

FOR LEASE

Furnished Office Mandeville

Two 1,200 SF Suites · Modified Gross

2270 7th St.

Mandeville, LA 70471 · St. Tammany Parish

LEASE RATE

\$11 - \$13/SF/YR

Modified Gross

AVAILABLE SF

2,400 SF

Across two suites

SUITE SIZE

1,200 SF

AVAILABLE SUITES

2

AVAILABLE DATE

10/01/2026

PROPERTY OVERVIEW

Two 1,200 SF furnished second-floor office suites are available in Mandeville with convenient access to I-12 and Hwy 190.

Suite 2A offers a conference room, four offices, kitchenette, and bathroom. Suite 2B offers a conference room, large bullpen area with desks, kitchenette, and bathroom.

KEY HIGHLIGHTS

- Two furnished second-floor office suites available in Mandeville
- Suite 2A includes conference room, four offices, kitchenette, and bathroom
- Modified Gross lease structure
- Multi-tenant office building built in 2010
- Each suite offers approximately 1,200 SF
- Suite 2B includes large bullpen area, desks, conference room, kitchenette, and bathroom
- Convenient access to I-12 and Hwy 190
- Owner/agent listing note

USER FIT

Move-in-ready office layouts for professional services, administrative teams, or small businesses seeking furnished space in the Mandeville market.

FURNISHED OFFICE SPACE

Two second-floor suites available October 2026.

Both suites are furnished and include kitchenettes and bathrooms, with the building positioned near major Mandeville corridors.

