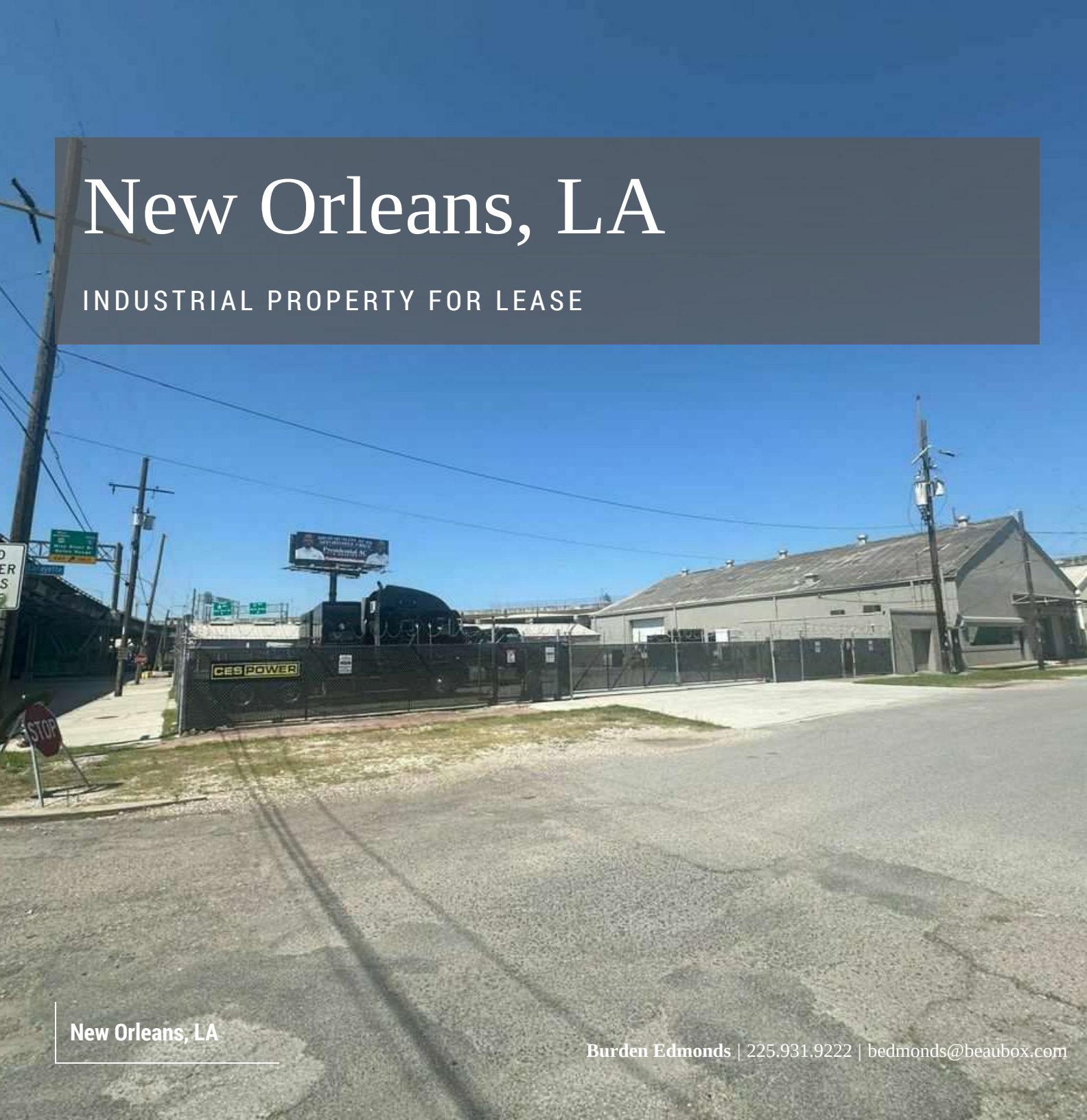


New Orleans, LA

INDUSTRIAL PROPERTY FOR LEASE



New Orleans, LA

Burden Edmonds | 225.931.9222 | bedmonds@beaubox.com



1924 Lafayette Street New Orleans, LA 70113

PROPERTY SUMMARY



Property Description

Office/Warehouse with Yard Near Superdome Sublease Available

Sublease Available until 2/28/2028. 1924 Lafayette and 717 S. Claiborne comprise two (2) buildings along with a 14,000 SF secured and paved yard. Both buildings have updated office spaces.

717 Claiborne is a 2,750 SF office/warehouse with 4 offices, 2 restrooms, and the remainder being 1,250 SF of warehouse space with 1 OH door.

1924 Lafayette is 9,867 SF with 1,950 sf of office and the remainder sprinklered warehouse space. The office has a 2nd floor with 4 offices that has not been updated but very easily could be. The building has 3- 12'x12' OH grade level doors and a 14.5'x17.5' OH door.

Tenant can be moved out with a days notice. Please call to schedule an appointment.

