



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

MEDICAL OFFICE SPACE | FOR LEASE

Lakeview Health and Wellness Center Office Space

7030 Canal Blvd

NEW ORLEANS, LA 70124

Bennett Davis

bdavis@corp-realty.com
504.582.1416

Walker Davis

wdavis@corp-realty.com
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MOVE-IN READY MEDICAL OFFICE SPACE

7030 Canal Blvd., New Orleans, LA 70124

PROPERTY DESCRIPTION

Located in the Lakeview Health and Wellness Center, this space encompasses approximately 6,231 sf of move-in ready medical office complete with fifteen exam rooms, seven offices, a reception area, bathrooms, and file storage. In its current configuration, the space is divided into five pods, each with three exam rooms with their own sinks and one private office.

The building has great visibility along Canal Boulevard and signage opportunities are available. There is ample surface parking behind the building for both employees and patients that can be accessed from both Walker Street and Louis XIV Street.

This space is primed for a large individual practice or partnership and can facilitate numerous medical uses. Other tenants in the building include Murphy Orthodontics and Tulane Sports Medicine.

PROPERTY SIZE

6,231 rsf

LEASE AGREEMENT

\$25.00 psf annually NNN, with 3% annual increases

\$6.72 psf NNN expenses

PARKING

31 surface spaces behind the building, available on a first come, first serve basis



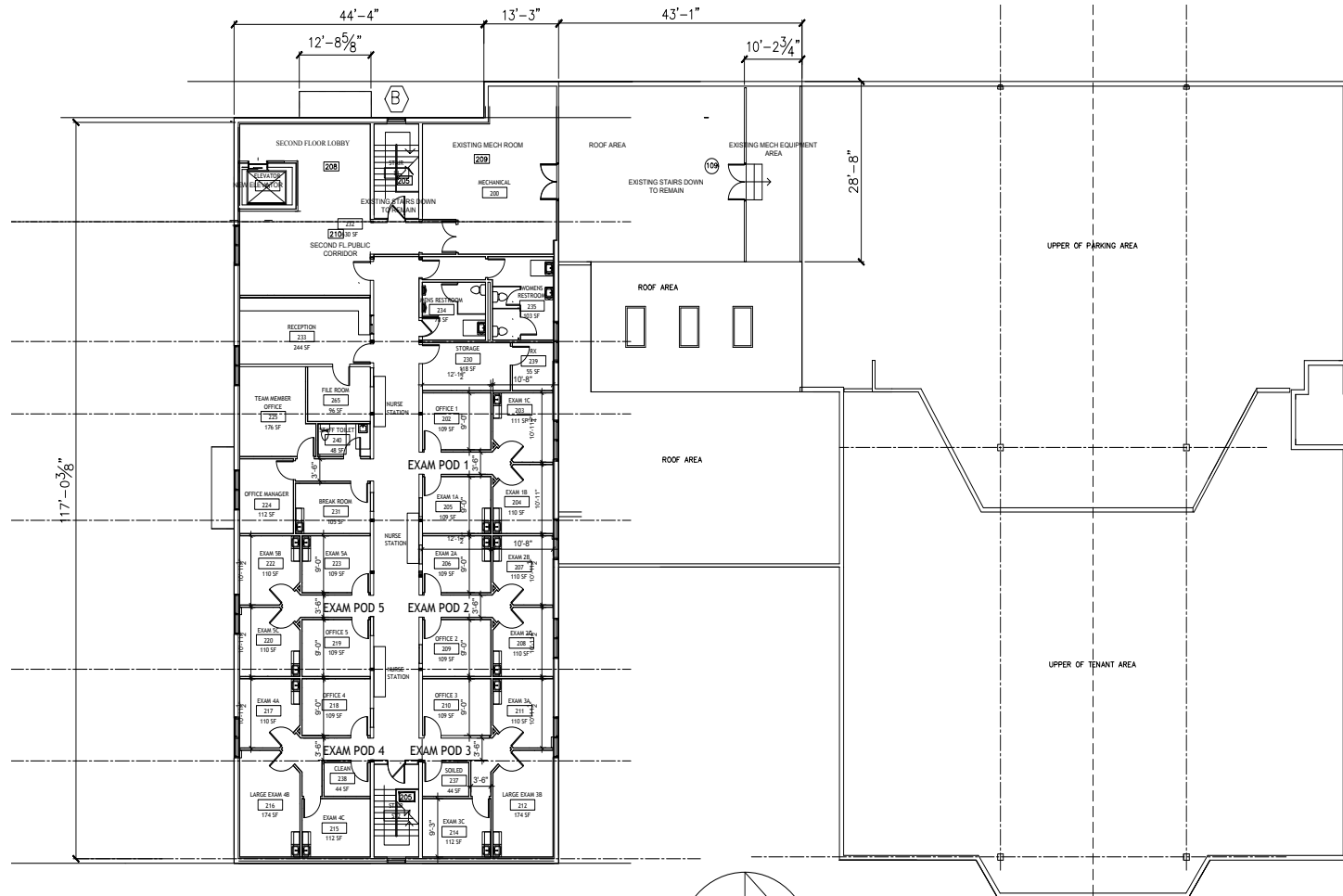
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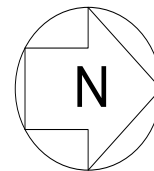
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7030 CANAL BLVD

FLOOR PLANS



REVISED SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



CANAL BOULEVARD
6,231 SF



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