LEASE RATE

\$11 - \$13/SF/YR

TOTAL AVAILABLE

2,400 SF

BUILDING SIZE

5,380 SF

ZONING

NC-1

SUITE 2A

Suite 2A

\$13/SF/YR

Size: 1,200 SF

Monthly: \$1,300/month + \$50 water & sewer

Layout: Conference room, 4 offices, kitchenette, bathroom

Furniture: Some furniture included

Available: 10/01/2026



SUITE 2B

Suite 2B

\$11/SF/YR

Size: 1,200 SF

Monthly: \$1,100/month + \$50 water & sewer

Layout: Large bullpen with 4 desks, conference room, kitchenette, bathroom

Furniture: Furnished second-floor office suite

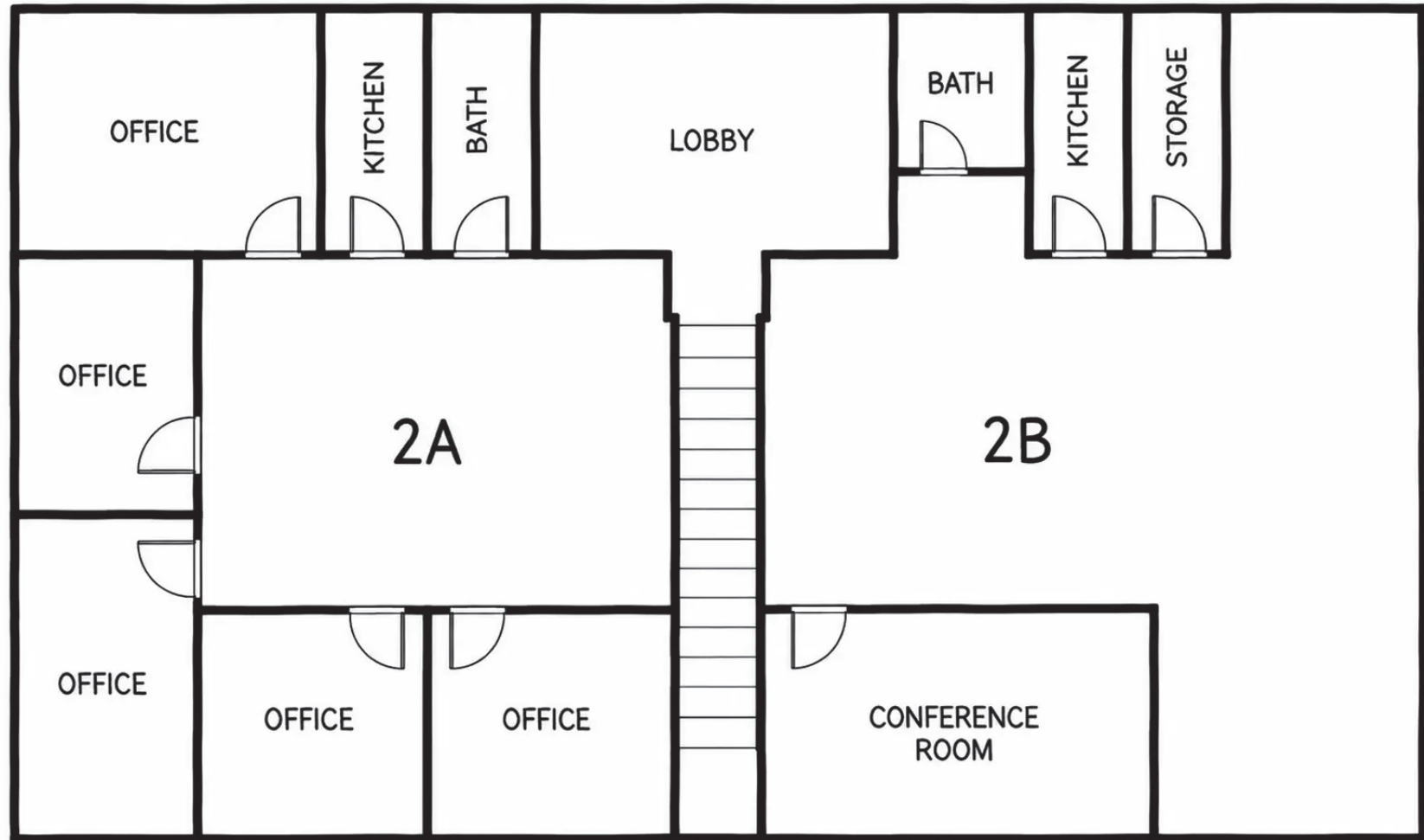
Available: 10/01/2026



BUILDING FACTS

Lease Type	Modified Gross
Building Size	5,380 SF
Lot Size	0.249 AC
Building Class	Class C
Year Built	2010
Tenancy	Multi-Tenant
Utilities	Power, Water, Sewer
Listing ID	e9587c69

Tenant should independently verify suite dimensions, furniture, availability, zoning, permitted use, utilities, and all lease terms.



St. Tammany Demographics

Mandeville office location supported by St. Tammany household incomes, Northshore population base, and convenient access to I-12 and Hwy 190.

SOURCE: CENSUS REPORTER ACS 2024 ESTIMATES.
FIGURES SHOWN AT ST. TAMMANY PARISH OR METRO
LEVEL AS LABELED.

