



FOR LEASE

3422 Cleary Bldg.

3422 CLEARY AVENUE, METAIRIE, LA 70002

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PROPERTY ONE

FOR LEASE

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PROPERTY DESCRIPTION

Two attractive newly renovate suites available for lease (can be combined). The efficient layout is ideal for office, wellness or perhaps boutique appointment centric retail use. The interiors feature ample natural light, high ceilings, and contemporary finishes, creating an inviting and professional atmosphere. With convenient parking and easy access, it offers exceptional visibility in a high-traffic area. Elevate your business in this desirable location with excellent signage opportunities.

PROPERTY HIGHLIGHTS

- Modern finishes for a professional atmosphere
- Convenient parking and easy access
- Exceptional visibility in a high-traffic area
- Ideal for appointment centric retail, wellness or office use
- Excellent signage opportunities
- Prime location in Metairie, LA
- Contemporary and inviting space for lease

OFFERING SUMMARY

Lease Rate:	\$1,200 – 1,800 per month (MG)
Number of Units:	2
Available SF:	600 – 1,500 SF
Building Size:	3,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	279	2,236	11,834
Total Population	639	5,253	26,471
Average HH Income	\$97,868	\$95,911	\$84,574

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5 Reasons to Lease 3422 Cleary Avenue



Move-In Ready Space

Newly renovated suites with modern finishes, high ceilings, and abundant natural light provide a polished, professional environment from day one.



Flexible Leasing Options

Lease one suite or combine both to create a larger footprint that can grow with your business.



Excellent Central Location

Positioned between the Causeway and Clearview interchanges with quick access to Interstate 10, Downtown New Orleans, and the airport.



Ideal for Client-Facing Businesses

Well-suited for professional offices, medical or wellness practices, salons, counseling services, or boutique appointment-based retail with convenient customer parking.



Strong Visibility & Value

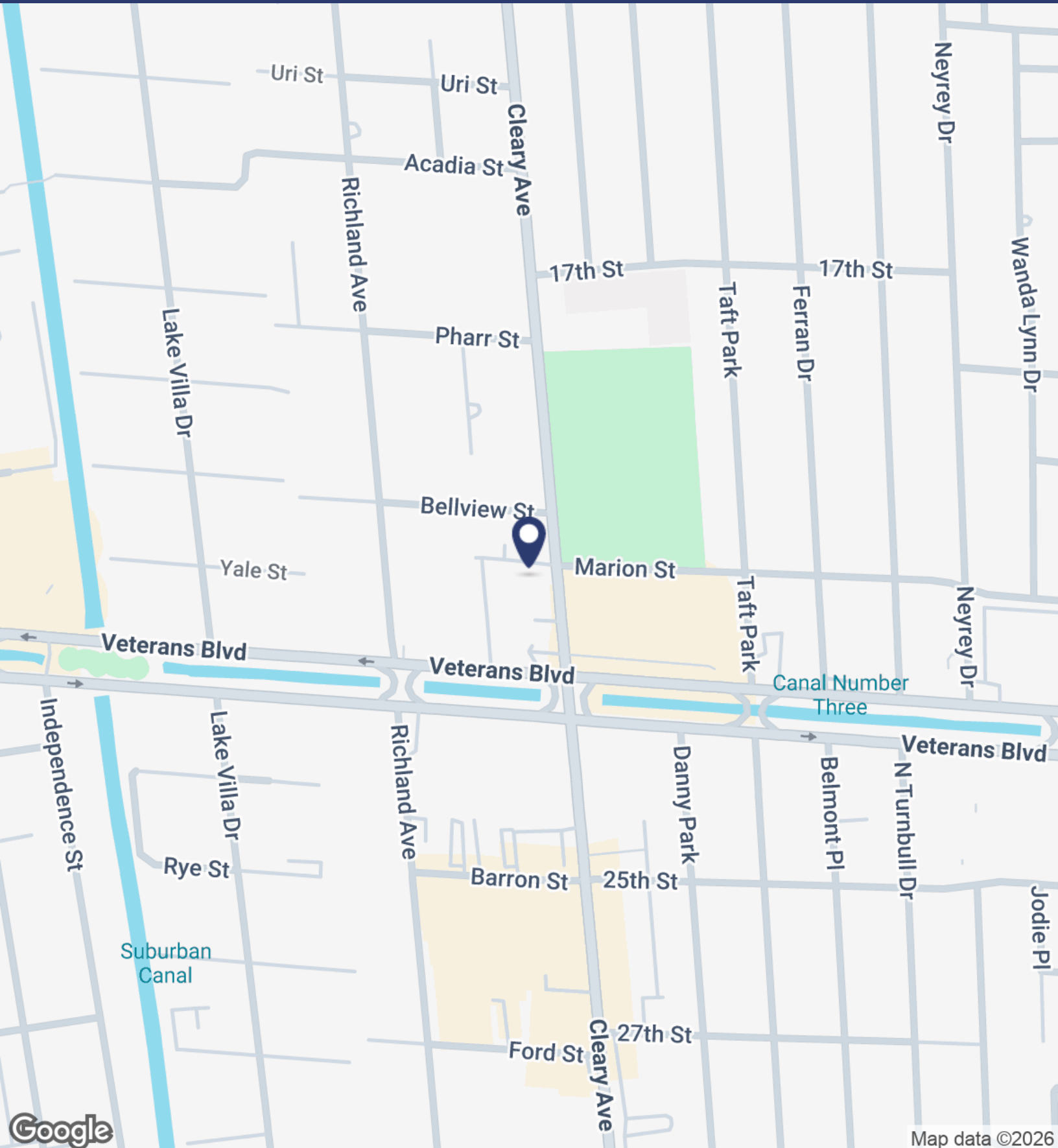
Benefit from prominent signage opportunities on a high-traffic corridor while enjoying an affordable modified gross lease that simplifies occupancy costs.

