3939 Houma Boulevard Bldg. 3 Ste 9, Metairie, LA 70006

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE

**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com







## PROPERTY DESCRIPTION

Recently Updated Office Suite on Doctor's Row! This office has been recently updated with new flooring and lighting throughout, creating a fresh, modern, and inviting environment for patients and staff.

This prime location on Doctor's Row in Metairie, LA is just steps from East Jefferson General Hospital and numerous medical establishments. Patients enter through a welcoming courtyard and into a spacious lobby. The suite features three private offices, two closets, and a bathroom. The property also offers a large parking lot accommodating 60+ vehicles, providing convenient access for patients and staff.

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $1,650/month (Modified Gross) |
| Available SF: | 900 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 6,998 | 51,223 | 105,959 |
| Total Population | 17,206 | 118,325 | 244,146 |
| Average HH Income | $106,884 | $101,710 | $102,212 |

3939 Houma Boulevard Bldg. 3 Ste 9, Metairie, LA 70006

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE

**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com







OFFICE BUILDING FOR LEASE

**ADDITIONAL PHOTOS**

SOUTHEAST COMMERCIAL REAL ESTATE

3939 Houma Boulevard Bldg. 3 Ste 9, Metairie, LA 70006

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE

**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com









OFFICE BUILDING FOR LEASE

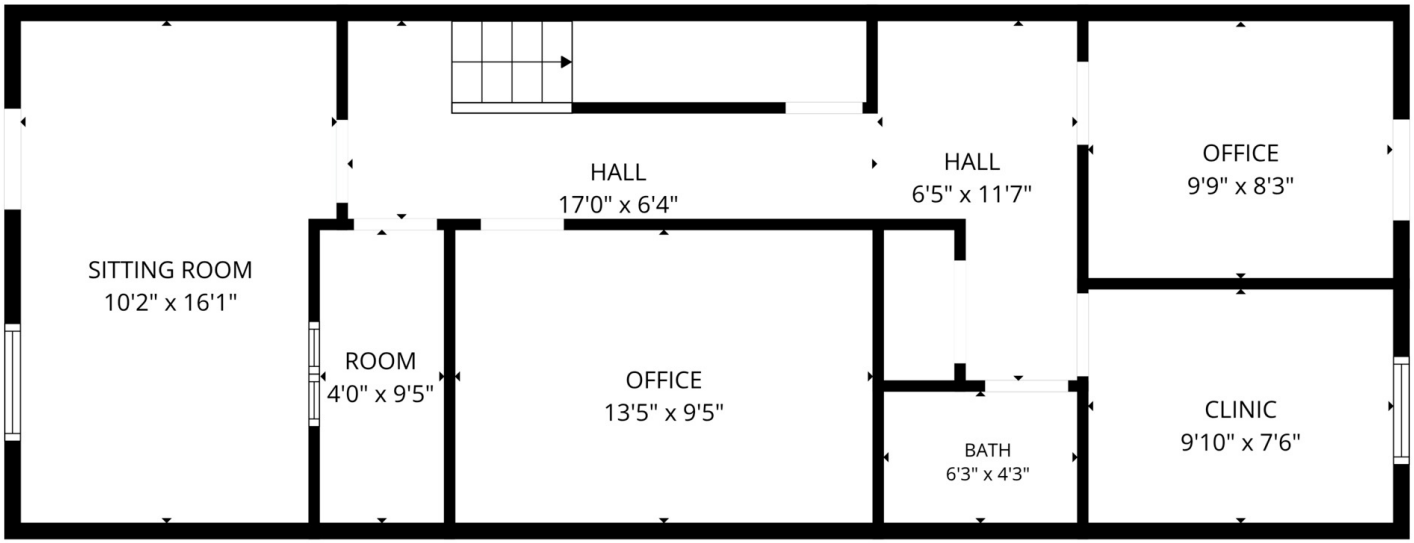
**ADDITIONAL PHOTOS**

SOUTHEAST COMMERCIAL REAL ESTATE

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE

**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com



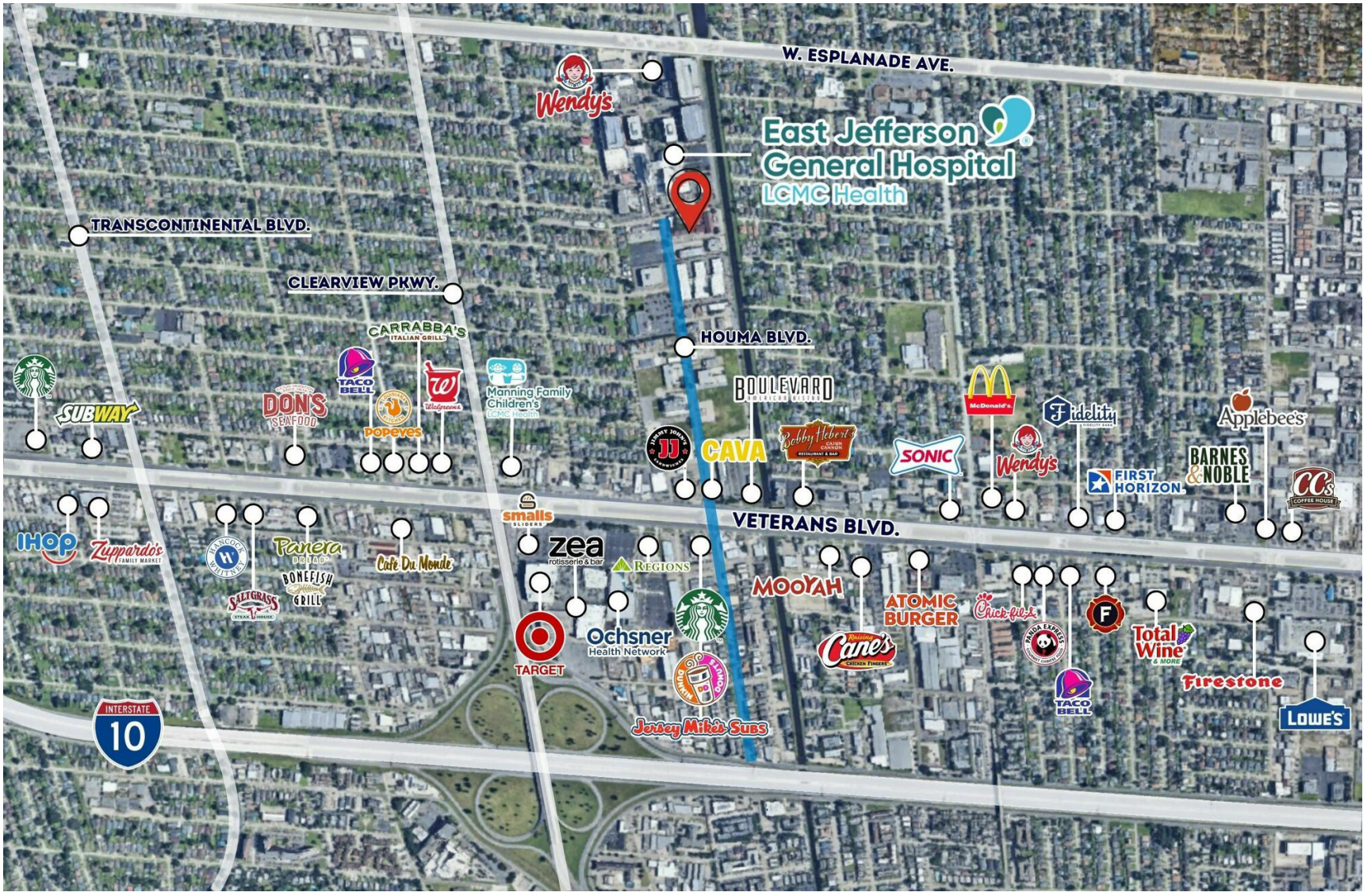

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

3939 Houma Boulevard Bldg. 3 Ste 9, Metairie, LA 70006

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE


**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com


OFFICE BUILDING FOR LEASE

**PROPERTY AERIAL**

SOUTHEAST COMMERCIAL REAL ESTATE

3939 Houma Boulevard Bldg. 3 Ste 9, Metairie, LA 70006

# UPDATED DOCTOR'S ROW OFFICE SUITE FOR LEASE

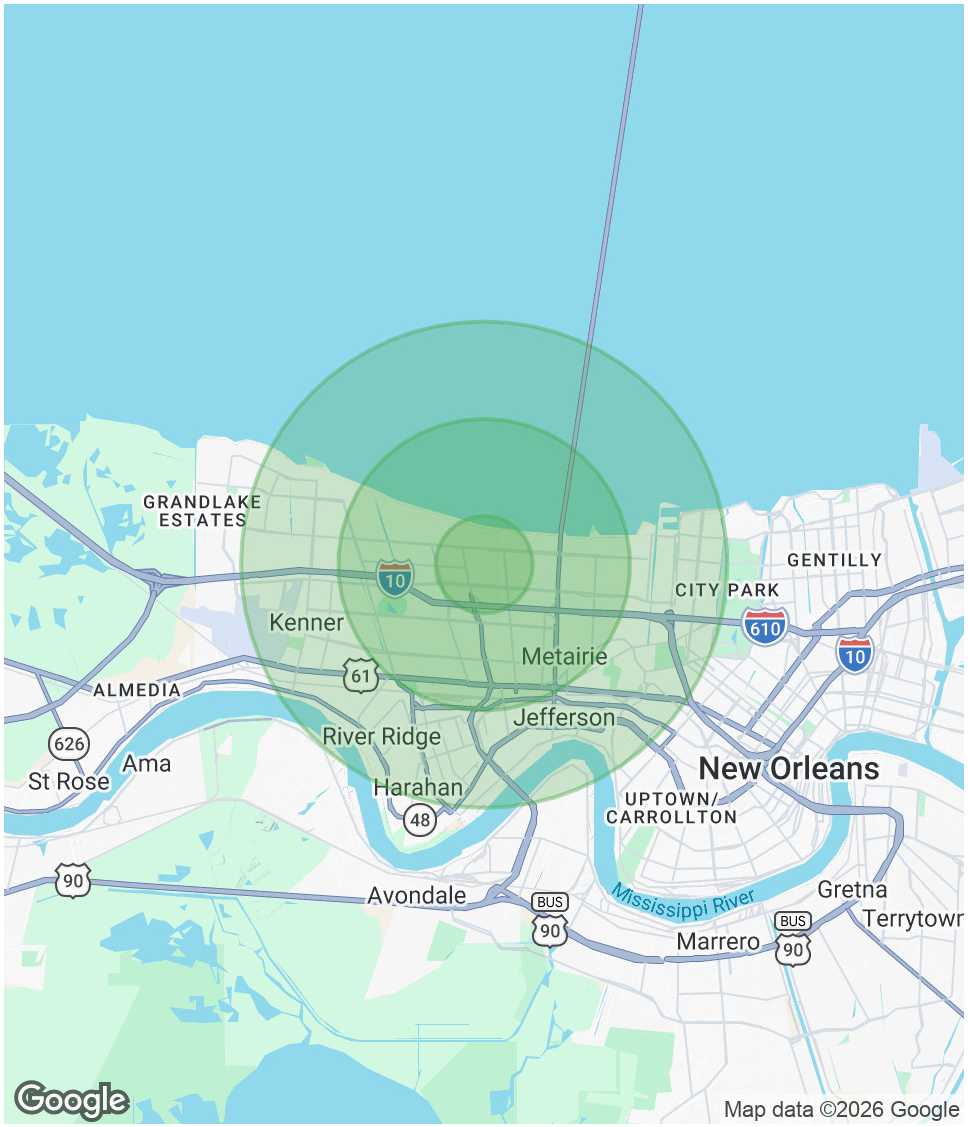
**MARTIN O. MILLER III, CCIM, SIOR** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

**MATT EATON, CCIM** • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 17,206 | 118,325 | 244,146 |
| Average Age | 40.5 | 42.4 | 41.9 |
| Average Age (Male) | 39.7 | 41.0 | 40.9 |
| Average Age (Female) | 42.0 | 43.2 | 42.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 6,998 | 51,223 | 105,959 |
| # of Persons per HH | 2.5 | 2.3 | 2.3 |
| Average HH Income | $106,884 | $101,710 | $102,212 |
| Average House Value | $355,526 | $337,586 | $349,534 |

*2023 American Community Survey (ACS)*




**OFFICE BUILDING FOR LEASE**

**DEMOGRAPHICS MAP & REPORT**

SOUTHEAST COMMERCIAL REAL ESTATE