PARISH POPULATION

283,566



St. Tammany Parish ACS 2024 1-year

METRO POPULATION

272,421



Slidell-Mandeville-Covington metro

MEDIAN HH INCOME

\$85,773



St. Tammany Parish estimate

MEDIAN HOME VALUE

\$310,400



Owner-occupied housing units

BACHELOR'S DEGREE+

38.1%



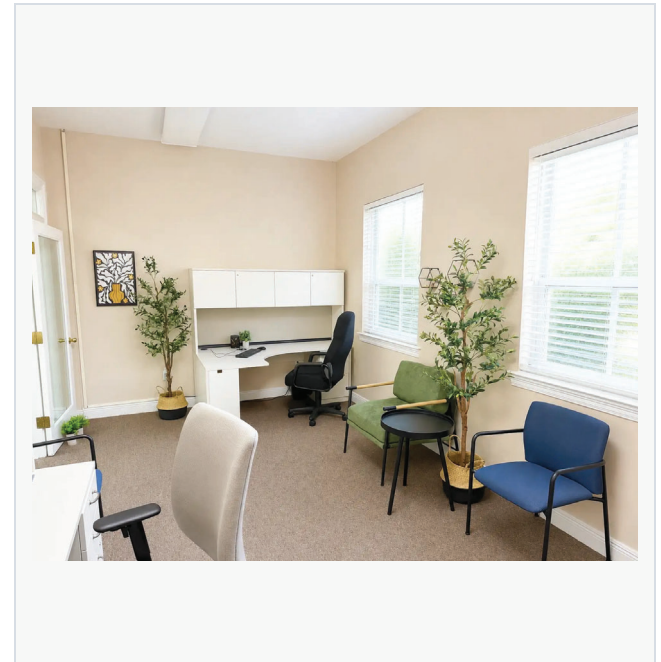
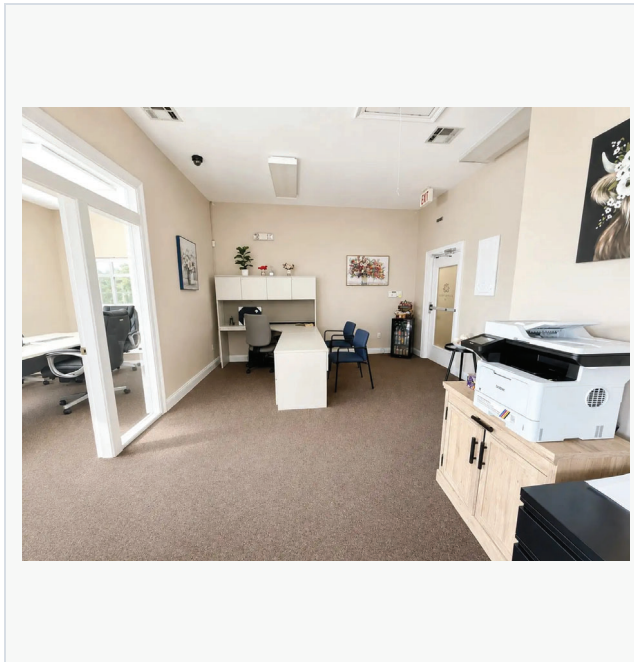
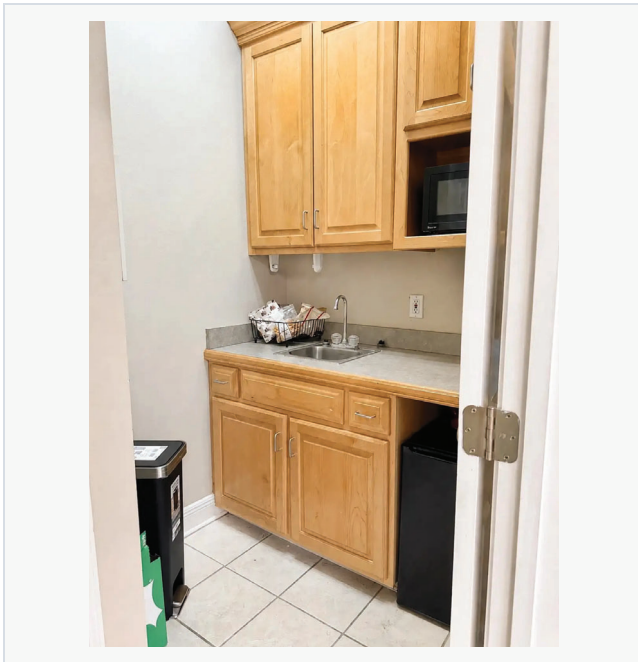
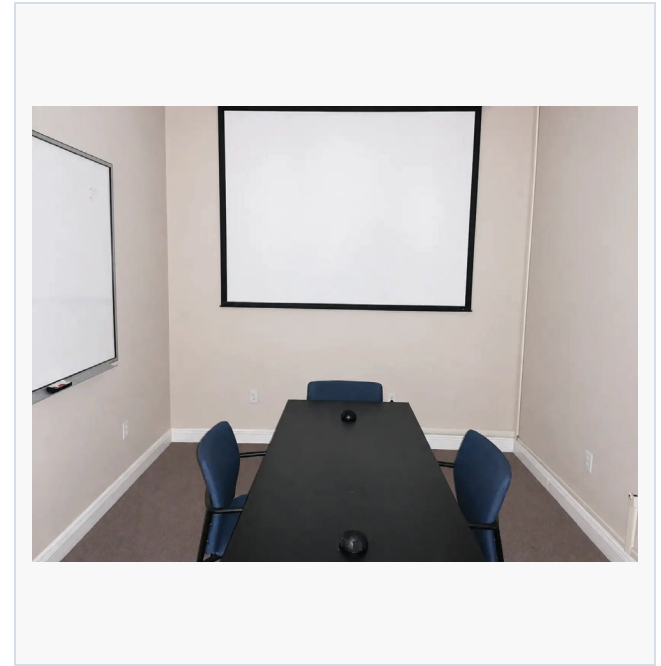
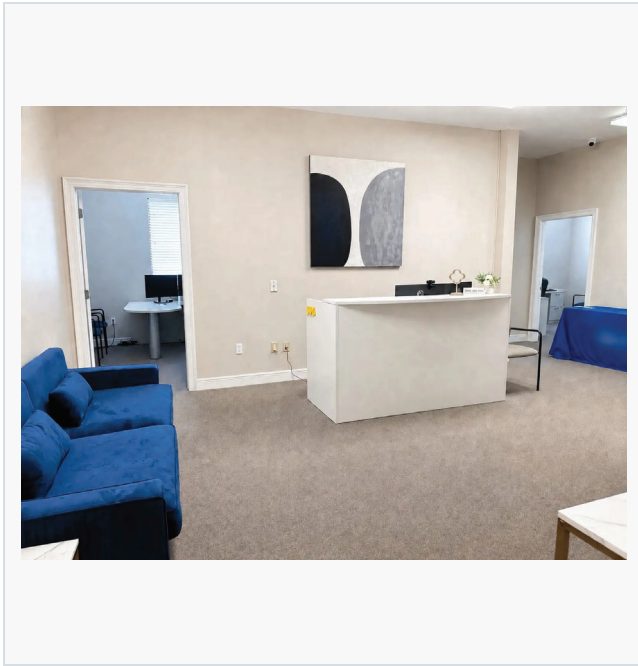
Population 25 years and over

MEDIAN AGE

41.6



St. Tammany Parish estimate



Request Lease Information

2270 7th St. · Mandeville, LA 70471

\$11 - \$13/SF/YR · 2,400 SF Available · Modified Gross

OFFERING SUMMARY

Address	2270 7th St., Mandeville, LA 70471
Offering	Furnished office suites for lease
Lease Rate	\$11 - \$13/SF/YR
Total Available	2,400 SF
Suite Size	1,200 SF
Available	10/01/2026
Listing ID	e9587c69

Furnished

2 Suites

Modified Gross

Mandeville

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

Contact



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