



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

Mid-City Office Building with Parking

4164 Canal Street

NEW ORLEANS, LA 70119

Andrea A. Huseman CCIM
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ATTRACTIVE SECOND FLOOR SPACE FOR LEASE

4164 Canal Street, New Orleans, LA 70119

DESCRIPTION

This second floor space features six offices, three restrooms, and a kitchen. It has its own entrance and shares parking. The space also includes a patio and offers abundant natural light through windows on both sides.

The building is an ideal central location, convenient to businesses, restaurants, coffee shops, and other retail centers such as Mid-City Market. It is on the Canal streetcar line and near Orleans Parish bus stops. Canal Street and Carrollton Avenue are major thoroughfares, providing quick connection to I-10 and Pontchartrain Expressway as well as the Medical District and CBD, City Park, and Metairie.

OVERVIEW

SIZE	1,878 rsf
RENTAL RATE	\$18.00/rsf, NNN
PARKING	Shared parking with ground floor neighbor (ask agent for more information)



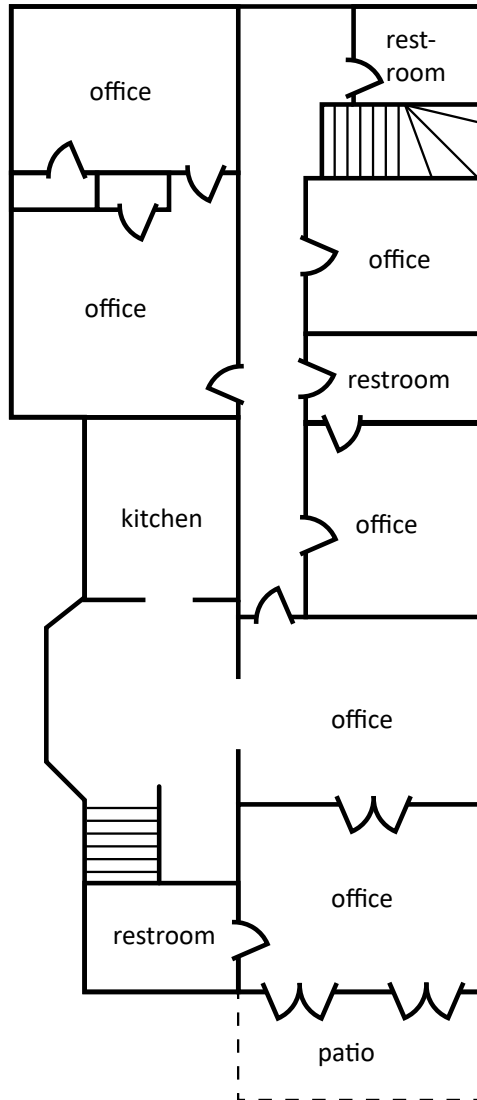
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4164 CANAL STREET

4164 CANAL (2ND FL) | PLAN & PICTURES



FEATURES

- » 5 private offices
- » open work space
- » 3 restrooms
- » kitchen
- » private entrance
- » patio



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