



**OFFICE BUILDING FOR LEASE**

**2753 Tulane Ave**  
New Orleans, LA 70119

Presented By:

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## PROPERTY SUMMARY

Excellent Office lease opportunity located at 2753 Tulane Ave, directly across from the Orleans Parish Criminal District Court. This recently renovated office building offers potential suites ranging from ± 1,120 SF (1st floor) to ± 1,933 SF (2nd floor), with smaller demised options on the 2nd floor considered. The entire site currently zoned MU-1 (Medium Intensity Mixed-Use District), allowing for a multitude of uses, and is supplemented by off-street parking. All measurements are approximate/not guaranteed and are to be verified by the Lessee. Zoning, Overlays, and Intended Use are to be verified by the Lessee.

## ZONING:

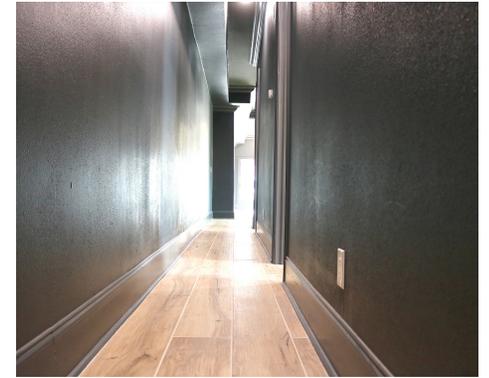
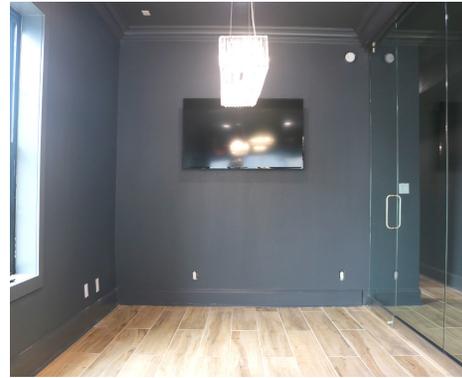
MU-1 Medium Intensity Mixed-Use District | The MU-1 Medium Intensity Mixed-Use District is intended to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Buildings may contain vertical mixed-use as well as single purpose uses designed to provide transitions to adjacent lower density residential areas.

