FOR SALE: 3 MEDICAL CONDOS

3525 PRYTANIA ST, NEW ORLEANS, LA



REAL ESTATE

Stephanie Hilferty
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OFFERING SUMMARY

- **Income-Producing Medical Office Opportunity**
- **Listing Price: $2,700,000**
- **Description:** A rare opportunity to acquire three medical office condominiums within the Touro Medical District of Uptown New Orleans, offered together as a single package. Don't miss the chance to own within one of the city's most sought-after healthcare destinations.

  The building connects directly to Touro Hospital through an enclosed pedestrian catwalk, setting it apart from other medical office options in the corridor. Suite 526 is currently leased and generating $99,924 in annual income, while Suites 402 and 430 offer a combined 8,393 SF of vacant space ready for immediate occupancy. That combination of in-place cash flow and available square footage gives buyers flexibility across the board, whether the goal is owner occupancy, investment, or both.

- **Suite 402 (Vacant):** 6,706 SF medical office condo | Price $160 / SF | Valuation of $1,073,120
- **Suite 430 (Vacant):** 1,686 SF medical office condo | Price $180 / SF | Valuation of $303,480
- **Suite 526 (Leased):** 6,191 SF medical office condo | Annual Rent $99,924 | Valuation of $1,427,000 | Cap Rate 7%
- **Potential Uses for 8,393 SF of immediate available space:** Physician groups, specialty practices, outpatient surgery support, physical therapy, imaging services, behavioral health providers, administrative healthcare offices

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LOCATION OVERVIEW

- **Medical Corridor Overview:** The Touro Medical District serves as one of the region's premier healthcare hubs and provides many benefits.

- Established referral patterns
- Strong physician presence
- Walkability between providers
- Excellent patient demographics
- High barriers to new development
- Long-term medical office demand
- Direct hospital connectivity significantly enhances lease appeal and long-term value

- **Location Advantages:** Located in the center of Uptown New Orleans' healthcare corridor and has numerous nearby destinations.

- Touro Hospital
- Ochsner Baptist
- St. Charles Avenue
- Magazine Street
- Tulane University
- Loyola University
- Audubon Park
- Downtown New Orleans

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NEW ORLEANS MSA

OCHSNER KENNER
30 MINUTE DRIVE TIME

20 MINUTE DRIVE TIME

MSY
Louis Armstrong New Orleans International Airport

EAST JEFFERSON GENERAL HOSPITAL
20 MINUTE DRIVE TIME

Kenner

Veterans Blvd

Clearview Pkwy

N Causeway Blvd

Metairie

Lake Pontchartrain

New Orleans Lakefront Airport

THE UNIVERSITY of NEW ORLEANS

NEW ORLEANS EAST HOSPITAL
20 MINUTE DRIVE TIME

Lakeview

New Orleans City Park

Gentilly

OCHSNER MAIN CAMPUS
15 MINUTE DRIVE TIME

Jefferson

Mid-City

UNIVERSITY MEDICAL CENTER
10 MINUTE DRIVE TIME

French Quarter

Mississippi River

Harahan

New Orleans

Downtown / Central Business District

Tulane University

LOYOLA UNIVERSITY NEW ORLEANS

SMOOTHIE KING CENTER

CAESARS SUPERDOME

OCHSNER BAPTIST
5 MINUTE DRIVE TIME

St Charles Ave

Audubon Park

Uptown

TOURO
NEXT DOOR

3525 PRYTANIA

Audubon Zoo

Magazine St

Napoleon Ave

MANNING FAMILY CHILDREN'S HOSPITAL
10 MINUTE DRIVE TIME

Mississippi River

West Bank

NEW ORLEANS UPTOWN | ST. CHARLES AVE AND LOUISIANA AVE

Ochsner Health
Louisiana Ave
St Charles Ave
McDonald's
HANCOCK WHITNEY
FIRST HORIZON
THE FRESH MARKET
Capital One
HOTEL HENRIETTA
COLUMNS HOTEL
Amelia St
General Taylor St
Constantinople St
Carondelet St
Prytania St
SUPERIOR GRILL
ST. CHARLES INN
Hampton Inn & Suites by HILTON
LSU Health NEW ORLEANS
LCMC Health
3525 PRYTANIA
LCMC Health MEDICAL ARTS
LCMC Health BUCKMAN HEALTH CENTER
LCMC Health PRYTANIA MEDICAL COMPLEX
Foucher St
Delachaise St
LCMC Health TOURO
LCMC Health FOUCHER HEALTH CENTER
Penston St
Perrier St
Marengo St

