



FOR SALE

Multi-Tenant Medical Facility

4201 WOODLAND DR, NEW ORLEANS, LA 70131



PROPERTY ONE

DAVID DA CUNHA
Property One Commercial Agent
504.681.3400
david@propertyone.com

WARREN SURCOUF, III, CCIM, MBA
Associate Broker
504.681.3421
warren.surcouf@propertyone.com

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
TENANT OVERVIEW	5
PROPERTY DESCRIPTION	6
COMPLETE HIGHLIGHTS	7
AREA OVERVIEW	8
ADDITIONAL PHOTOS	9
LOCATION INFORMATION	10
RETAILER MAP	11
LOCATION MAP	12
SITE PLANS	13
SITE PLAN	14
SITE PLANS	15
DEMOGRAPHICS	16
DEMOGRAPHICS MAP & REPORT	17
AGENCY DISCLOSURE FORM	18

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Property One Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Property One Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Property One Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Property One Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Property One Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Property One Inc. in compliance with all applicable fair housing and equal opportunity laws.



Property Information

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Property One is pleased to present a value-add investment or owner-user opportunity at 4201 Woodland Drive, New Orleans, Louisiana. This six-story, $\pm 120,000$ SF institutional/medical facility sits on approximately ± 8.1 acres on the West Bank and was originally constructed in 1973 as a 118-bed nursing home, with partial renovations completed in 2007.

Zoned EC (Educational Campus District), the property is well suited for Medical or Psychiatric Inpatient Rehabilitation, Moderate- to High-Care Assisted Living, or other healthcare and institutional uses, with potential for public and private partnerships with nearby medical and educational institutions.

Currently 26.5% occupied, the facility offers significant upside through lease-up, redevelopment, or owner-user conversion. With over 1,251 feet of frontage along General DeGaulle Drive, the property benefits from excellent visibility, access, and connectivity throughout the greater New Orleans market.

OFFERING SUMMARY

Sale Price:	\$8,600,000
Lot Size:	8.11 Acres
Building Size:	120,000 SF

LOCATION DESCRIPTION

Prime medical services location in New Orleans, Louisiana, ideal for a Medical Office Building or Specialty Hospital, including Senior or Psychiatric Care facilities. Located in Algiers on the West Bank, the property sits on a highly visible corner at Woodland Avenue and General DeGaulle Drive, offering direct access to General DeGaulle, a major corridor serving Gretna, Harvey, Marrero, Belle Chasse, and portions of Jefferson and Plaquemines Parishes.

Adjacent to the University of Holy Cross, the site is surrounded by established medical providers and community amenities within a peaceful neighborhood. Just minutes from the French Quarter, the property offers an attractive balance of accessibility, healthcare demand, and proximity to New Orleans' cultural and economic center.

PROPERTY HIGHLIGHTS

- 120,000 +/- SF
- Special Purpose Building (80 beds floors 2-6)
- Built in 1973, Renovated in 2007
- Zoned EC (Commercial Center, Institutional Campus District)
- +/- 26.5% Occupancy
- Located in New Orleans, LA
- Land +/- 8.10 Acres



PROPERTY ONE

TENANT OVERVIEW



Lease Dates	Suites	Size
Start: August 15, 2022 End: August 14, 2029	102 & 400	+/- 15,640 SF

Beacon Behavioral, LLC is one of Louisiana's largest and most established providers of behavioral health services. Founded in 1998 as Synergy, a standalone Community Mental Health Center in Baton Rouge, the organization has grown significantly over the past two decades.

Today, Beacon Behavioral employs more than 450 professionals delivering comprehensive, physician-led care across a robust network of treatment programs. These include seven Intensive Outpatient Program (IOP) locations throughout Louisiana as well as five inpatient hospitals located in New Orleans, the Westbank, Lacombe, Bunkie, and Litcher. In addition, Beacon continues to expand through new treatment programs and private practices across the United States.

Beacon offers a full continuum of care, including inpatient services, intensive outpatient programs, and healing and wellness services. Its programs provide professional, evidence-based therapy for individuals experiencing emotional and behavioral health challenges.

Services are designed to support young adults, adults, older adults, and geriatric patients coping with conditions such as depression, anxiety, substance use disorders, psychosis, and dementia.



