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**2 OFFICE CONDOS
FOR SALE OR LEASE**

2901 N. Causeway Boulevard, Metairie, LA

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR SALE/LEASE

PROPERTY OVERVIEW

Beth and Thomas are pleased to offer two office condominiums for lease or purchase at 2901 N. Causeway Boulevard in Metairie, Louisiana. This location provides exceptional visibility and convenient access, ideally positioned near the intersection of N. Causeway and Veterans Boulevards, as well as Interstate 10.

The property is situated near Lakeside Shopping Center and is walking distance of Trader Joe's and numerous other retail and dining amenities. The building features abundant covered parking spaces.

Both units receive excellent natural light and feature an open, flexible floor plan suitable for collaborative work, along with private offices and conference rooms. These suites are well-suited for an owner-occupant or tenant seeking a high-quality office environment in the heart of Metairie.

SUITE	SIZE	LEASE RATE	SALE PRICE
Suite 201	2,080 SF	\$3,450 / Month, Mod Gross	\$475,000
Suite 301	2,080 SF	\$3,500 / Month, Mod Gross	\$485,000

BUILDING INFO

- Building Class: B
- 3 Stories
- Covered & Surface Parking

TRAFFIC COUNT (ADT 2024)

- Causeway Blvd at Veterans Blvd Intersection: 109,908



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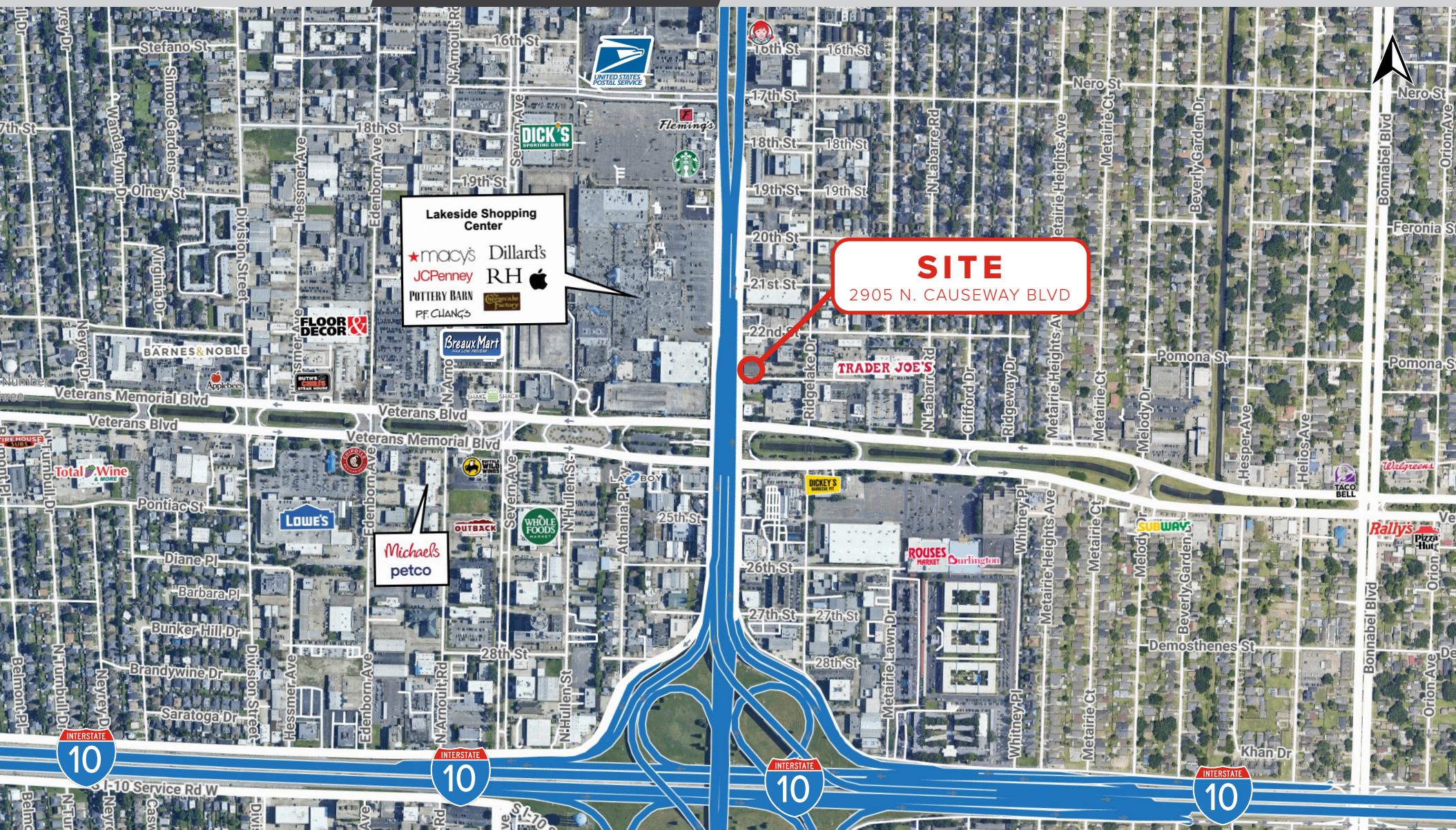
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SITE
2905 N. CAUSEWAY BLVD

