



OFFICE BUILDING FOR SALE

Lakefront Professional Building

6305-6325 Elysian Fields Ave
New Orleans, LA 70122

Presented By:

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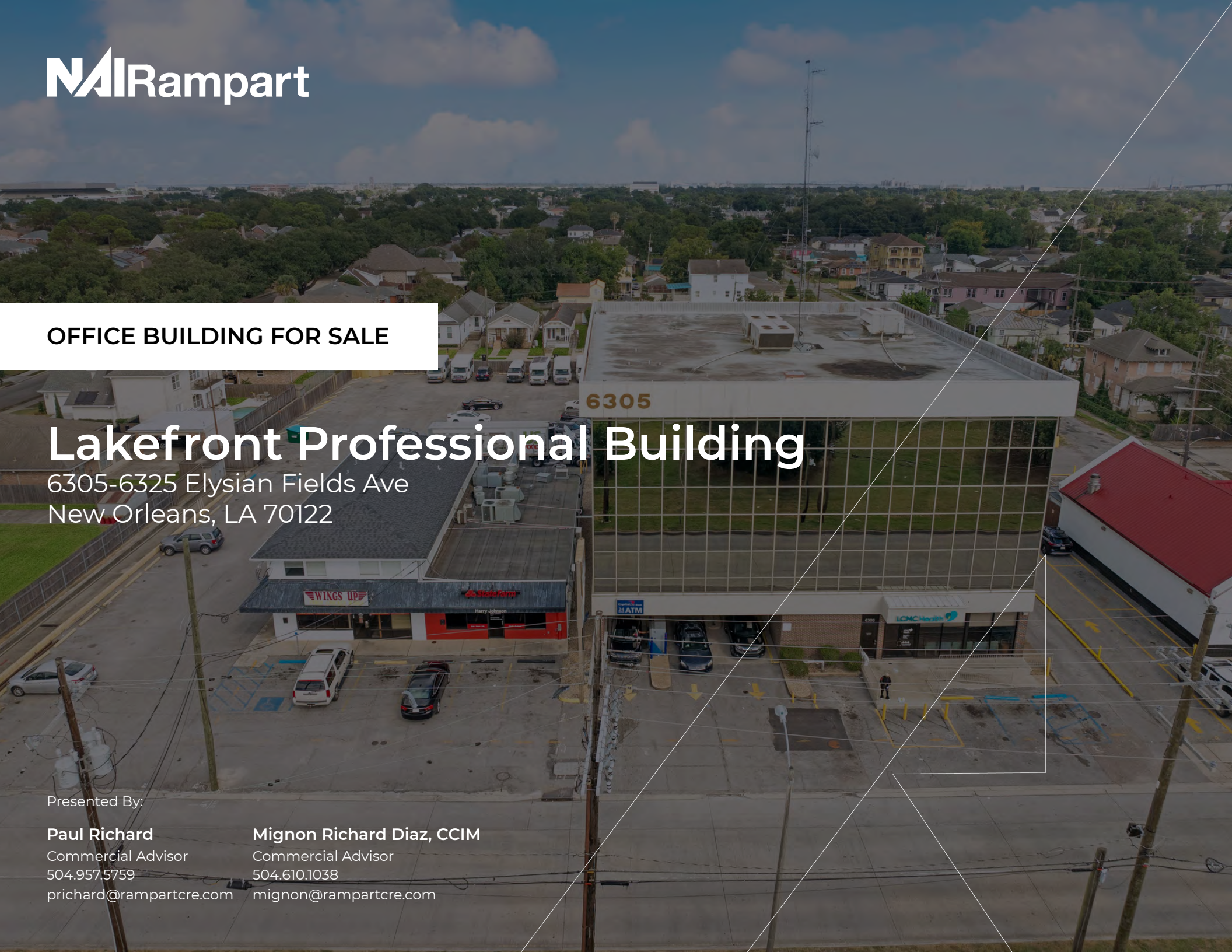
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PROPERTY OVERVIEW

The Lakefront Professional Building comprises two adjacent structures located along Elysian Fields Avenue.

6305 Elysian Fields Avenue is a four-story office building constructed in 1974. The structure features brick exterior walls on a steel frame, with a rear iron stairway and a post-Hurricane Ida flat roof. The building is fully sprinklered and served by an elevator. The ground floor is anchored by LCMC Health, while the upper three floors, each approximately 8,000 square feet, are occupied by a mix of local office, medical, and service tenants. The total enclosed building area is approximately 28,600 square feet.

6325 Elysian Fields Avenue is a two-story mixed-use building that predates 6305 Elysian Fields. It is fully sprinklered, with masonry construction on the first floor and a framed half-story second level. The roofing consists of pitched and hipped asphalt shingles over the second floor and a flat membrane roof over the first floor. Current first-floor tenants include State Farm Insurance and Wings Up, a local restaurant. The approximately 2,000-square-foot second floor, formerly a rental residence, is accessed via a rear steel staircase. The total net rentable area is approximately 6,086 square feet.

The two buildings share a large, surrounding parking lot with frontage on three streets and access from two points. Total parking capacity is estimated at approximately 100 vehicles.



AREA DESCRIPTION

- The Lakefront Professional Building is conveniently located in the Gentilly area of New Orleans along Elysian Fields Avenue, a main route connecting Lake Pontchartrain to I-610. The property offers strong visibility, steady traffic, and easy access to major roads throughout the city.
- Just minutes from both the University of New Orleans and Southern University at New Orleans, the area benefits from a consistent flow of students, faculty, and professionals. The surrounding neighborhood includes a healthy mix of offices, medical users, local restaurants, and retail, making it a well-established and accessible spot for business.