Lease Dates	Suites	Size
Start: May 1, 2021 End: June 30, 2028	101 & 300	+/- 15,636 SF

NOLA Detox and Recovery Center is the largest private addiction treatment program in New Orleans, offering a comprehensive, individualized approach to substance use disorder treatment. What sets NOLA Detox apart is its unique blend of high-quality clinical and psychiatric care paired with the warmth and hospitality New Orleans is known for—creating a supportive, dignified environment where healing can begin.

The center provides a full continuum of care, including inpatient medical detoxification, extended residential treatment, intensive outpatient programs, medication management, sober living, and aftercare services. Each treatment plan is thoughtfully customized to address both the physical aspects of addiction and the underlying emotional and psychological factors that contribute to substance misuse. This whole-person, evidence-based approach is designed to support lasting recovery and significantly reduce the risk of relapse.

At its core, NOLA Detox is a mission-driven organization founded by Dan Forman and Chris Copeland, both of whom have been in long-term recovery for over a decade. Having personally experienced the devastating impact of addiction—including the loss of loved ones—they built NOLA Detox from a deeply personal understanding of the recovery journey. Their shared passion is rooted in ensuring others have access to life-saving treatment, education, and compassionate support.

More than a treatment center, NOLA Detox and Recovery Center is a place of hope—where expert care, personalized treatment, and an unwavering commitment to recovery help individuals reclaim their lives.

PROPERTY DESCRIPTION



SITE DESCRIPTION

The building is nestled in a park like setting at the foot Intracoastal Bridge forming the NW corner of Gen. De Gaulle Ave. and Woodland Dr. The site benefits from convenient linkage other Westbank communities including Belle Chasse which is home to Joint Reserve Base as well as the New Orleans Central Business District (approx. 3 miles).

EXTERIOR DESCRIPTION

Brick Veneer Skin with Windows

INTERIOR DESCRIPTION

Finished dry wall partitions with suspended ceilings and vct over concrete floors. Fluorescent and incandescent lighting.

PARKING DESCRIPTION

96 space on Surface Lot fronting Main Entrance

UTILITIES DESCRIPTION

Water/Sewer - Municipal
Electricity - Entergy

CONSTRUCTION DESCRIPTION

Concrete/Steel Frame on grade

POWER DESCRIPTION

Entergy

GAS DESCRIPTION

NG provided by Delta Energy

LIFE SAFETY

Fire Suppression System

EMERGENCY SYSTEMS

On-Site Backup Generator



PROPERTY ONE

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	St. Luke's
Street Address	4201 Woodland Dr
City, State, Zip	New Orleans, LA 70131
County	Orleans
Market	New Orleans MSA
Sub-market	Algiers
Cross-Streets	General De Gaulle
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 90 to I-10 3 miles
Nearest Airport	Louis Armstrong International (MSY) 21 miles

BUILDING INFORMATION

Occupancy %	26.5%
Tenancy	Multiple
Number of Floors	6
Average Floor Size	24,000 SF
Year Built	1973
Year Last Renovated	2007
Construction Status	Existing
Framing	Steel
Roof	60-mil TPO application (installed 2024)
Walls	Drywall
Ceilings	Suspended
Floor Coverings	Commercial vinyl, ceramic tile and carpet
Foundation	Reinforced Concrete

AREA OVERVIEW



New Orleans Metropolitan Statistical Area (MSA) – Economic Highlights

The New Orleans MSA is the largest metropolitan area in Louisiana, supporting approximately 586,200 non-farm workers and serving as a major economic engine for the state. Strategically located at the “toe of the boot” near the mouth of the Mississippi River, the region benefits from one of the world’s most extensive port systems, ranking among the largest globally in total tonnage moved. This infrastructure supports robust trade, logistics, and industrial activity.

The MSA is a regional hub for healthcare and medical research, anchored by a nationally recognized medical district. Major institutions include LSU Health Sciences Center New Orleans, the VA Medical Center, University Medical Center New Orleans, Ochsner Health, LCMC Health, and Tulane Medical Center, collectively providing advanced care, medical education, and research for both veterans and civilians across the Gulf South.

Higher education plays a significant role in the area’s economy and workforce development. The region is home to several universities, including Tulane University, the University of New Orleans, and Loyola University New Orleans, all of which contribute to research, innovation, and a steady pipeline of skilled talent.

