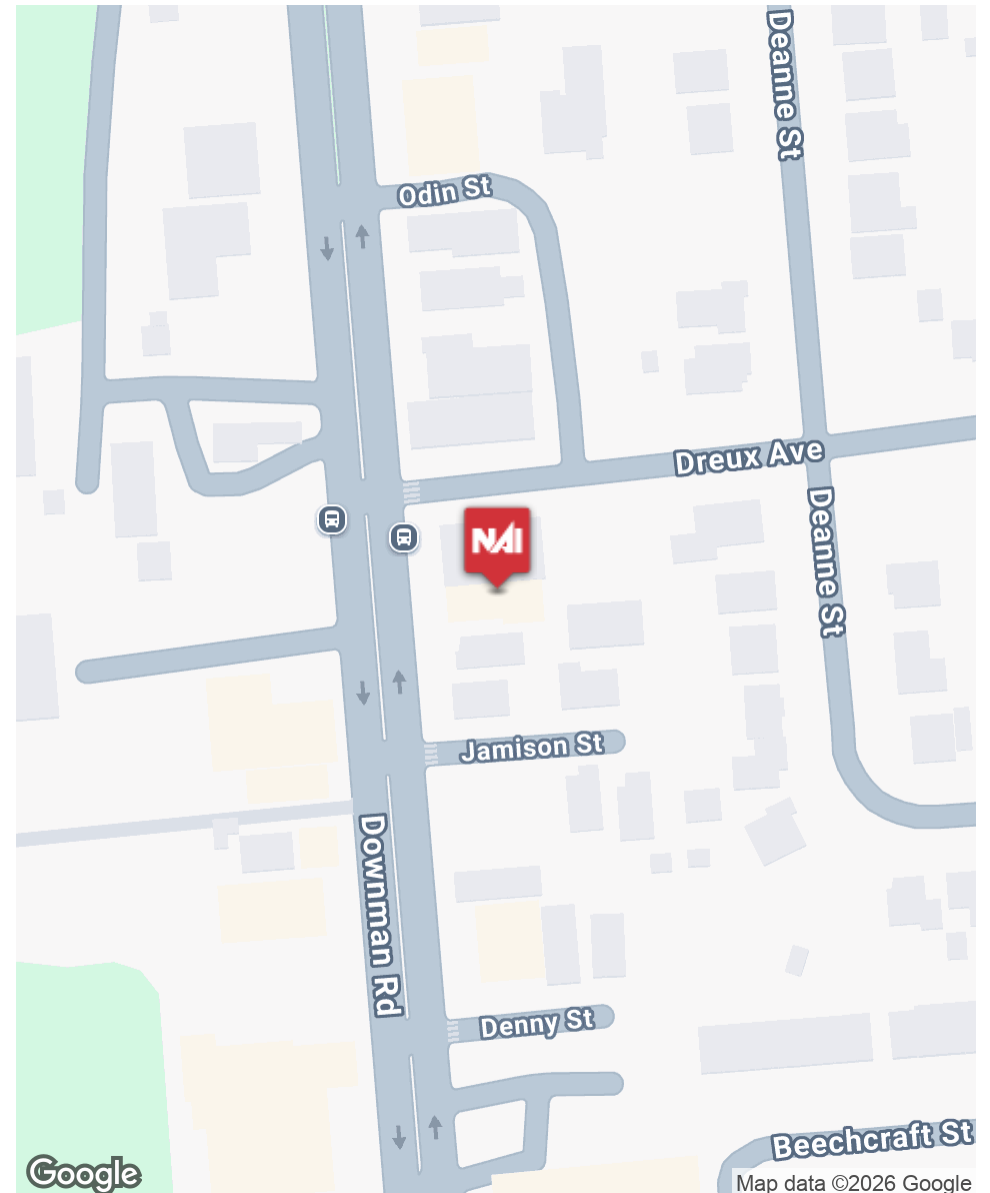
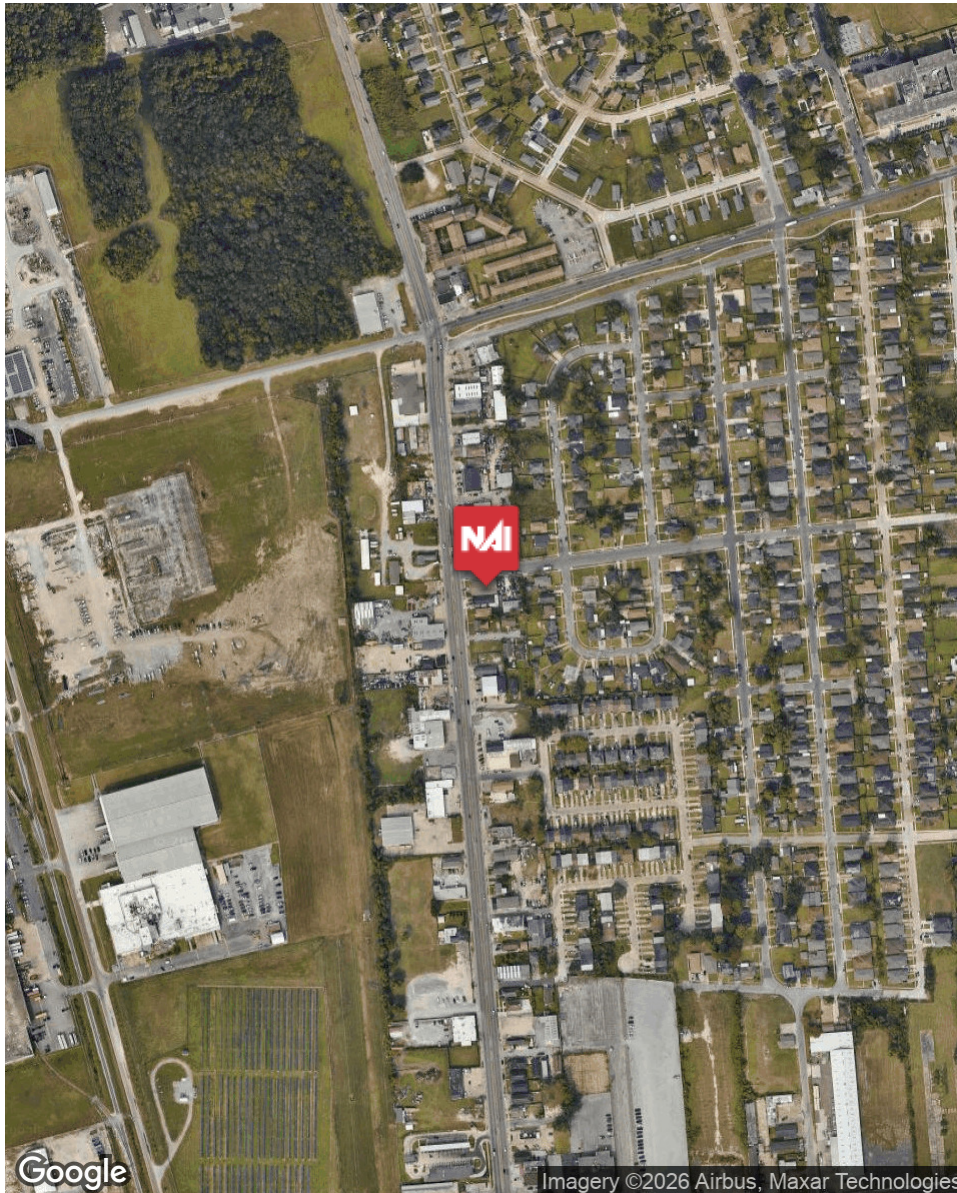
OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	2,205 SF
Available SF:	2,205 SF
Lot Size:	±4,280 SF
Zoning:	S-B1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	148	861	3,319
Total Population	480	2,577	9,382
Average HH Income	\$30,162	\$29,402	\$43,352



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



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A photograph of a two-story commercial building. The upper story is painted a vibrant blue with white vertical trim. The lower story is constructed of dark red brick. The entrance is centered and features a set of concrete steps leading up to a glass door. This entrance is flanked by two white, fluted columns. To the left of the entrance, there is a black metal gate. A large white sign is mounted on the blue upper wall, displaying the clinic's name and contact information. The sky is overcast and grey.

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