



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Contemporary Office in BioDistrict

2000 Tulane Avenue

NEW ORLEANS, LA 70112

Andrea Arons Huseman CCIM

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OFFICE SPACE WITH VIEWS IN NEW ORLEANS MEDICAL CORRIDOR

2000 Tulane Avenue, New Orleans, LA 70112

DESCRIPTION

This recently renovated, third-floor office space boasts great city views and features six private offices and an open work area. The office space shares its lobby, kitchen, and ADA-compliant restrooms with the other tenant. There is intercom access both to the building and each floor and restaurants on the ground floor.

This distinctively modern, glass-and-steel, four-story building is home to the LSU Health

Foundation. It is located in the hub of the innovative BioDistrict, directly across from the LSU Health Sciences Center and University Medical Center and near other medical institutions. Its easily accessible location provides quick access to I-10 as well as to the Central Business District, Mid-City, and Uptown. This is a dynamic location, ideal for a variety of professional services.

DETAILS

SIZE	3,394 rsf
RENTAL RATE	\$20.00/rsf, gross
PARKING	LSU Garage has secure parking across the street available at market rates (currently \$25.00/space/month)

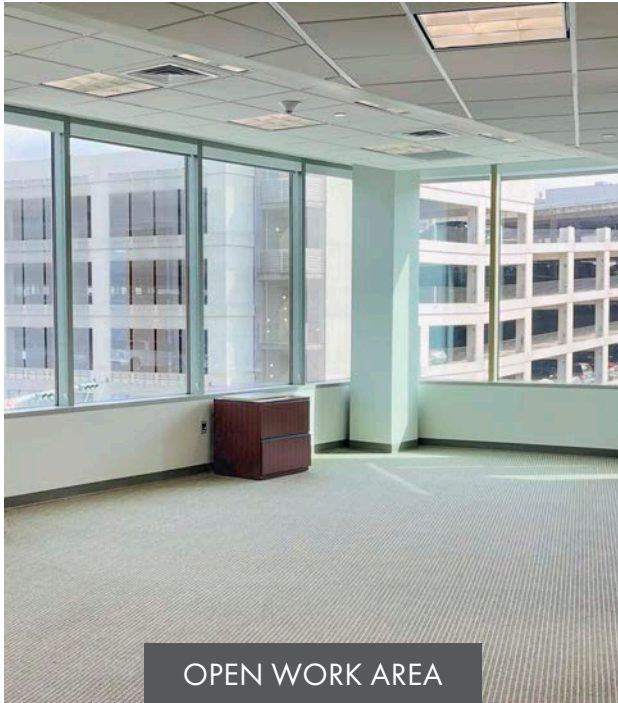


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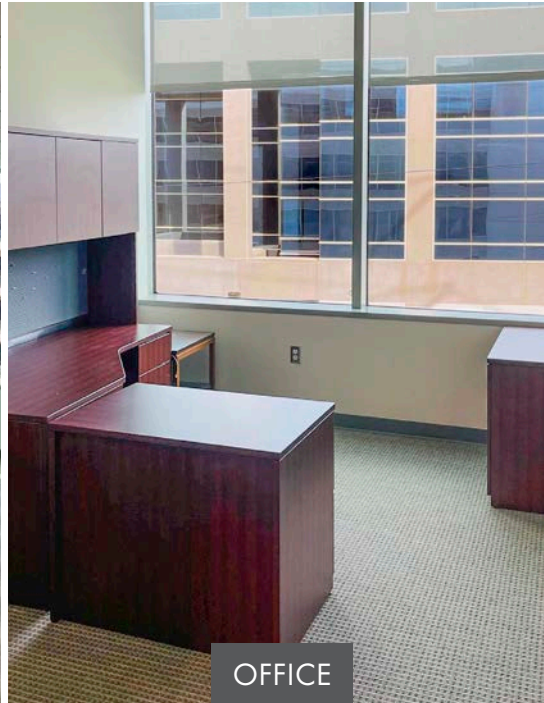
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2000 TULANE AVENUE

