



Office / Medical Building

3400 Bienville St, New Orleans, LA 70117

For Lease



COMMERCIAL
REAL ESTATE



Duval Hilbert

duval@srsa-realestate.com

504-293-5804



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Property Description

Unit B offers a versatile office suite in Mid City, a centrally located New Orleans neighborhood, well suited for medical, professional, or general office use. Equipped with seven private offices, a kitchenette, and dedicated conference room space, the unit can be configured for a multitude of uses.

Location Overview

The building sits on the corner of Bienville Street and Norman C. Francis Parkway, close to Lafitte Greenway and Bayou St. John. Nearby dining includes Liuzza's Restaurant, Parkway Bakery & Tavern, and Bayou Beer Garden/Wine Garden. The Fair Grounds Race Course, home of the New Orleans Jazz & Heritage Festival, is just minutes away.



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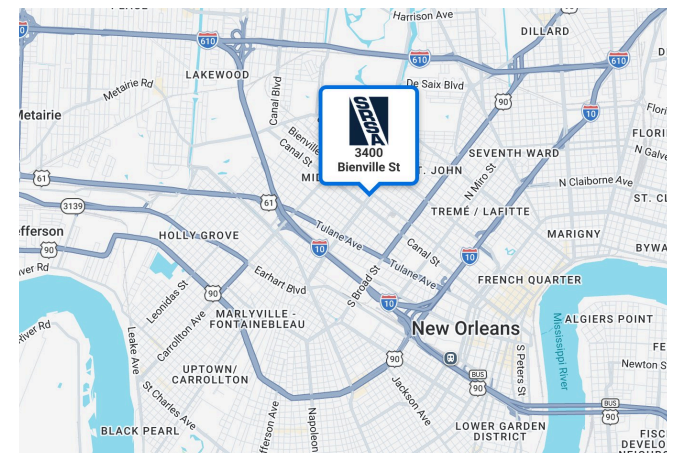
Lease Rate **\$3,388 / Month**