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Offering Summary

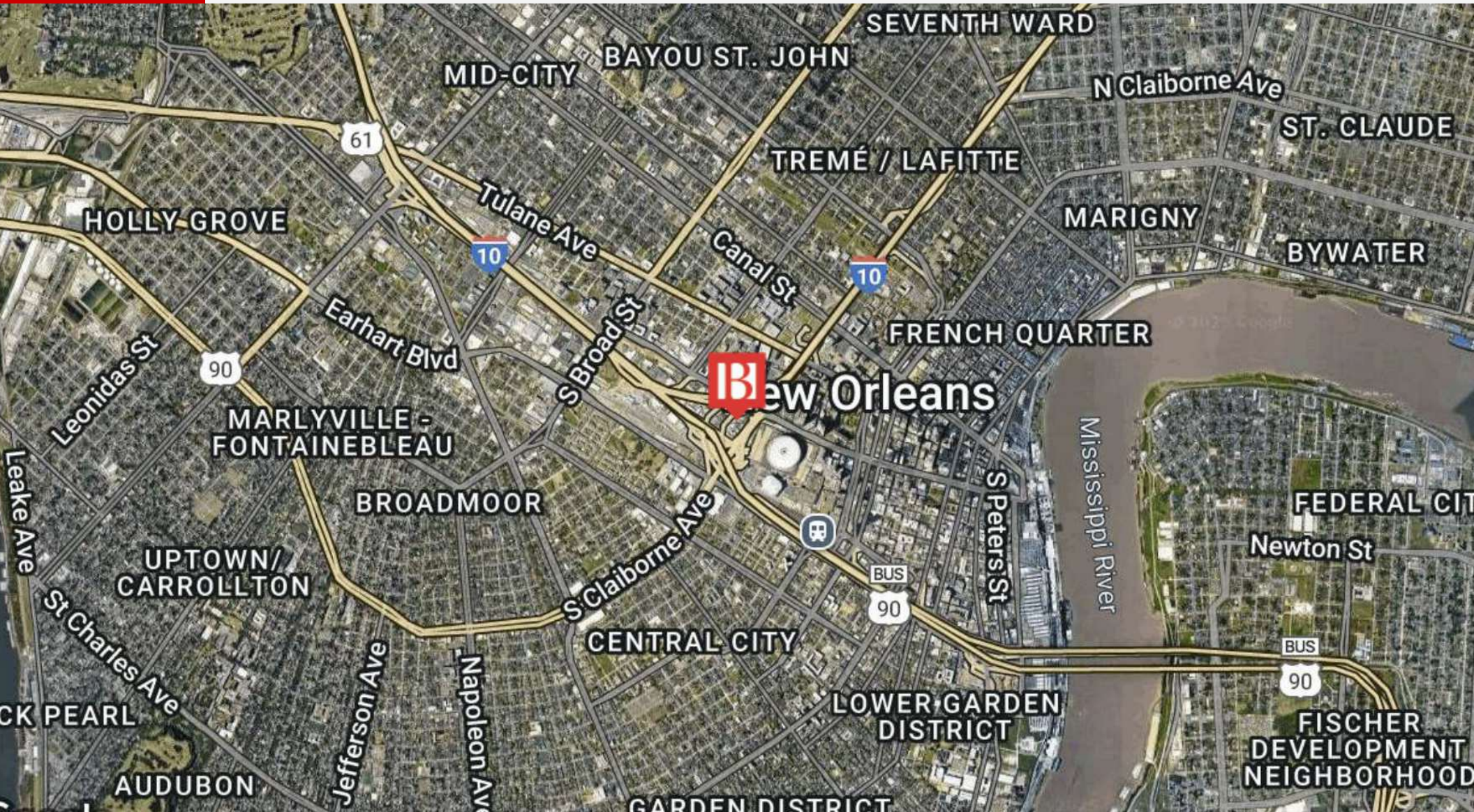
Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	12,617 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	9,928	84,950	151,997
Total Population	20,914	178,278	336,474
Average HH Income	\$55,750	\$91,155	\$86,078



1924 Lafayette Street
New Orleans, LA 70113

LOCATION MAP



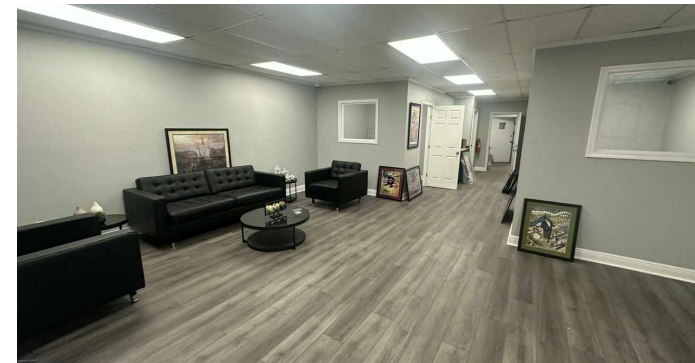
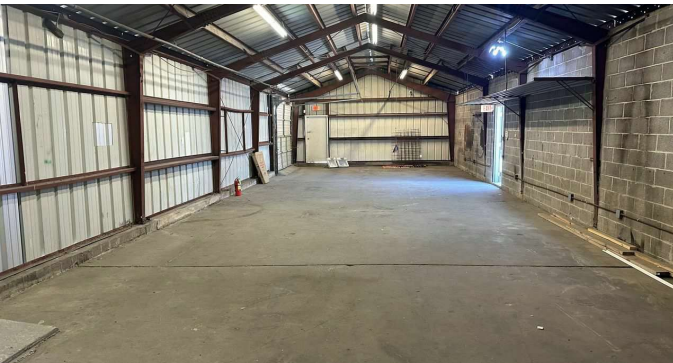
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ADDITIONAL PHOTOS



