

ELMWOOD RETAIL, OFFICE, & WAREHOUSE SPACE FOR LEASE

530 Elmwood Park Blvd, Elmwood, LA 70123



- Front Suite:** Great opportunity for store front retail with 3,852 sq. ft. of commercial space in fronting Elmwood Park Blvd. Suite includes a large open area with glass windows, 2 offices, storage area, and 2 restrooms. Owner can deliver a white box for retail use. Signage is available on exterior of building or on marquee. Front suite can also be leased “as-is” as office space.
- Rear Suite:** 10,141 sq. ft. of office and warehouse space. The rear suite includes 7,600 sq. ft. of office space with reception area, 6 private offices, break room, conference room, restrooms, bullpen, and 2,500 sq. ft. +/- of warehouse space with dock high loading. Ceiling height in warehouse is 11 feet with loading via truck well and one (1) 10’ x 10’ overhead door.
- Rental Rate:** **Front Suite:** \$15.00 /sq. ft. NNN “as-is” and \$25.00 /sq. ft. NNN with allowance
Rear Suite: \$10.00 /sq. ft. NNN “as-is” and 13.00 /sq. ft. NNN with allowance
- Parking:** 74 total parking spaces for building
- Notes:** This free-standing multi-tenant commercial building is located in the heart of the Elmwood Business Park, just a block North of Jefferson Hwy. Entire building is 24,627 sq. ft. and is divided into four suites. The front suite includes 3,852 sq. ft. of retail or office space and the rear suite is 10,141 sq. ft. including 2,500+/- sq. ft. warehouse space. The other two suites are leased. NNN costs estimated at \$3.50/sq. ft. per month including property taxes, property insurance, & CAM. Zoning is M2.



CORPORATE REALTY

JOE GORMAN, CCIM
(504) 581-5005
jgorman@corp-realty.com
Corporate Realty

201 ST. CHARLES AVE, SUITE 1500
NEW ORLEANS, LA

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