Leaseable approx. 2,066 SF

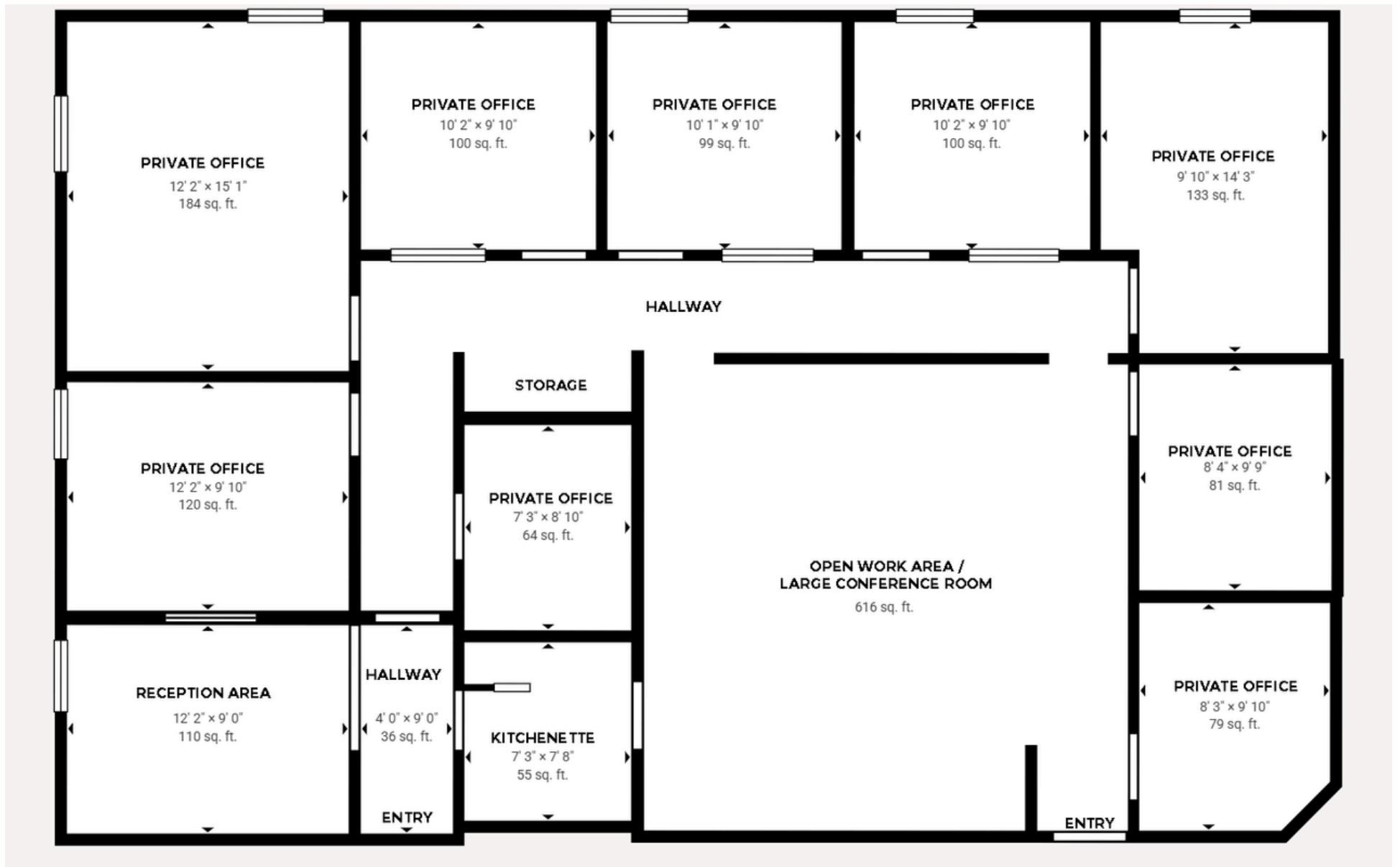
Unit B 2nd Floor Space

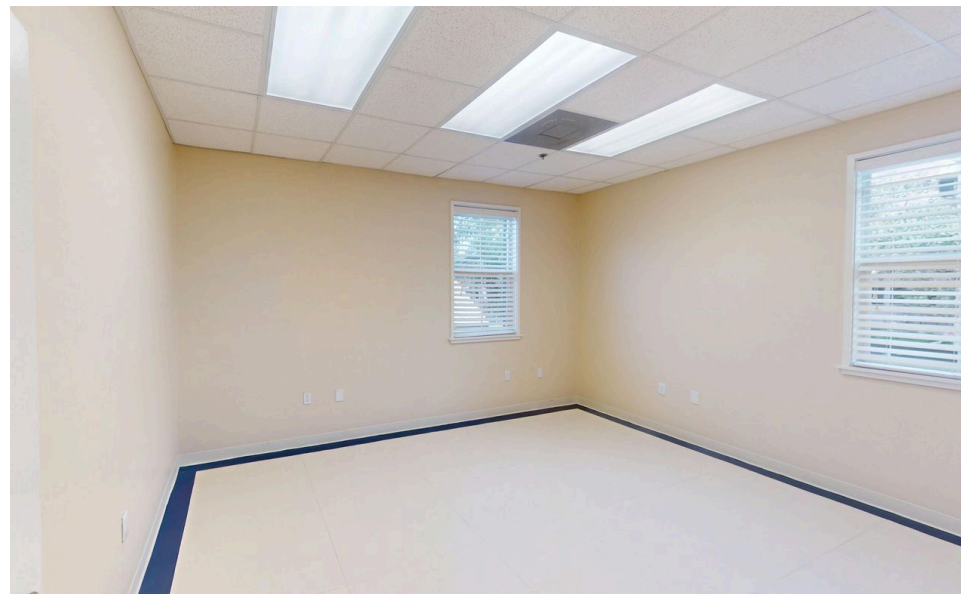
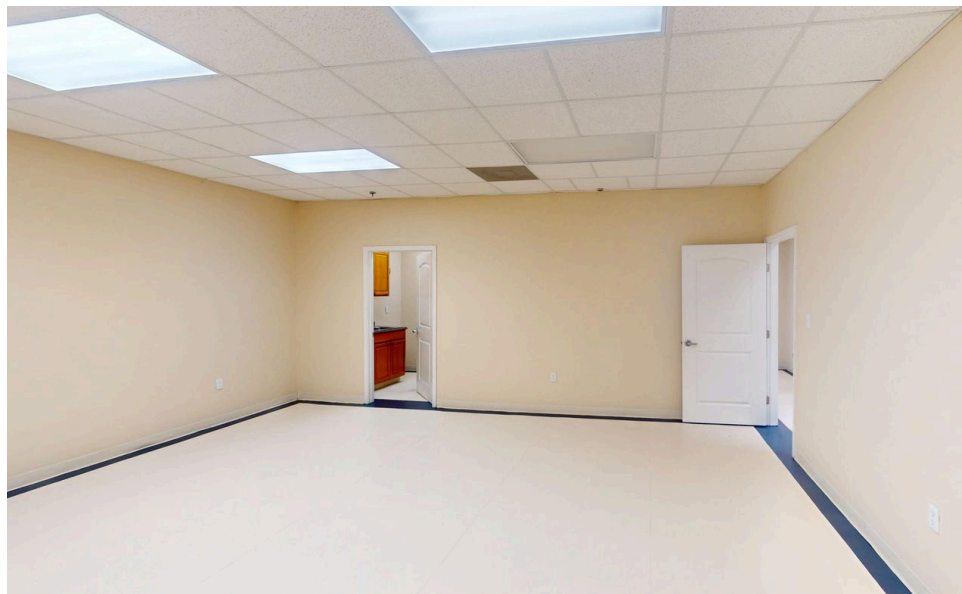
Property Type Office, Medical