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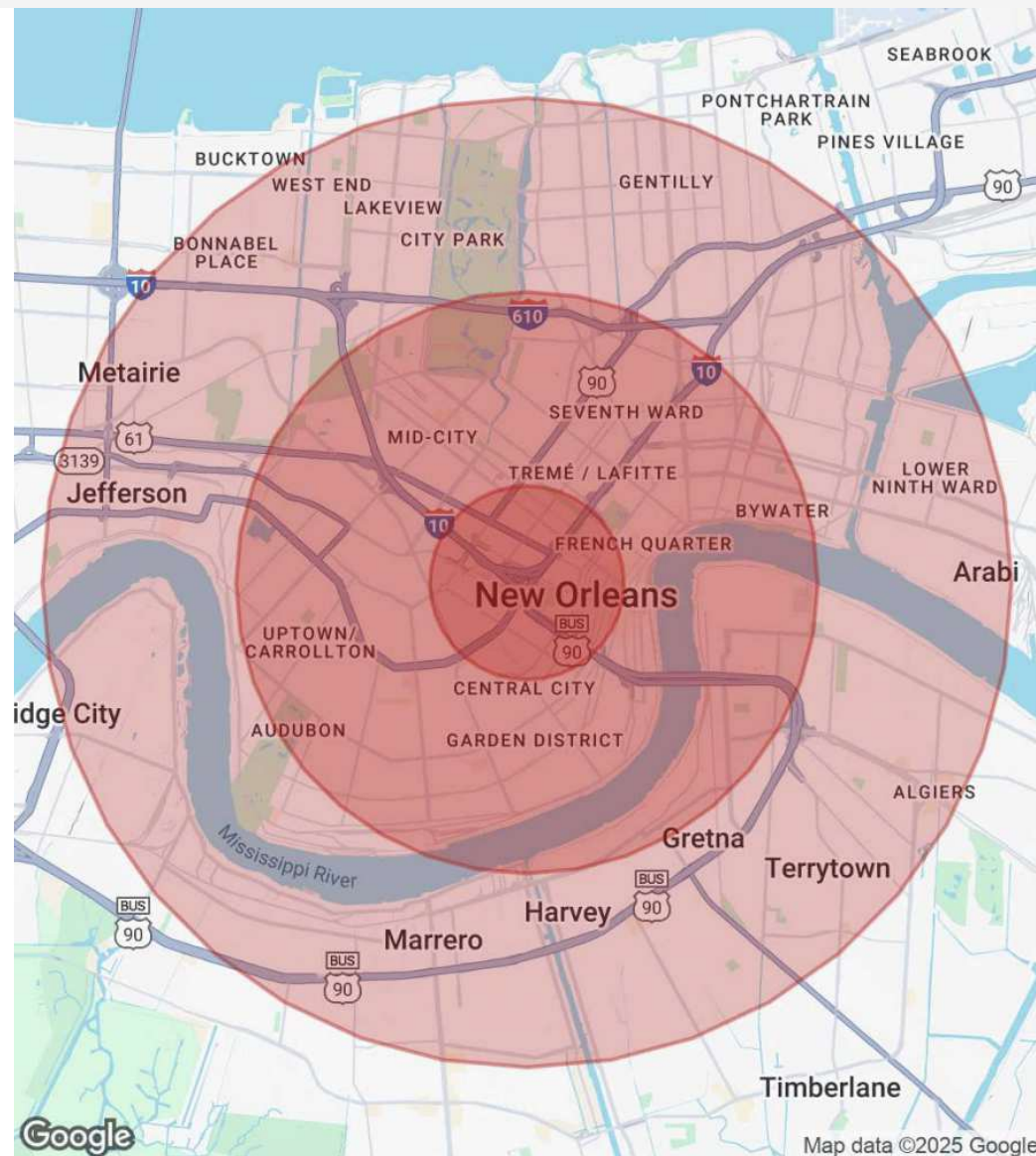
1924 Lafayette Street New Orleans, LA 70113

AREA ANALYTICS

Population	1 Mile	3 Miles	5 Miles
Total Population	20,914	178,278	336,474
Average Age	38	40	40
Average Age (Male)	38	40	39
Average Age (Female)	38	40	41

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	9,928	84,950	151,997
Persons Per HH	2.1	2.1	2.2
Average HH Income	\$55,750	\$91,155	\$86,078
Average House Value	\$493,380	\$528,282	\$438,712
Per Capita Income	\$26,547	\$43,407	\$39,126

Map and demographics data derived from AlphaMap



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