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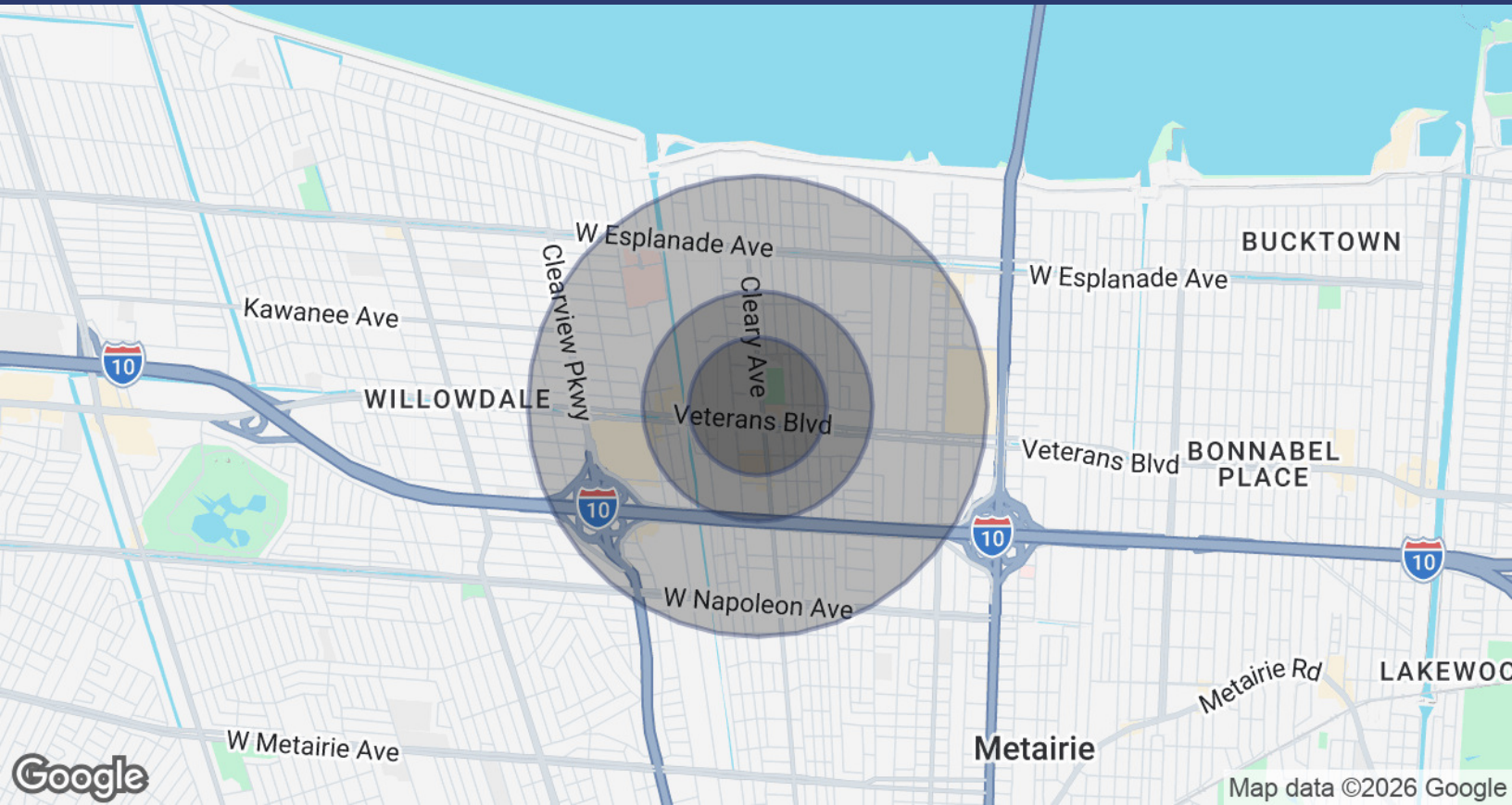


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	639	5,253	26,471
Average Age	42	40	38
Average Age (Male)	41	39	37
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	279	2,236	11,834
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$97,868	\$95,911	\$84,574
Average House Value	\$306,056	\$327,951	\$312,430

2020 American Community Survey (ACS)

PRESENTED BY

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____