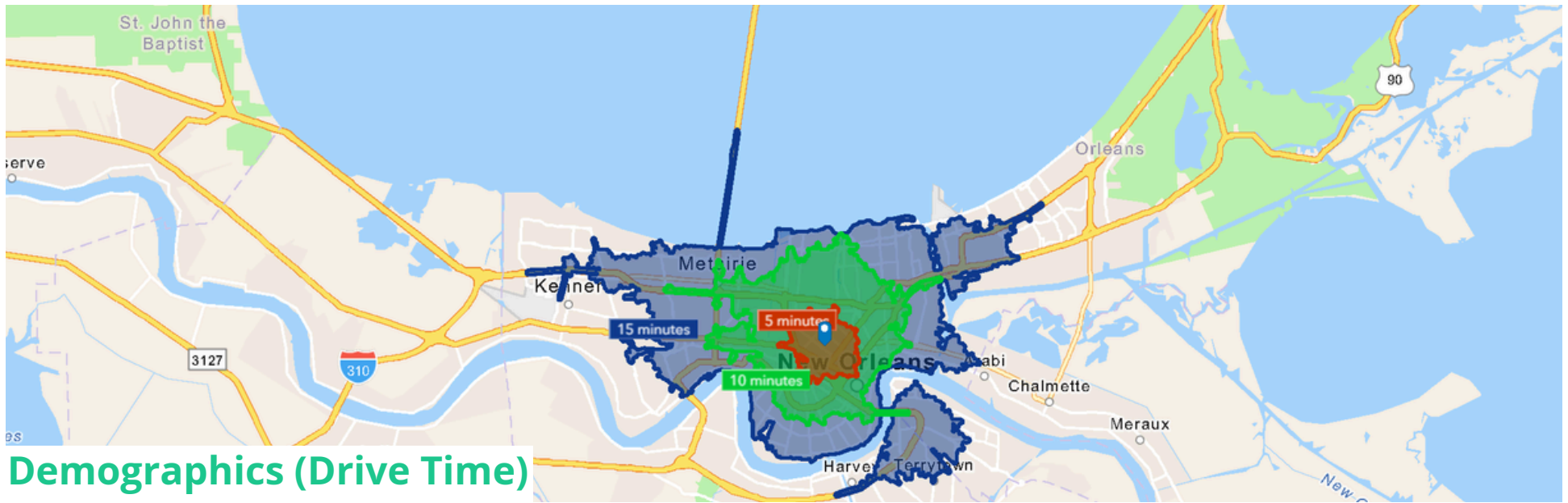
- Two dedicated parking spaces in first-floor garage
- 24/7 gated building access
- Minutes from Canal St, Tulane Ave, Airline Hwy, New Orleans City Park, and I-10











Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	33,290	159,546	418,826
Total Daytime Population	40,230	212,620	512,965
Total Households	15,650	75,646	192,073
Median HH Income	\$62,095	\$62,966	\$64,526
Total Businesses	2,407	12,147	27,594



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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