OFFERING SUMMARY

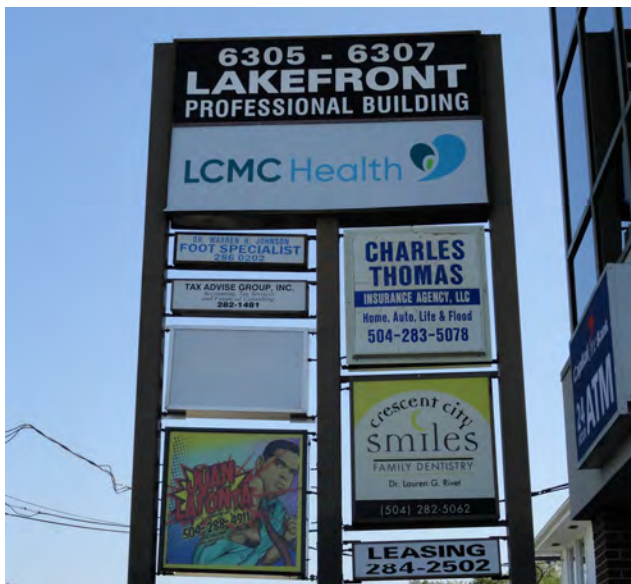
Sale Price:	\$2,900,000
Building Size:	±28,600 SF (6305) & ±6,086 SF (6325)
Floors:	4
Year Built:	1974



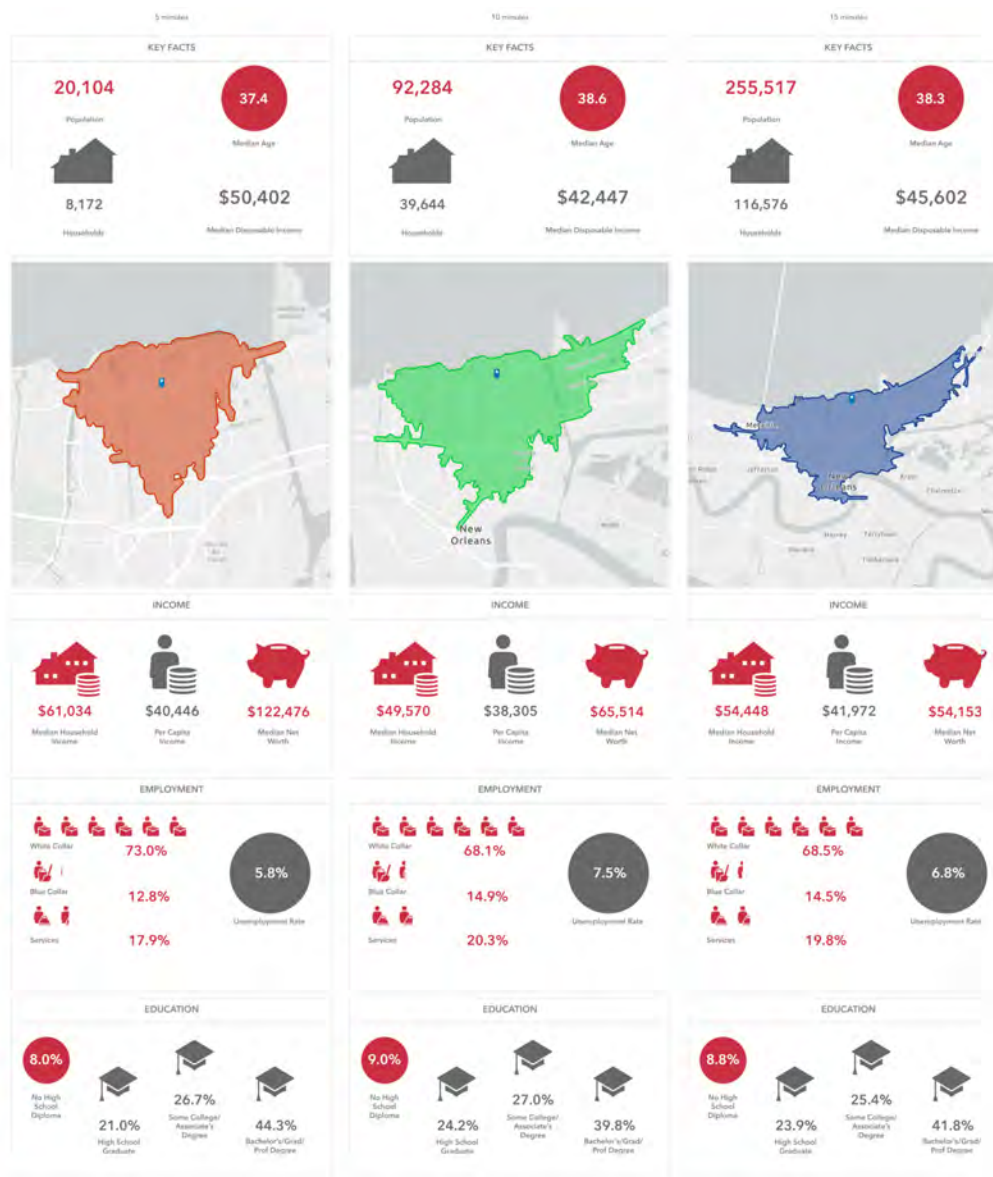
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