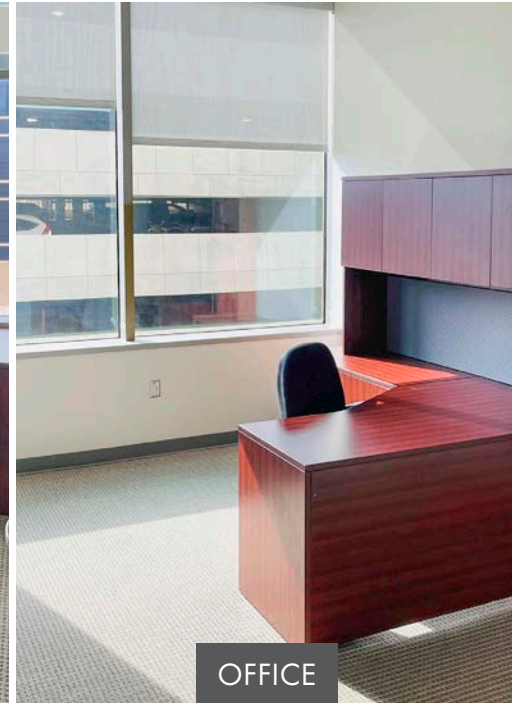
PICTURES



OPEN WORK AREA



OFFICE



OFFICE

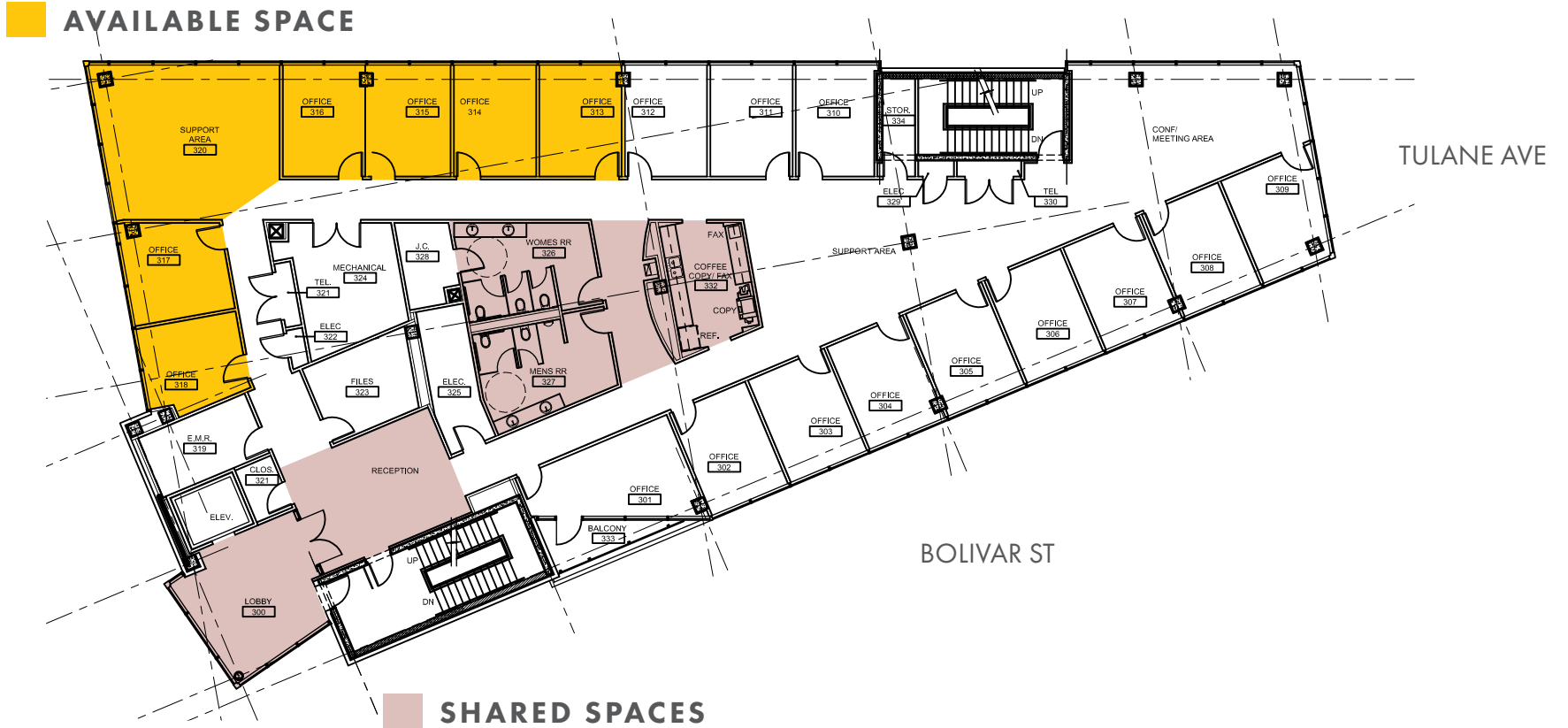


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FLOOR PLAN



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NEIGHBORHOOD

The property is located in the heart of the 2.4 square mile BioDistrict, a state-enabled economic development district created in 2005 with the purpose of focusing on and expanding the biosciences sector of the New Orleans economy. This particular stretch of Tulane Avenue within the BioDistrict has emerged as a medical corridor. This ideal location provides quick access to the Central Business District, French Quarter, Sports and Entertainment District, Mid-City, and more. Additionally, there is convenient access to I-10.



The BioDistrict features the 446-bed teaching facility University Medical Center New Orleans, which relocated to its Canal Street facility in 2015; the VA Medical Center, which relocate facilities in 2016; and the expansion of Tulane University's downtown campus to include new medical and research facilities.



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