

FOR SALE | OFFICE

6301 S Claiborne Ave | High Visibility Office Building

6301 S Claiborne Ave, New Orleans, LA, 70125

ASKING PRICE

\$525,000

BUILDING SIZE

1,398 SF

PRICE / SF

\$375.54

High visibility Uptown New Orleans office opportunity near Tulane University

Property Overview

Located along the highly traveled S. Claiborne Avenue corridor, this property offers a versatile commercial opportunity in Uptown New Orleans. Zoned HU-B1, the property is conveniently located near Tulane University and surrounded by established residential neighborhoods, businesses, dining, retail, and services. The interior features two private offices with a flexible open-concept workspace, providing plenty of room for reception, collaborative work areas, additional workstations, or client-facing operations. The property also includes four dedicated on-site parking spaces, offering added convenience for employees and customers. With prominent S. Claiborne Avenue frontage, strong accessibility, and proximity to Tulane and other Uptown destinations, this property is well positioned for an owner-user, professional office, service-oriented business, or investor seeking a commercial presence in an established New Orleans corridor.

- HU-B1 Neighborhood Business zoning
- Four dedicated on-site parking spaces
- Established Uptown commercial and residential surroundings
- Convenient access for clients, employees, and surrounding neighborhoods
- Two private offices + flexible open workspace
- Prominent S. Claiborne Avenue location near Tulane University
- Ideal owner-user or investment opportunity

ASKING PRICE \$525,000	BUILDING SIZE 1,398 SF
PRICE / SF \$375.54	LOT SIZE 0.0751 AC
ZONING HU-B1	PARKING 4 spaces
FLOORS 1	PARCEL 615209801

Beau C Bryant

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Property Photos



Property Photos



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