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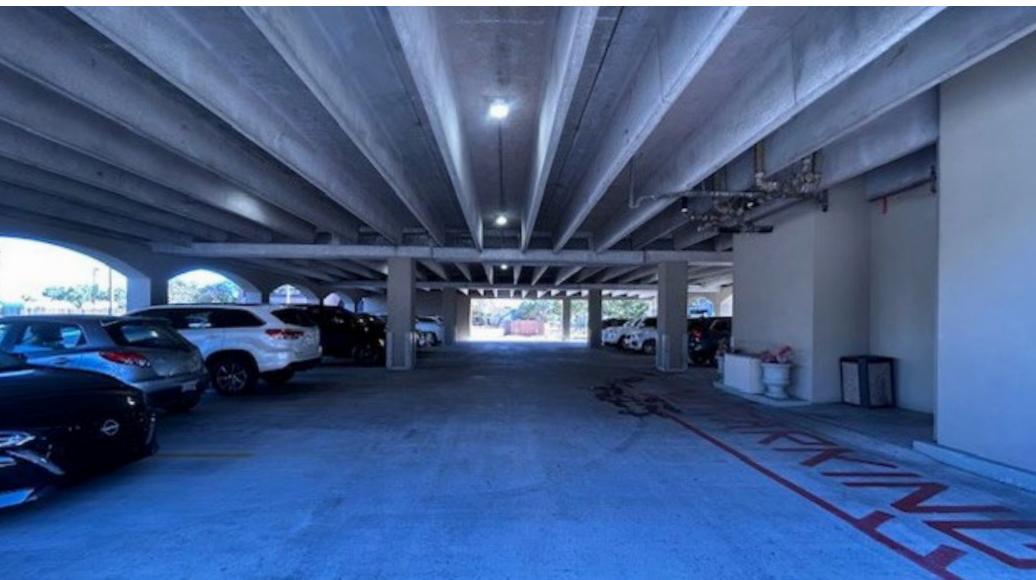
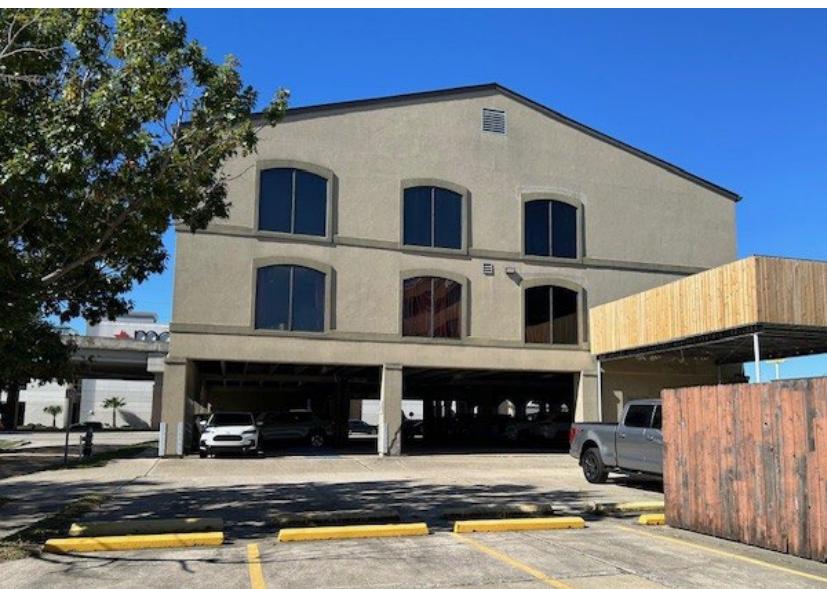
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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

20,578

120,869

266,202



AVG. HH
INCOME

\$94,827

\$116,599

\$113,584



HOUSEHOLDS

10,005

54,732

116,915

