



NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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PROPERTY DESCRIPTION

The Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans. It is perfect for any office tenant services including dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and hearing clinics. The property features onsite management and is easily accessible via South Claiborne Avenue (US-90).

Suite 101 is a former restaurant space / sundry shop with a large outdoor patio.

Parking:

129 surface parking spaces

79 covered parking spaces

*Lease rates are based on an initial 5-year term.

AVAILABLE SPACES

LEASE RATE*

SPACE SIZE

Suite 101	\$27.00 SF/yr	1,317 SF
Suite 530	\$25.00 SF/yr	4,425 SF
Suite 600	\$27.00 SF/yr	2,707 SF
Suite 701 (Dental Office)	\$27.00 SF/yr	1,900 SF
Suite 707	\$25.00 SF/yr	4,727 SF
Suite 815	\$27.00 SF/yr	1,114 SF

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY





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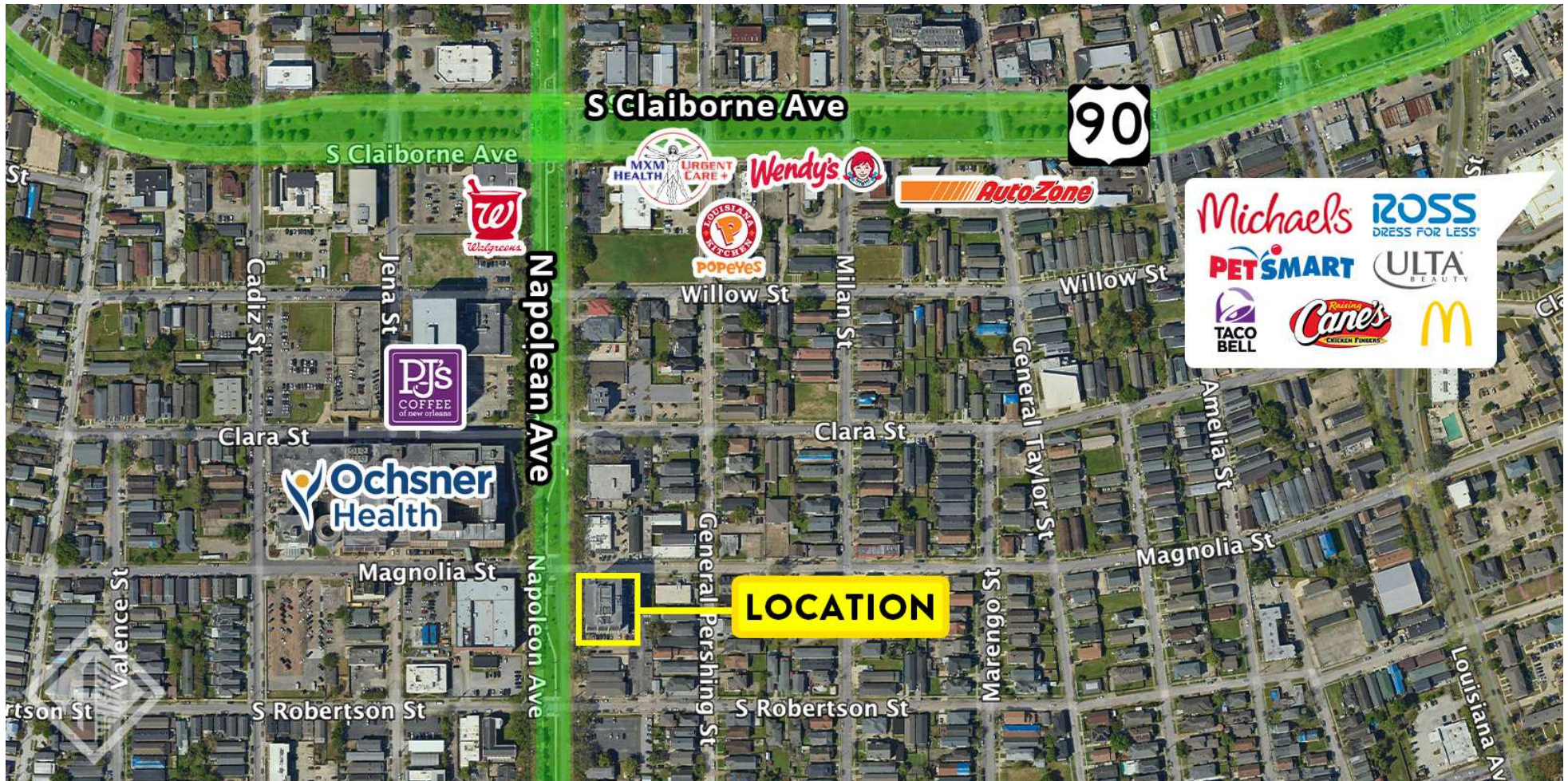
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OFFICE BUILDING FOR LEASE