## OFFERING SUMMARY

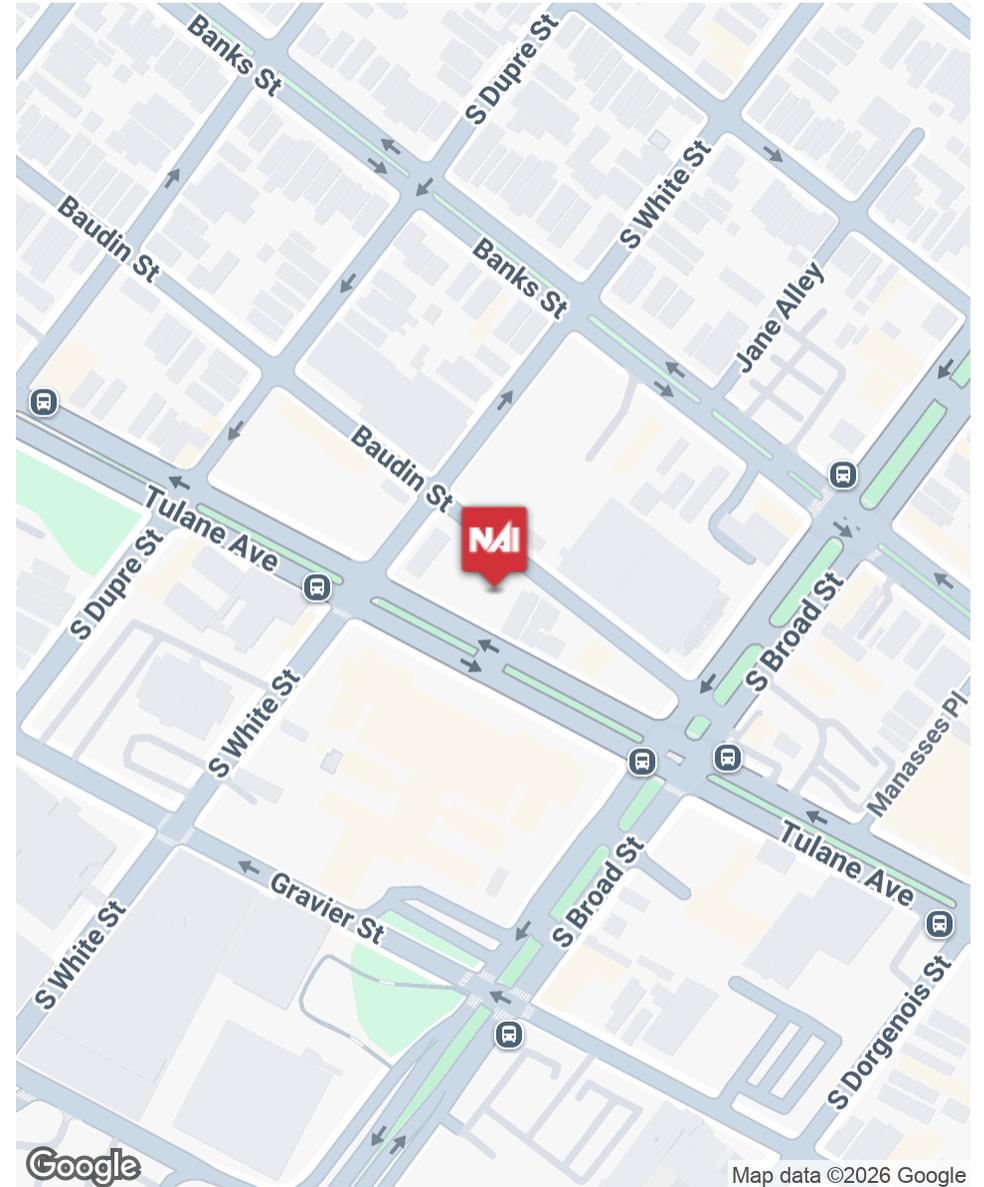
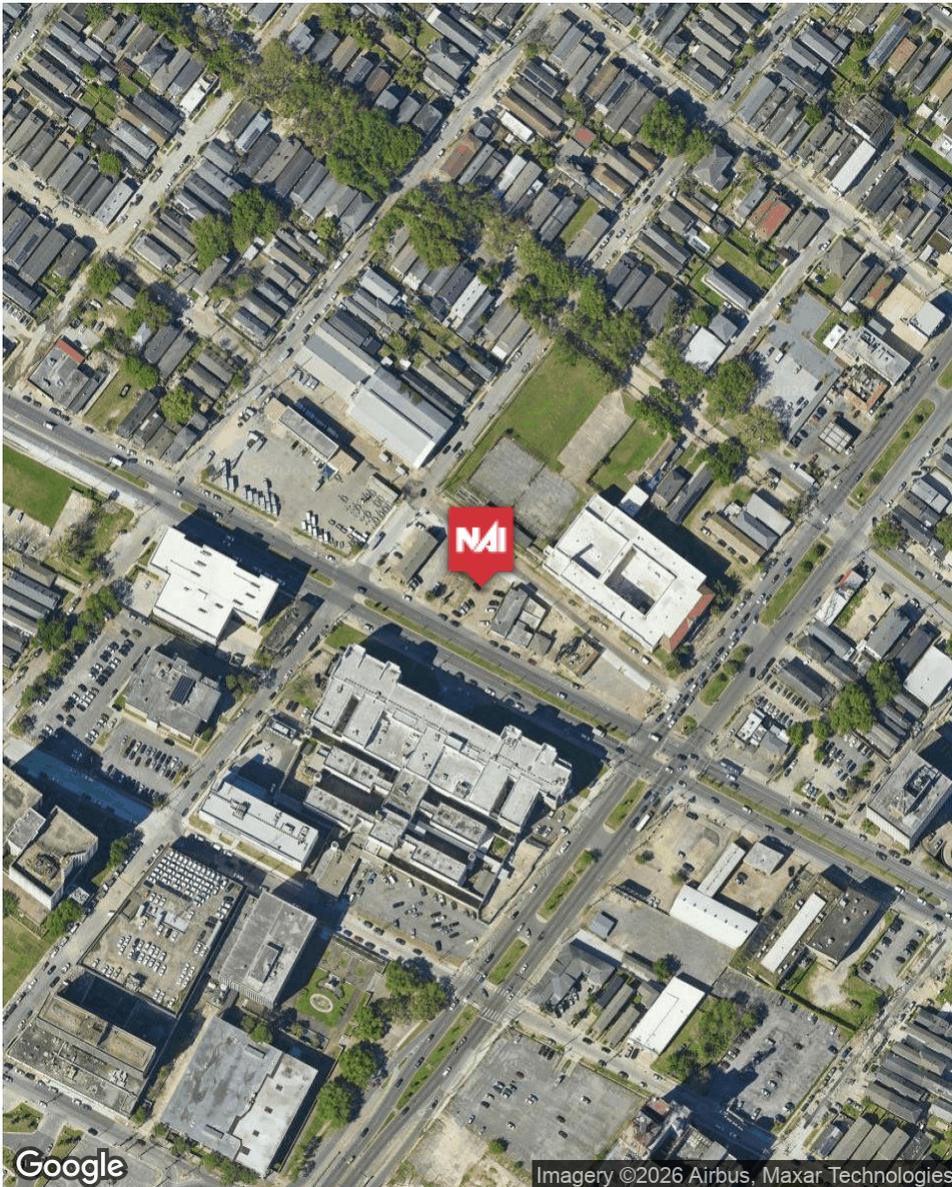
Available Size SF:	+/- 1,120 SF to +/- 1,933 SF
1st Floor Lease Rate:	\$25.00 SF/yr (MG)
2nd Floor Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	13,137 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,194	2,374	9,227
Total Population	3,375	6,777	22,518
Average HH Income	\$51,876	\$48,503	\$62,501

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For More Information:

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