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PHOTOS



SUITE 402



SUITE 402



SUITE 430



SUITE 526



SUITE 526



SUITE 430



PARKING



PARKING



EXTERIOR

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SUITE 402 FLOOR PLAN



1
AC

SUITE 402 | 6,579 SF

SCALE: 3/32"=1'-0"

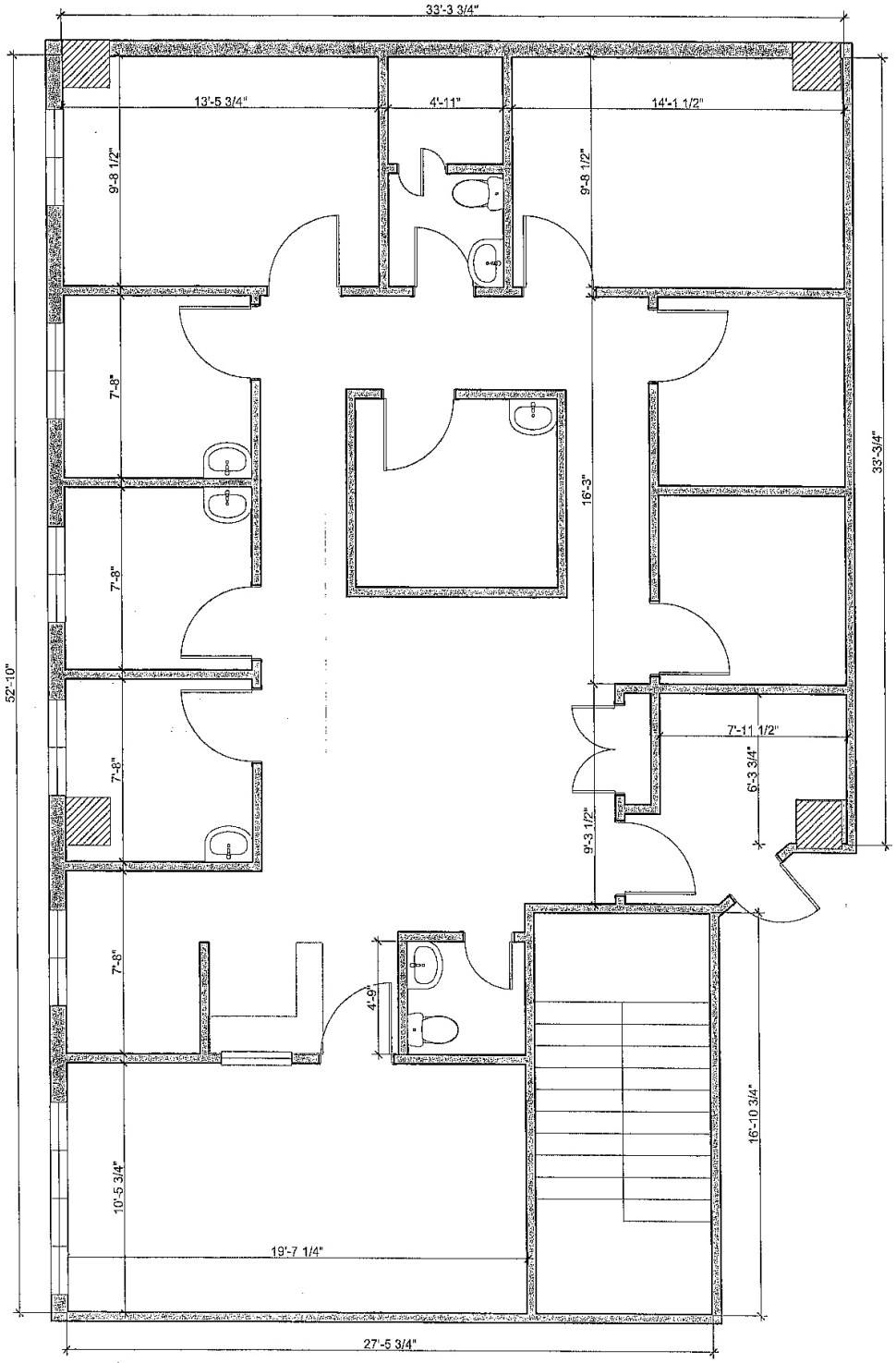
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SUITE 430 FLOOR PLAN



