



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Contemporary Commercial Space in BioDistrict

2000 Tulane Avenue

NEW ORLEANS, LA 70112

Andrea Arons Huseman CCIM

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GROUND FLOOR RETAIL IN NEW ORLEANS MEDICAL CORRIDOR

2000 Tulane Avenue, New Orleans, LA 70112

DESCRIPTION

Contemporary retail/restaurant space with windows on three sides features a kitchen and ADA-compliant restrooms. This retail space is located on the first floor of a distinctively modern, glass-and-steel, 4-story building that is home to the LSU Health Foundation.

This building is in the hub of the innovative BioDistrict, directly across from the LSU Health Sciences Center and University Medical Center and near other medical institutions as well as the planned Trader Joe's. 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 for a quick-serve restaurant not needing a hood.

OVERVIEW

SIZE:	1,500 rsf
RENTAL RATE:	\$35.00/rsf, NNN NNN: Currently \$885.00/month \$7.05 prsf), and tenant pays for utilities and water.
PARKING:	LSU Garage has secure parking across the street available at market rates (currently \$25.00/space/month)



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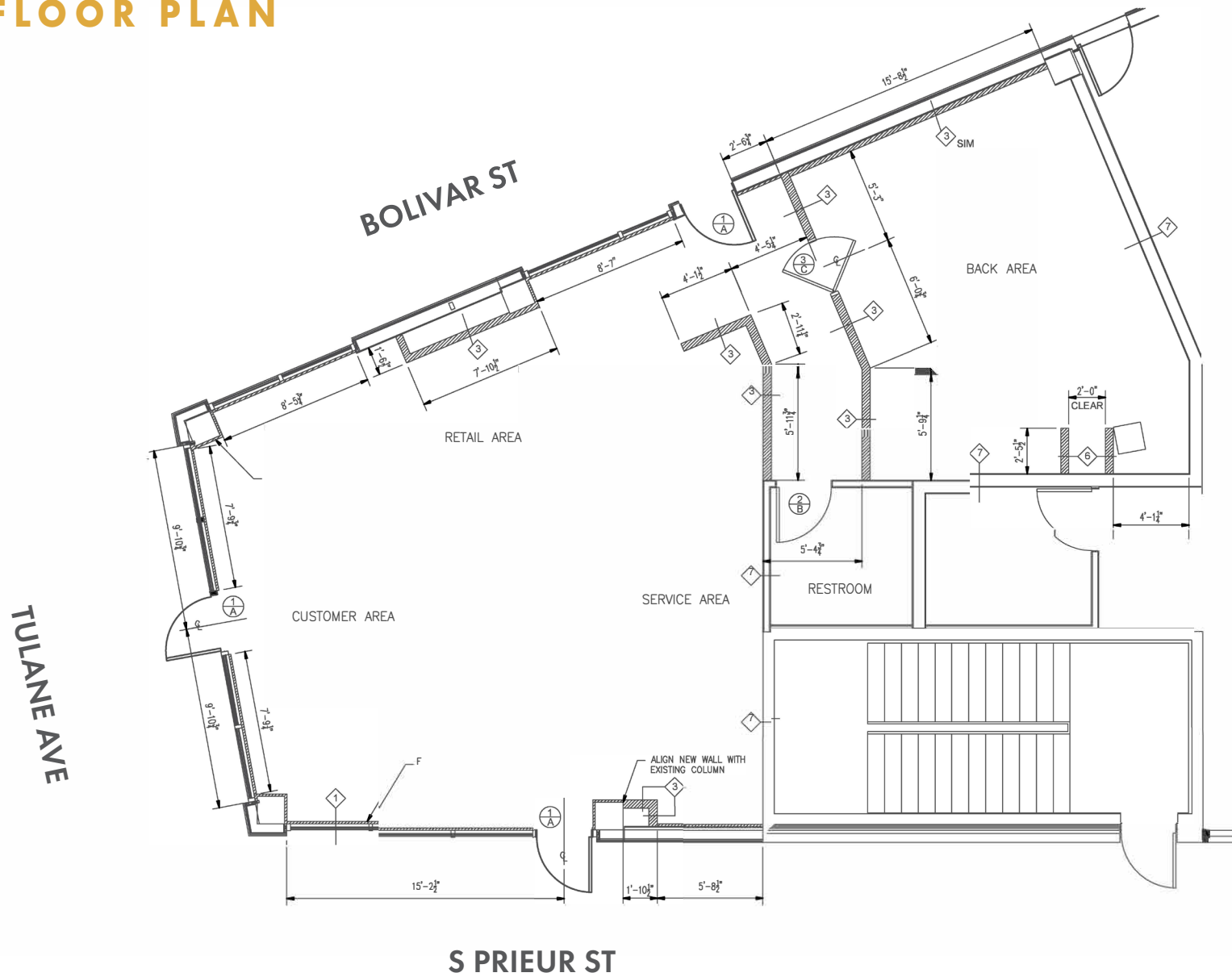
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FLOOR PLAN



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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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