AERIAL

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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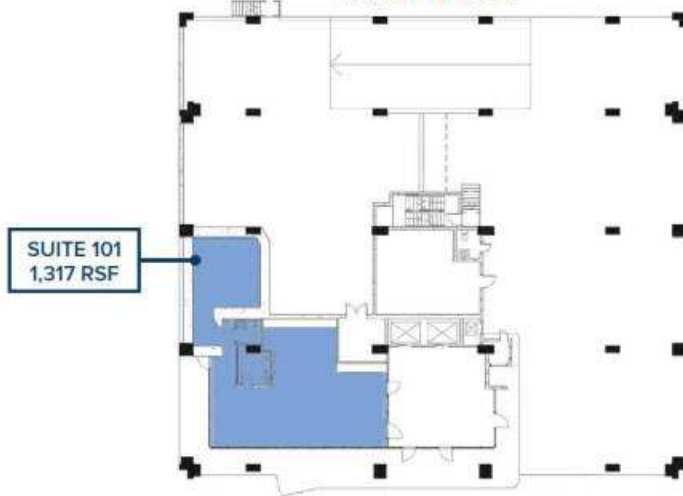
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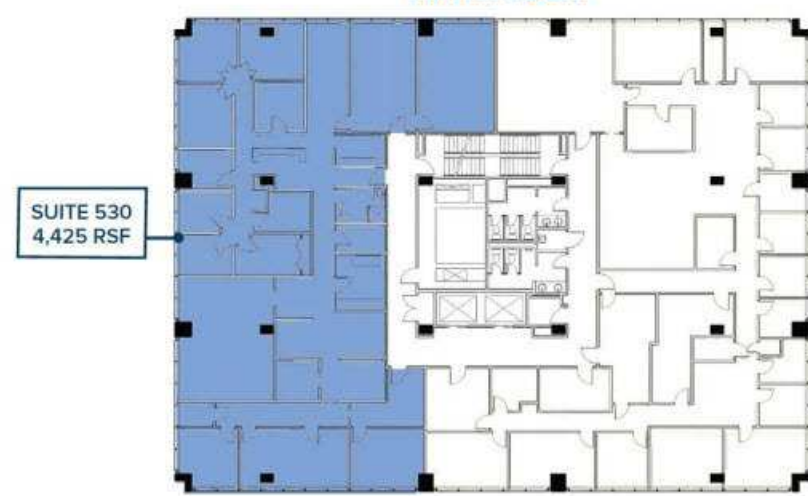
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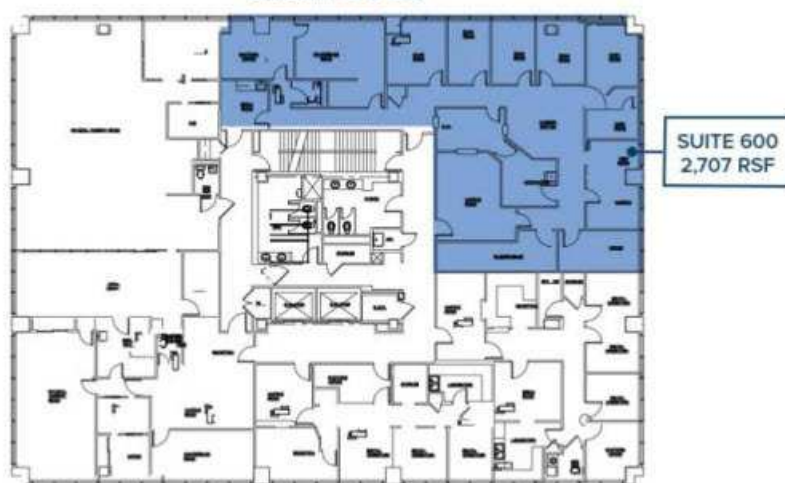
FIRST FLOOR