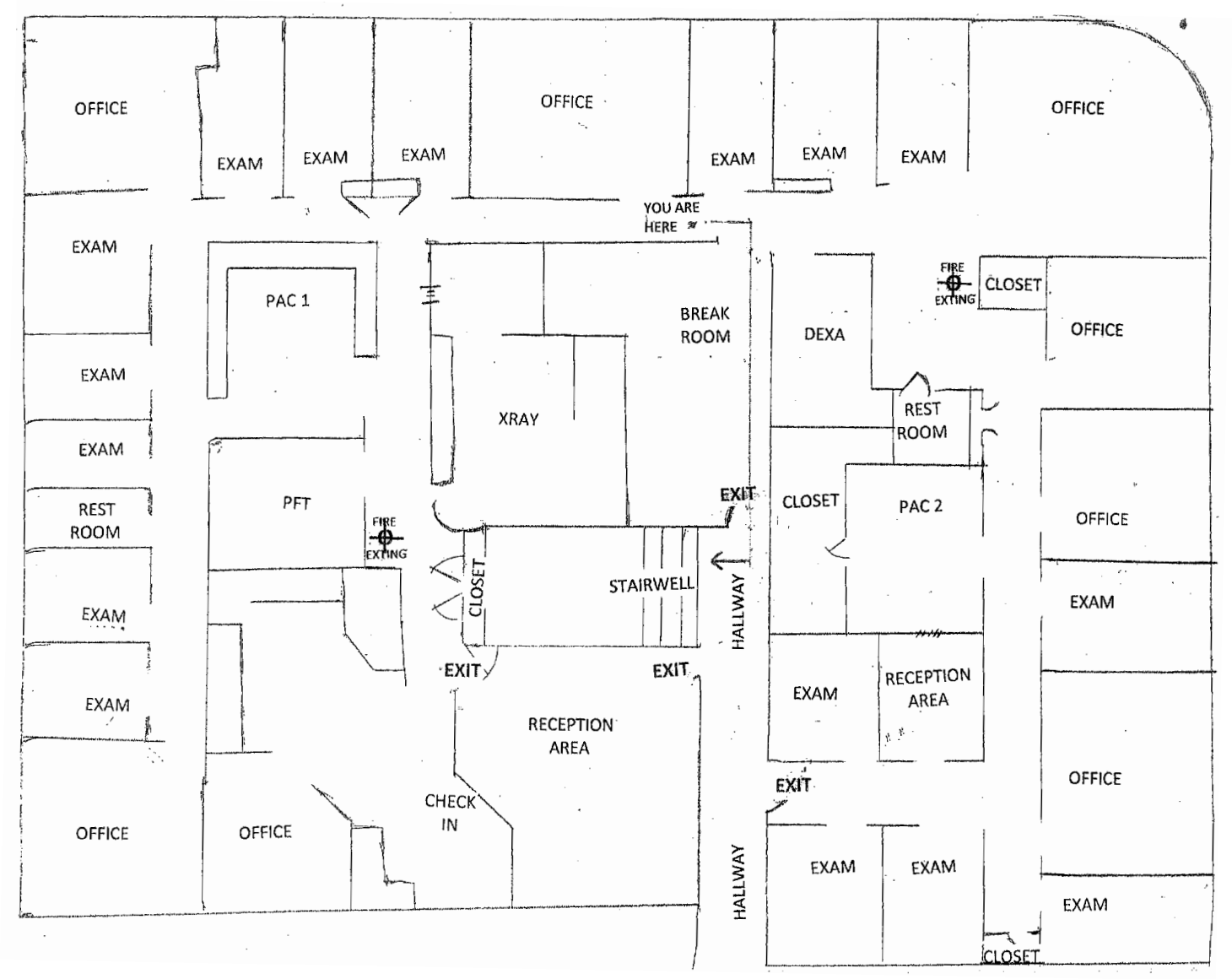
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SUITE 526 FLOOR PLAN



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FINANCIAL INFORMATION

TERM	ANNUAL LEASED PREMISES RENT RATE	ANNUAL LEASED PREMISES RENT	MONTHLY LEASED PREMISES RENT
1/1/2026 - 12/31/2026	$16.40 / RSF	$99,925.20	$8,327.10
1/1/2027 - 12/31/2027	$16.73 / RSF	$101,935.89	$8,494.66
1/1/2028 - 12/31/2028	$17.06 / RSF	$103,946.58	$8,662.22
1/1/2029 - 12/31/2029	$17.41 / RSF	$106,079.13	$8,839.93
1/1/2030 - 12/31/2034	***TBD based upon FMV**	***TBD based upon FMV**	***TBD based upon FMV**

Operating Information

- **Gross Potential Rent**: $99,925 *2% annual increases
- **Plus Recapture**: NNN**
- **Effective Gross Revenue**: $99,925
- **Less Expenses**: (NNN)
- **Net Operating Income**: $99,925

