23 REALTY

NEW PRICE • FOR LEASE • MEDICAL / PROFESSIONAL SUITE

4400 Trenton Street

Metairie, Louisiana 70006 • Unit G



$1,950 / Month	1,300 SQUARE FEET	Gross LEASE TYPE	$18.00 PER SF / YEAR	BC-2 ZONING

ABOUT THIS SPACE

Clearview-area medical and professional suite in the heart of Metairie. This 1,300 SF second-floor office condo — a former dental office renovated in 2021 — is already built out with a reception and check-in window, treatment rooms with sinks, a conference room, private office, and coffee bar. One flat monthly rent, no NNN add-ons, and no build-out to fund. BC-2 zoning permits clinics, health care, offices, and beauty services — a fit for dental, med spa, counseling, chiropractic, law, or insurance. A short walk to Clearview City Center and Ochsner's Clearview complex, half a mile to I-10, minutes to East Jefferson General Hospital.

SUITE HIGHLIGHTS

- Dental build-out, renovated 2021
- Second floor, elevator building
- Reception & conference room
- Treatment rooms with sinks
- Clinic, office & salon uses allowed
- Half mile to I-10 at Clearview



RECEPTION • VIRTUALLY STAGED



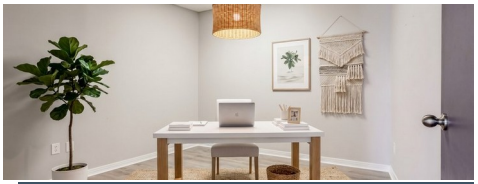
TREATMENT ROOM • VIRTUALLY STAGED



COFFEE BAR • VIRTUALLY STAGED



DENTAL CONCEPT • VIRTUALLY STAGED



PRIVATE OFFICE • VIRTUALLY STAGED

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Photos virtually staged; furnishings and equipment not included. Gross lease: owner pays taxes, insurance and condo dues; tenant pays utilities. $18.00/SF = $23,400/yr ÷ 1,300 SF. Information deemed reliable, not guaranteed. 23 Realty, LLC — Licensed in Louisiana — Office License #995710999.