FIFTH FLOOR

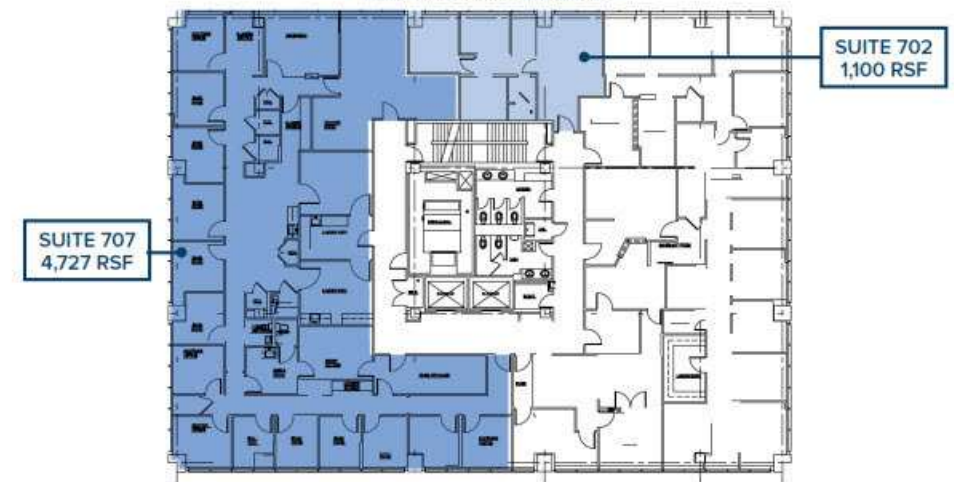


SIXTH FLOOR



SEVENTH FLOOR

Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

FLOOR PLANS





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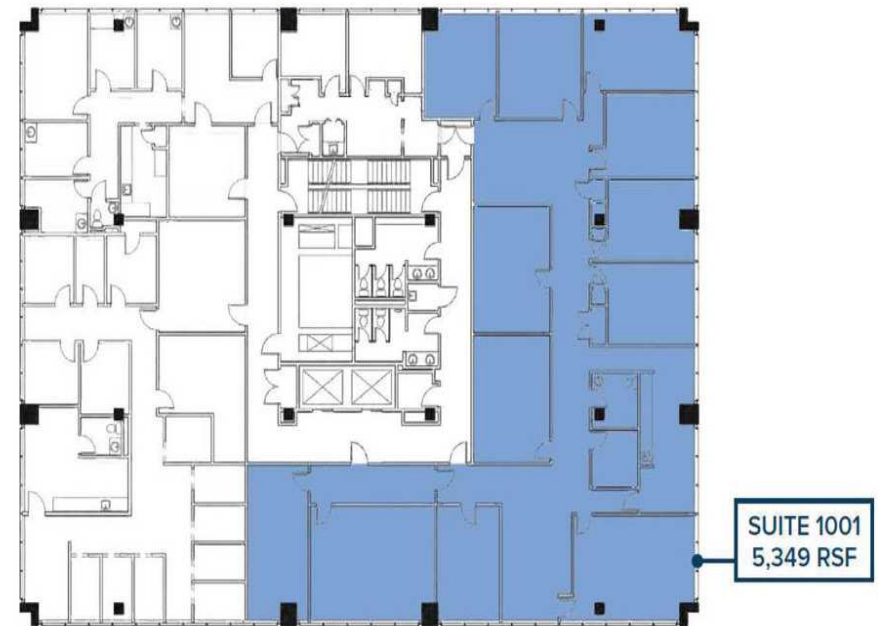
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EIGHTH FLOOR