Suite 526

6,093 rentable square feet

**Tenant reimburses for condo fees and assessments, real estate taxes, building capital expenditures are paid by landlord: roof replacement, building air handler/ chiller replacement, major structural repairs (over $50,000) and elevator replacement/ modifications (over $50,000)

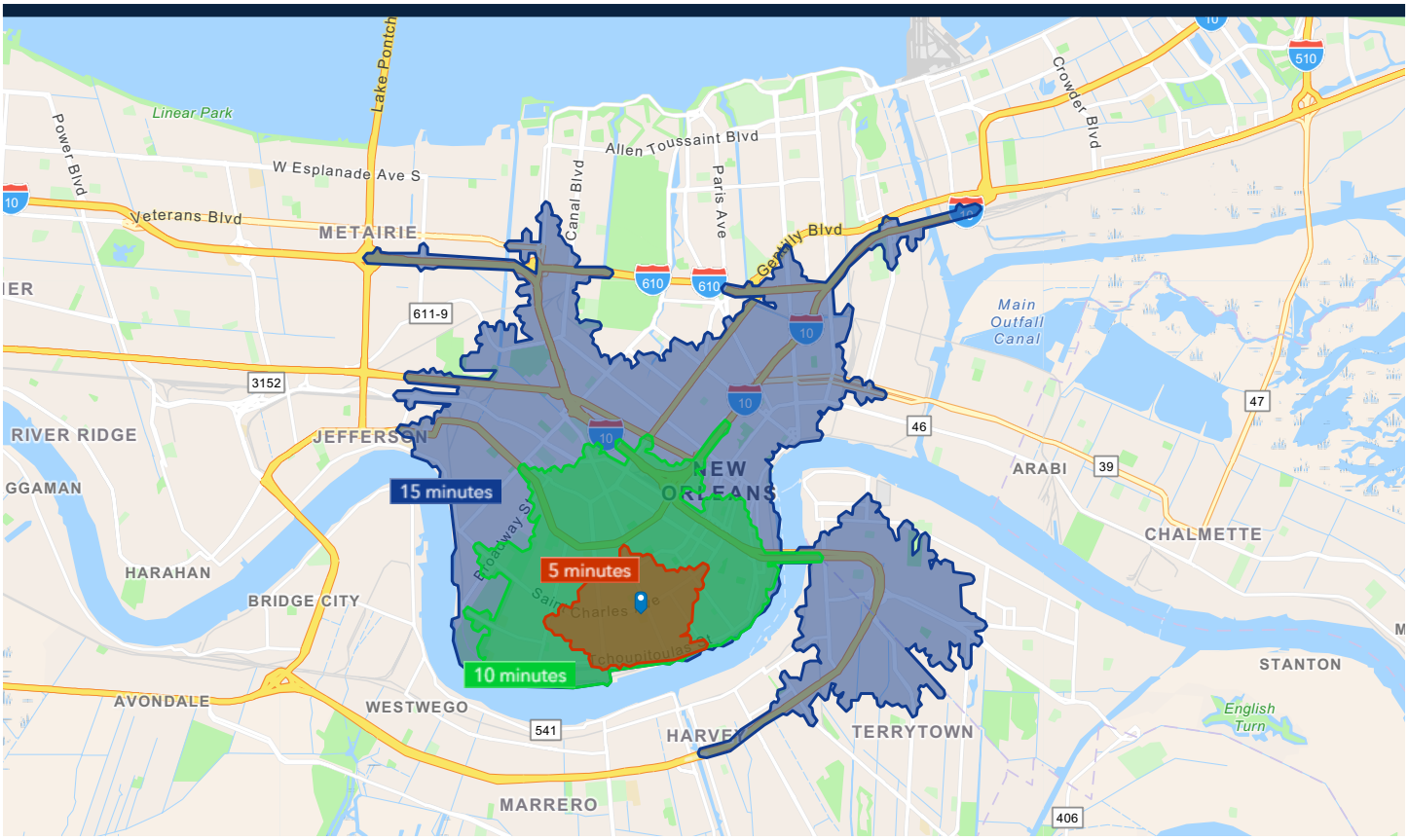
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DEMOGRAPHICS



INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	22,643	76,023	193,698
DAYTIME POPULATION	23,869	95,271	275,969
TOTAL HOUSEHOLDS	11,967	37,072	92,842
MEDIAN HH INCOME	$93,267	$82,032	$62,387
TOTAL BUSINESSES	1,569	6,025	15,726

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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:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____