Tourism remains a cornerstone of the local economy, with New Orleans attracting millions of visitors annually to the historic French Quarter, world-renowned cuisine and culture, and a substantial gaming industry. The MSA’s gaming sector is anchored by Louisiana’s only land-based casino, additional riverboat casinos, and the Fair Grounds Race Course.

The region also maintains a strong energy and industrial presence, including several major refineries—among them the third-largest refinery in the United States—as well as numerous chemical manufacturing firms. Global energy leaders such as Chevron and Shell maintain a significant presence within the MSA.

In recent years, New Orleans has experienced growing momentum in the technology and innovation sectors, supported by startup accelerators, digital media firms, and a skilled talent pipeline emerging from local universities and medical research institutions. Together, these diverse economic drivers position the New Orleans MSA as a resilient, multifaceted market with long-term growth potential.

ADDITIONAL PHOTOS



5 Reasons to Invest in St. Luke's | 4201 Woodland Drive



Significant Value-Add Opportunity

With the property currently only ±26.5% occupied, investors and owner-users have meaningful upside through lease-up, repositioning, or full redevelopment.



Large Institutional Facility on Expansive Site

The ±120,000 SF six-story building situated on ±8.1 acres provides rare scale and flexibility for medical, senior living, behavioral health, or institutional uses.



Strategic West Bank Location

Positioned at the high-visibility corner of Woodland Drive and General DeGaulle Drive, the property offers strong access to Gretna, Harvey, Marrero, and Belle Chasse, with excellent regional connectivity.



Healthcare-Ready Infrastructure

Originally constructed as a 118-bed nursing home and featuring a generator, multiple patient floors (2-6), and institutional layout, the facility is well suited for medical or senior care conversion.



Favorable EC Zoning

EC (Educational Campus District) zoning supports a wide range of healthcare and institutional uses and benefits from proximity to the University of Holy Cross and surrounding medical providers.



