

## OFFICE FOR LEASE

### PROPERTY SUMMARY

Discover an exceptional opportunity in this charming historic brick office building, featuring a versatile 1,940 square foot suite ideal for office or retail use. The space boasts 17' ceilings, authentic wood floors and striking exposed timber beams and columns. Large exterior windows provide plenty of natural light, creating an inviting, warm atmosphere. The suite includes 4 offices, a reception area, and a welcoming waiting room, which connects to the building's common area entrance plus a separate front entrance, accessible via ADA-compliant access. This space needs additional buildout to complete the finished improvements.

Lease is gross, net of power which is separately metered. Tenant Improvement Allowance may be given based on term and tenant credit.

Other building occupants include: Landis Construction, Agenda for Children, Crescent City Pediatrics, and Gulf South Veterinary Dental Specialties.

### AVAILABLE

- Suite 102-A: 1,940 SF

### LEASE RATE

- \$27.00 PSF, Gross

### NEARBY LANDMARKS

- Earhart Expressway into Jefferson Parish
- Rock 'N' Bowl & Ye Olde College Inn
- Costco Wholesale

### TRAFFIC COUNTS (ADT 2024)

- Earhart Boulevard: 25,977

### 2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	22,752	158,952	355,334
Avg. HH Income	\$81,124	\$114,821	\$105,697





# stirling

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## EARHART BLVD OFFICE SUITE

8300 Earhart Boulevard, New Orleans, LA

