



CHARMING OFFICE FOR LEASE IN MID-CITY

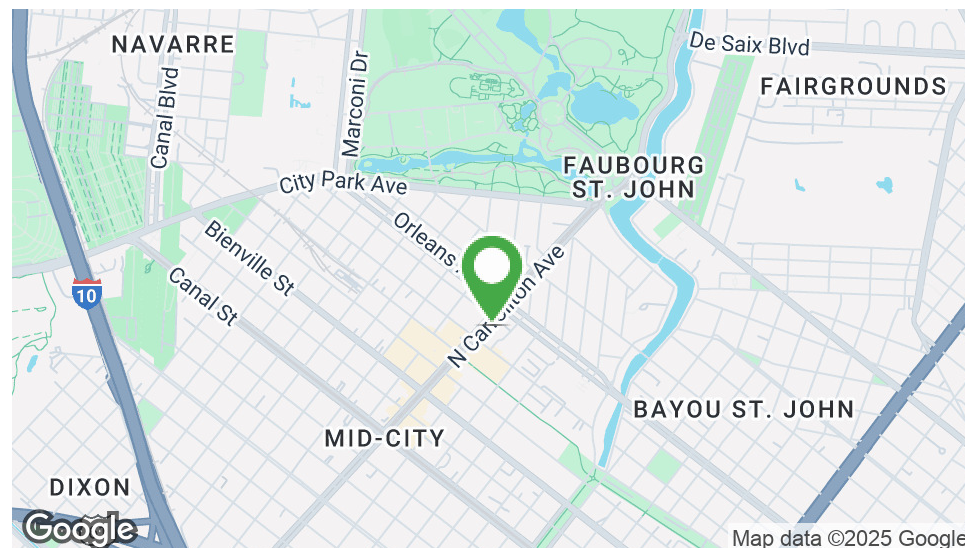
620 N Carrollton Ave, New Orleans, LA 70119

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



PROPERTY DESCRIPTION

Available for lease, this 2,106 SF, two-story commercial building offers a rare opportunity to occupy a beautifully preserved historic property in one of New Orleans' most dynamic neighborhoods. The property is available for occupancy beginning February 1, with the ability to accommodate an earlier lease start if needed. Located at 620 N Carrollton Avenue, the building provides exceptional visibility and convenience for professional office users.

Situated in Mid-City, the property is just minutes from Canal Street, City Park, and a wide variety of restaurants, cafés, and retail amenities. Accessibility is unmatched, with the streetcar running directly in front of the property and I-10 only a few blocks away.

Currently configured for professional office use, the building offers ample off-street parking—an increasingly rare and valuable amenity in the area. The interior highlights classic New Orleans charm, featuring hardwood floors, a fireplace, abundant natural light, and distinctive architectural details. The functional layout includes four private offices, a reception area, meeting rooms, and a small kitchenette.

This property is well suited for a wide range of professional users seeking a centrally located, office environment along one of New Orleans' most desirable corridors.

OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (MG)
Available SF:	2,160 SF
Lot Size:	6,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,244	2,886	10,378
Total Population	2,247	5,314	19,692
Average HH Income	\$99,053	\$100,779	\$91,220

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS





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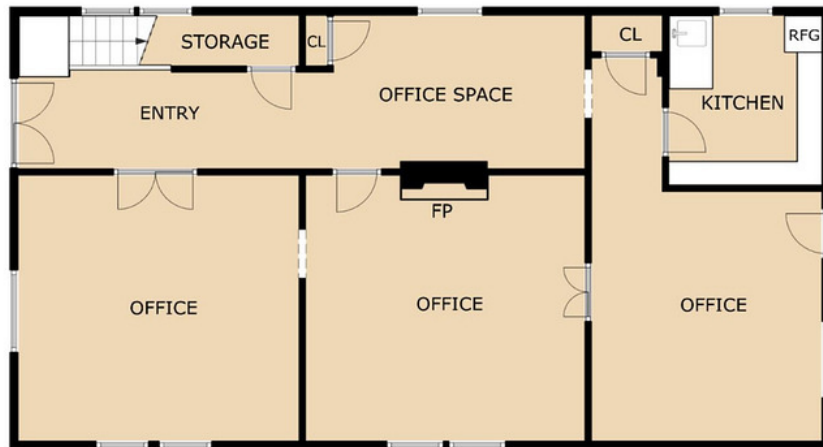
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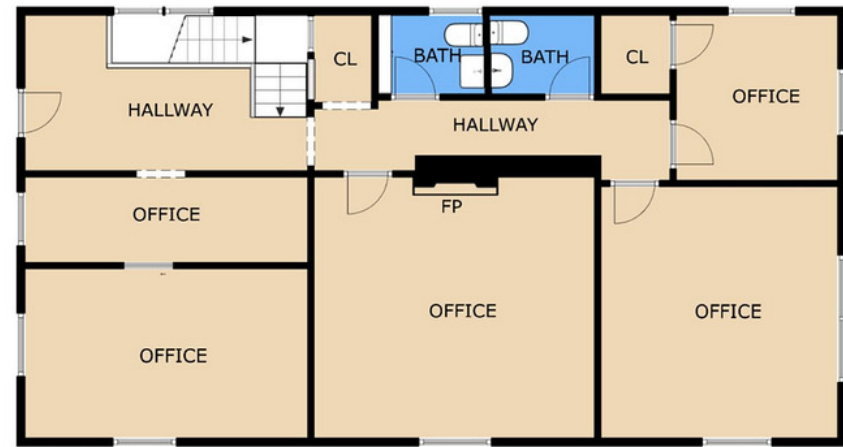
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FIRST FLOOR