TENTH FLOOR



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FLOOR PLANS

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OFFICE BUILDING FOR LEASE

NEARBY HEALTHCARE TENANTS/UNIVERSITIES

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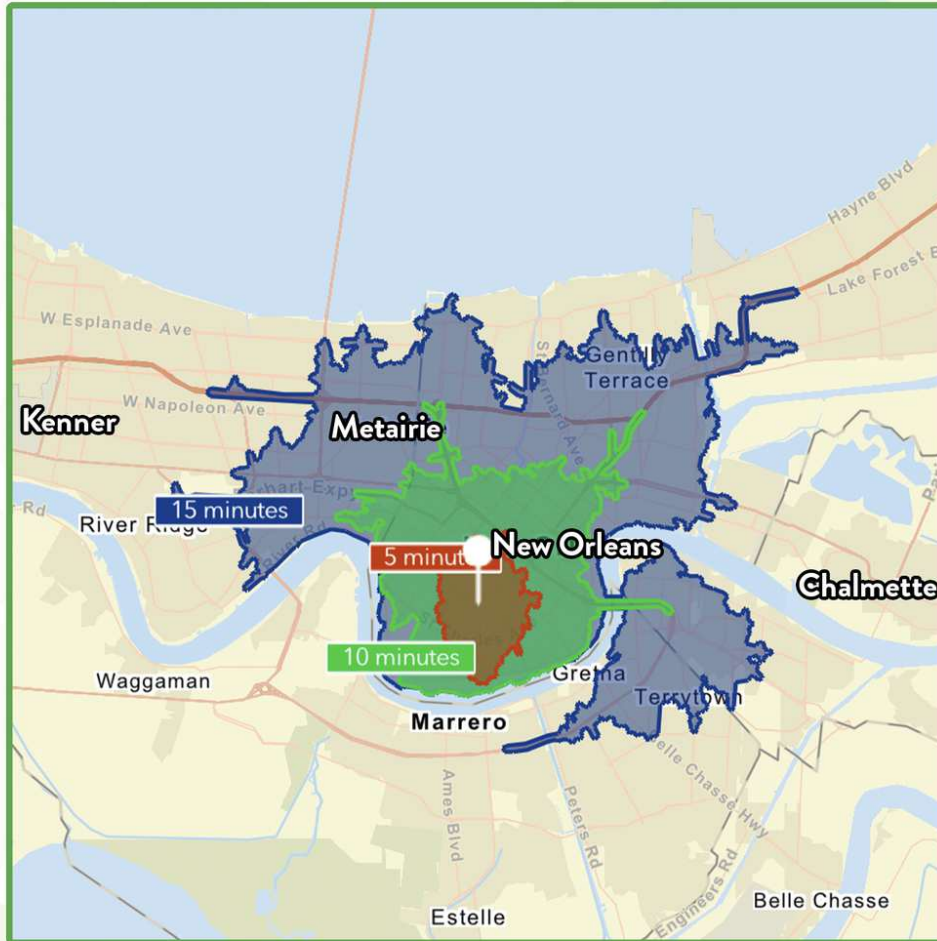
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\$91,276

Average Household Income
within 15 minutes of site.



38.5

Median Age
Within 15 minutes of site.



172,017

Number of housing units
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	37,220	141,559	316,386
Average HH Income	\$107,314	\$98,383	\$91,276
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	36,684	140,330	313,017
Average HH Income	\$123,538	\$112,722	\$104,600

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

AREA DEMOGRAPHICS



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