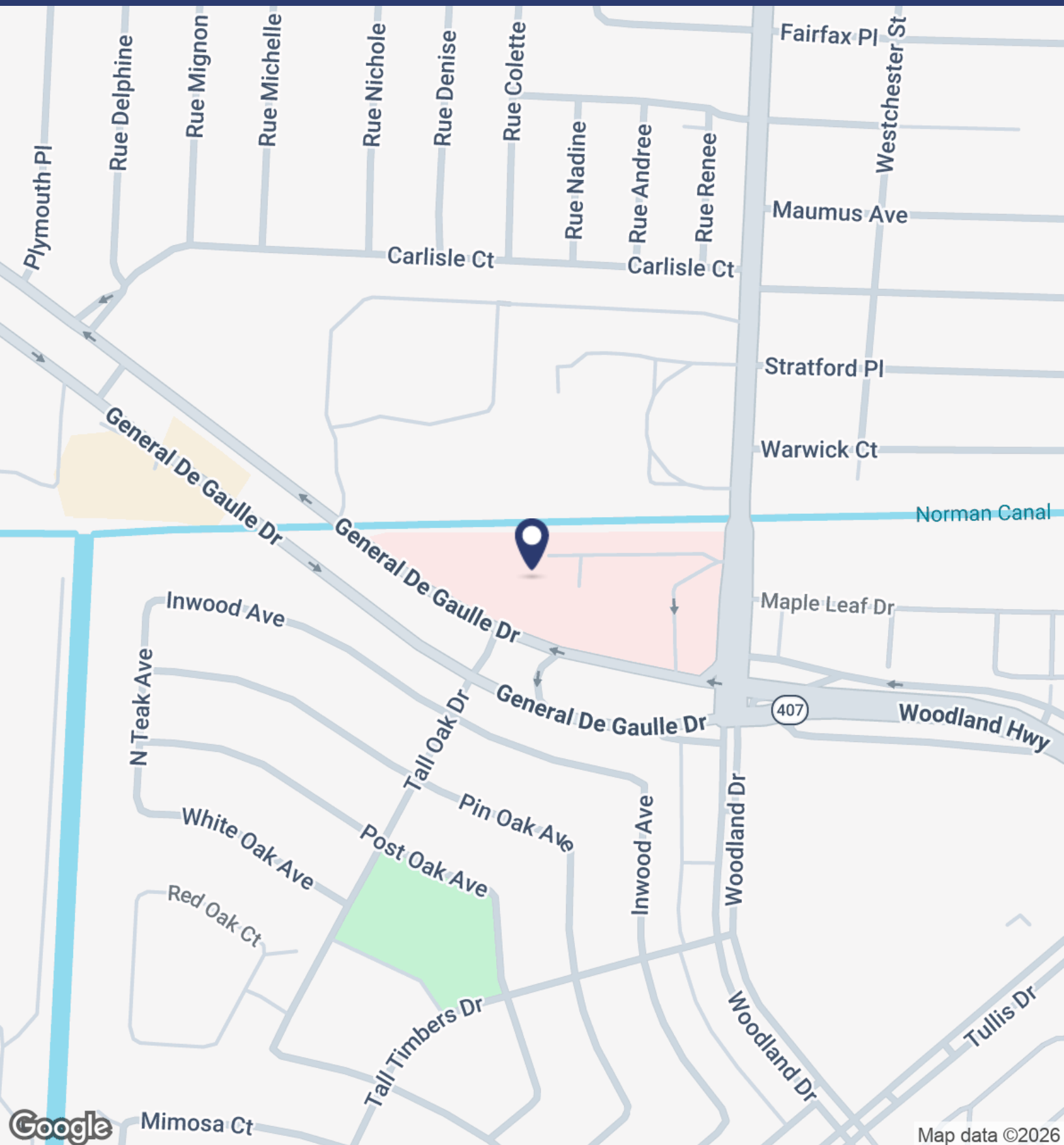
Location Information

RETAILER MAP



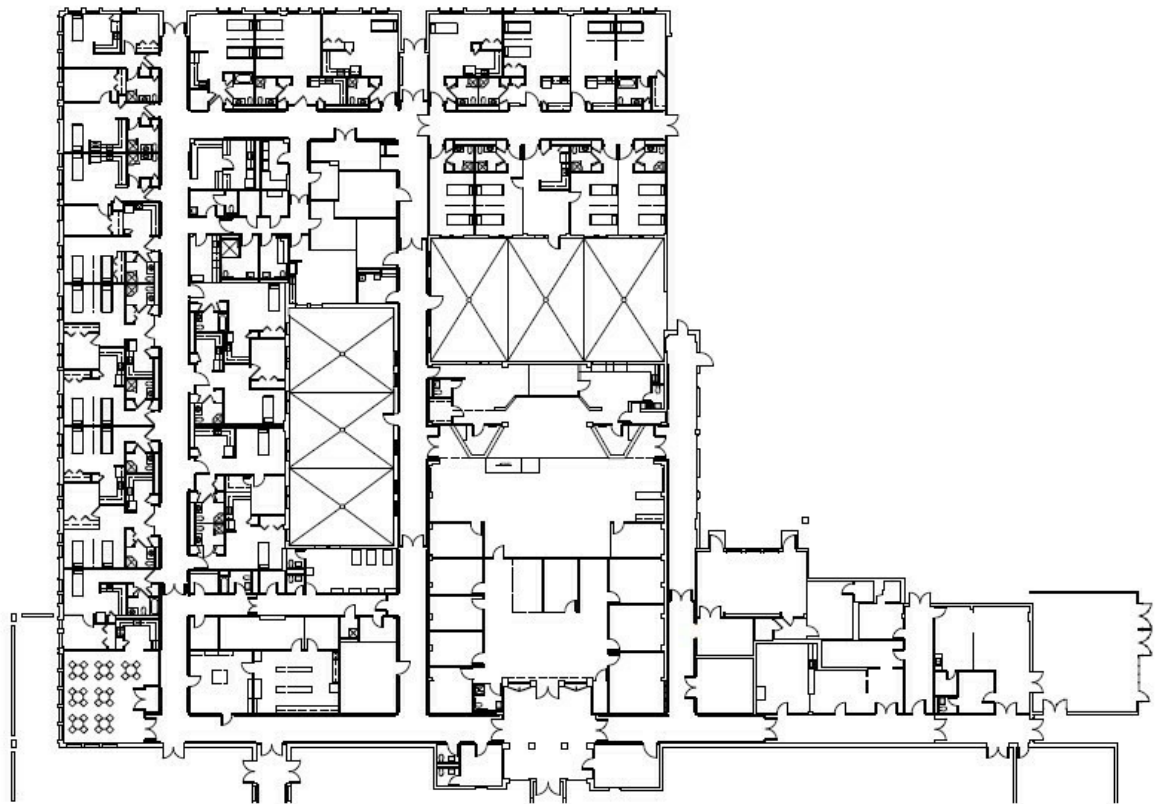
PROPERTY ONE

LOCATION MAP



PROPERTY ONE

SITE PLANS



1ST FLOOR FURNITURE PLAN
NOT TO SCALE

PEREZ
ARCHITECTURE
ENGINEERING
LANDSCAPE
PLANNING
INTERIORS

**ST. LUKE'S
RENOVATION**
400 WOODLAND DRIVE
NEW ORLEANS, LA 70131

Project	01/15/2011
Drawn	Reviewed
1	1
1	1

1	1
1	1
1	1

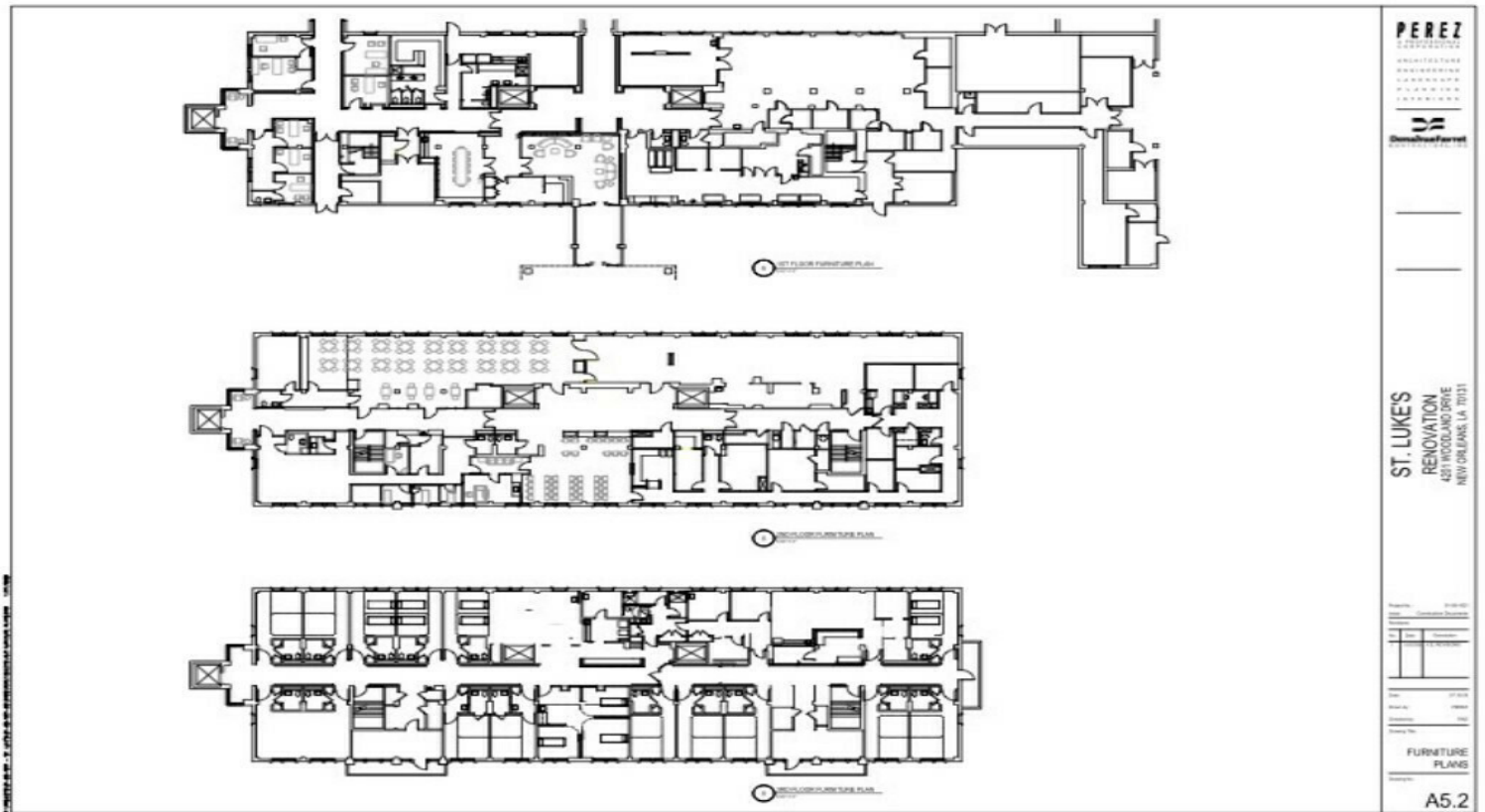
FURNITURE
PLANS

A5.1

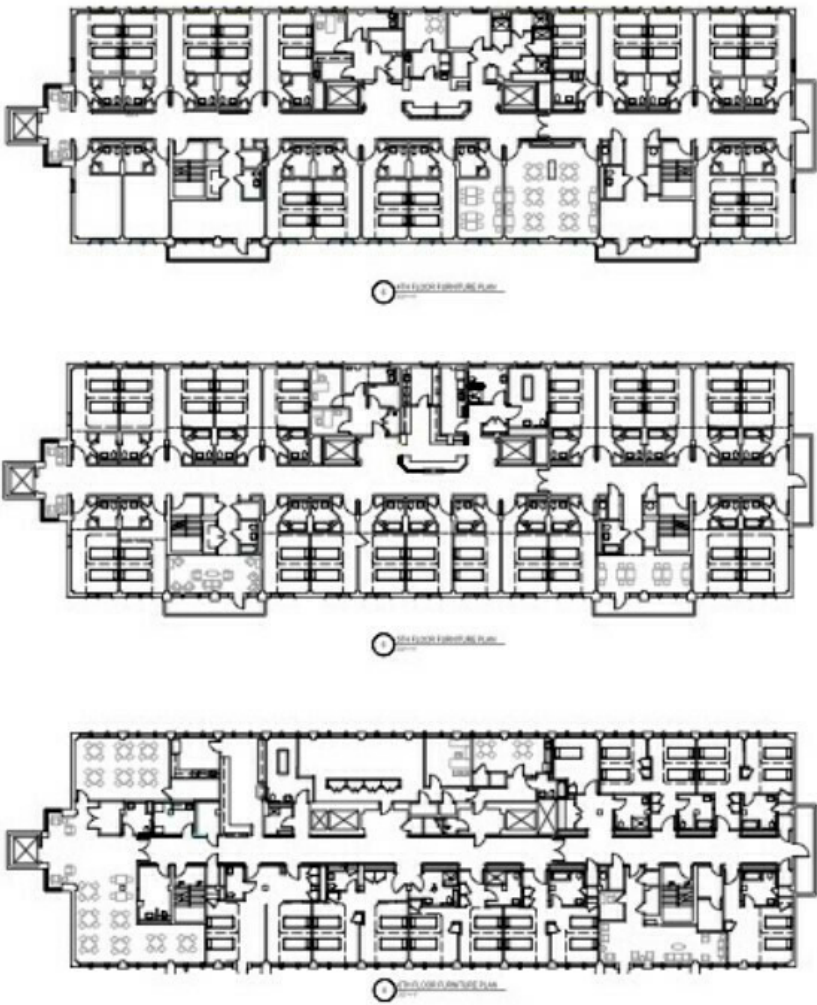


PROPERTY ONE

SITE PLAN



SITE PLANS



PEREZ
CORPORATION
ARCHITECTURE
ENGINEERING
LANDSCAPE
PLANNING
INTERIORS

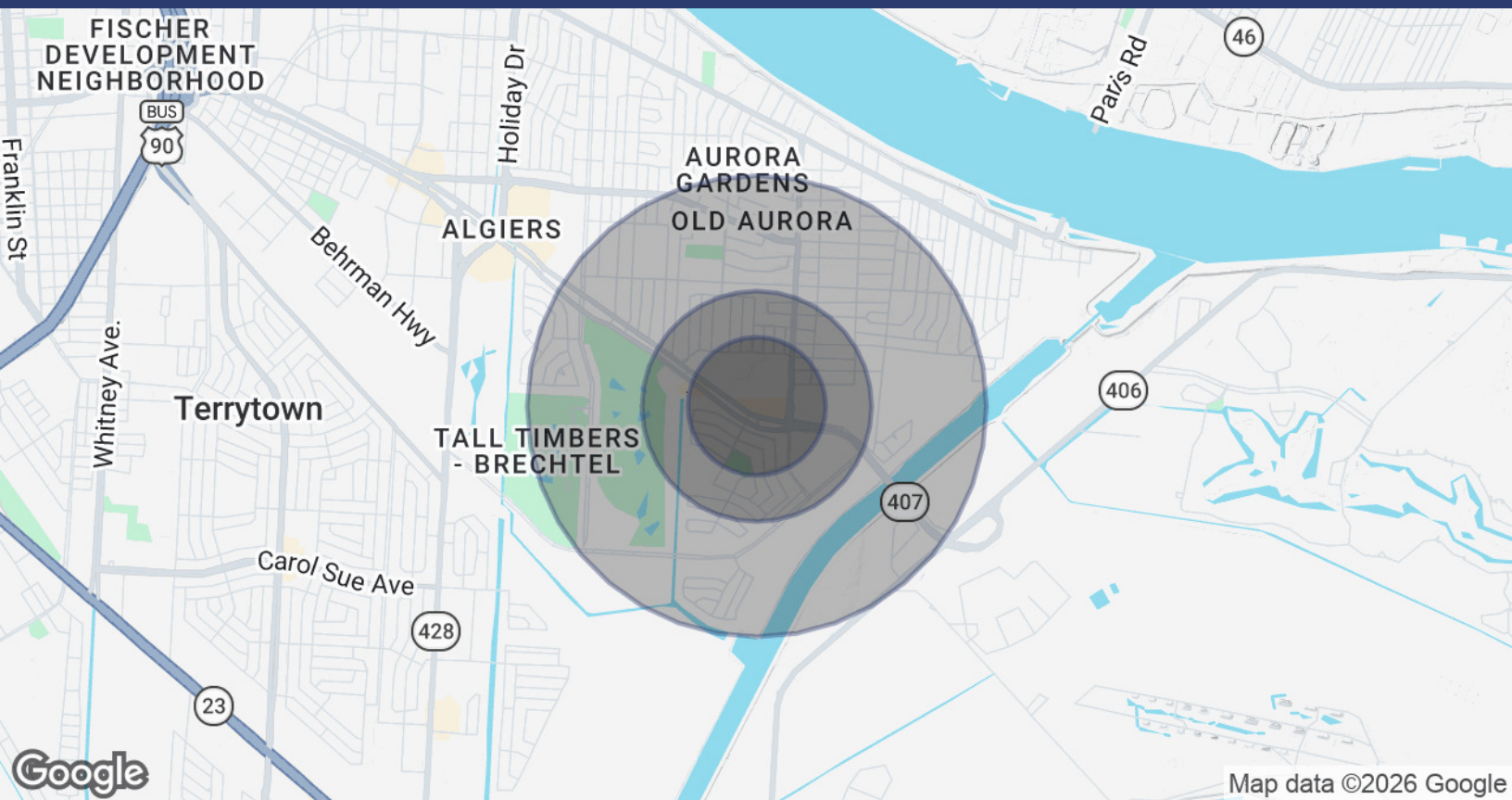
**ST. LUKE'S
RENOVATION**
4251 WOODLAND DRIVE
NEW ORLEANS, LA 70111

Project:	ST. LUKE'S
Site:	4251 WOODLAND DRIVE
Owner:	ST. LUKE'S
Architect:	PEREZ CORPORATION
Engineer:	PERKINS+WILL
Interior Designer:	PERKINS+WILL
Landscaper:	PERKINS+WILL
Planner:	PERKINS+WILL
Other:	
Date:	07/11/14
Drawn By:	PERKINS+WILL
Checked By:	PERKINS+WILL
Design By:	PERKINS+WILL
FURNITURE PLANS	
Design:	

A5.3

Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,383	4,886	13,822
Average Age	40	39	39
Average Age (Male)	37	37	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	530	1,934	5,558
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$90,397	\$92,986	\$86,457
Average House Value	\$255,191	\$304,619	\$270,907

Demographics data derived from AlphaMap



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

PRESENTED BY

David da Cunha

Property One Commercial Agent

504.681.3400

LA #47108

david@propertyone.com

Warren Surcouf, III, CCIM, MBA

Associate Broker

504.681.3421

LA #995695180

warren.surcouf@propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.