SECOND FLOOR

OFFICE BUILDING FOR LEASE

FLOOR PLAN





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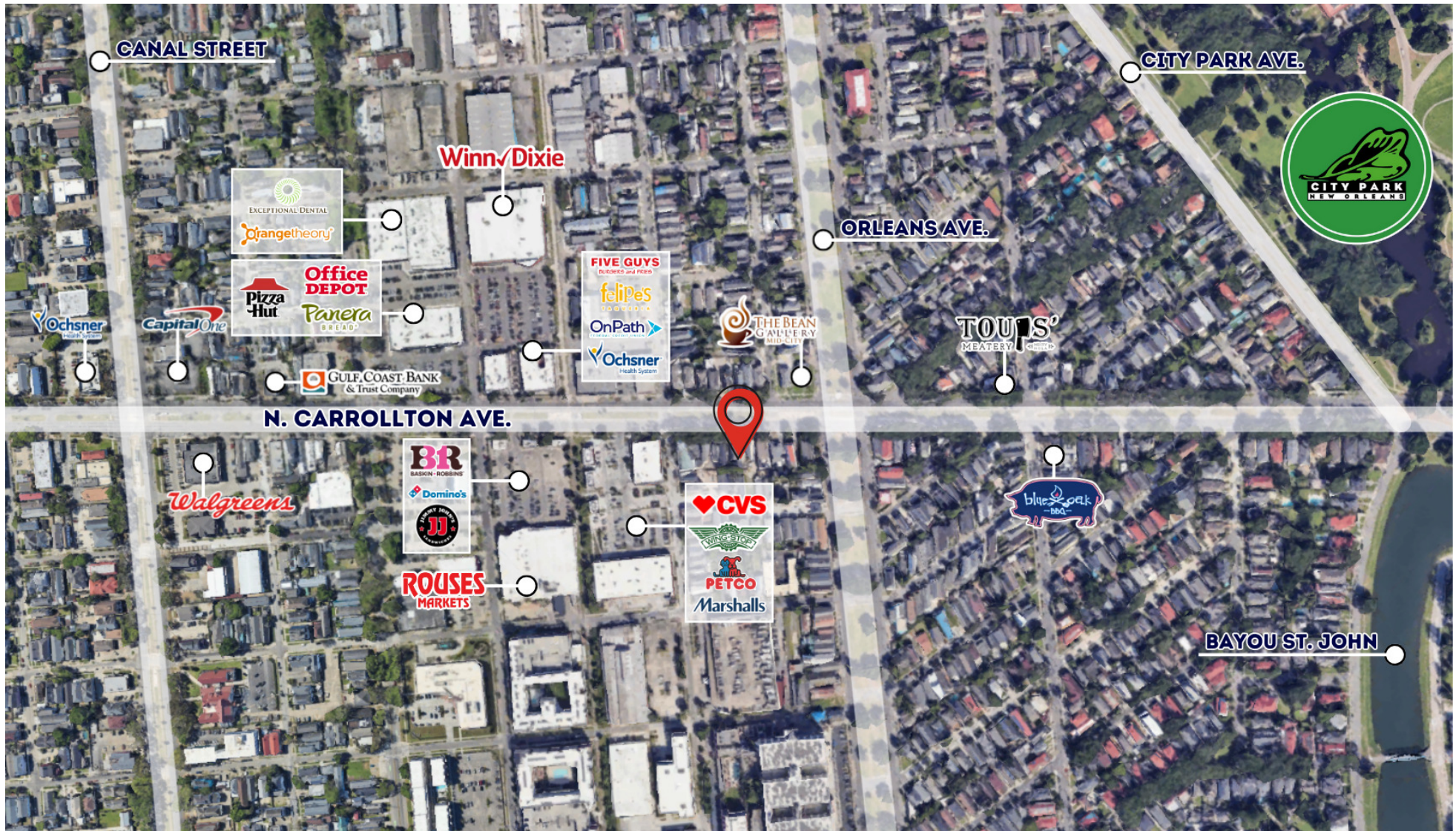
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OFFICE BUILDING FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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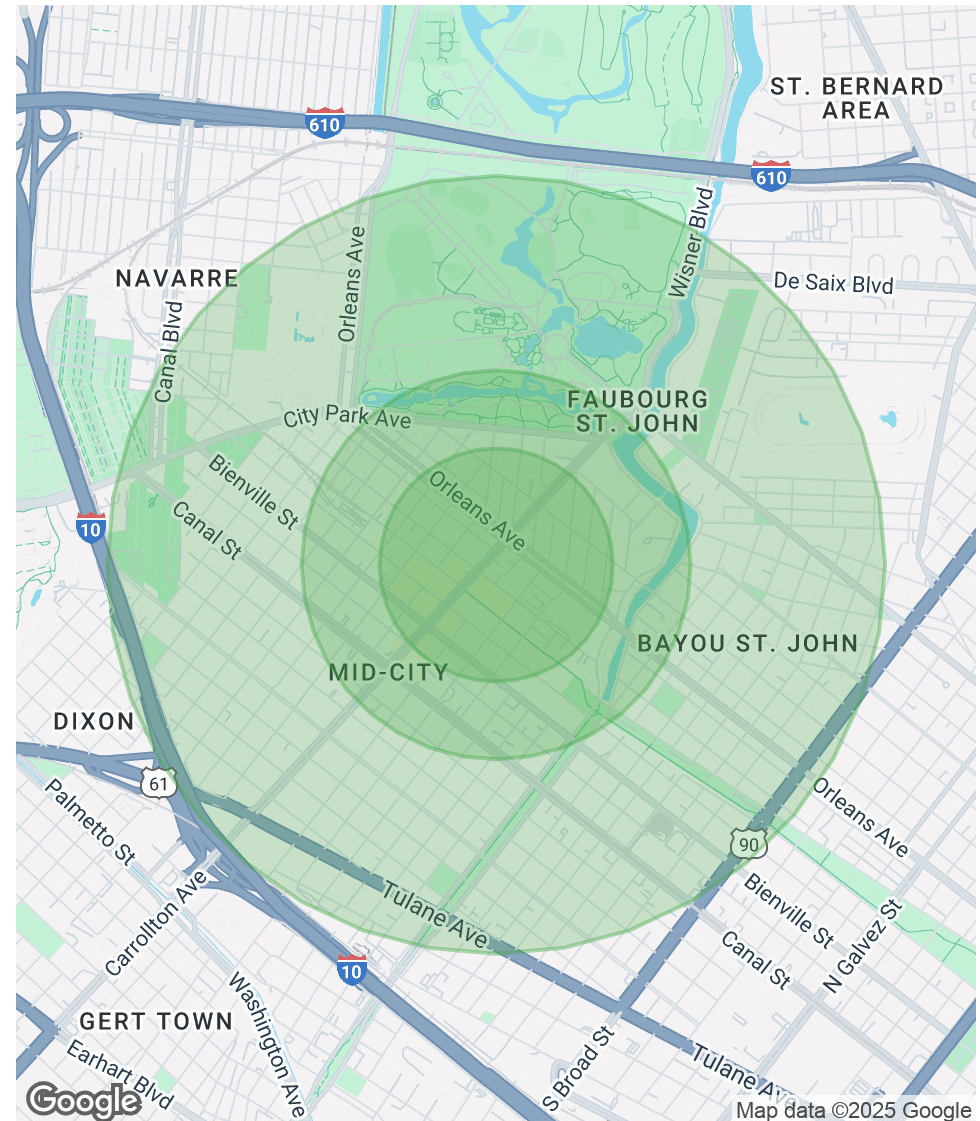
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,247	5,314	19,692
Average Age	43	43	41
Average Age (Male)	42	42	41
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,244	2,886	10,378
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$99,053	\$100,779	\$91,220
Average House Value	\$530,752	\$552,648	\$493,893

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT

