



METAIRIE · OWNER-USER & INVESTMENT OPPORTUNITY

±4,600 SF Turnkey Office Building

2309 N Hullen Street, Metairie, LA 70001

PRESENTED BY

Marco Ramos

Commercial Sales & Leasing Associate Broker

(504) 418-8829 direct

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PROPERTY DESCRIPTION

A Move-In-Ready Office in the Heart of Metairie

Position your business in the heart of Metairie with this recently renovated, approximately 4,600-square-foot commercial building at 2309 N Hullen Street. The functional two-story layout features a welcoming reception area, approximately 12 private offices, a kitchenette/break area and abundant storage space. Ample on-site parking adds convenience for employees and clients.

Situated on an approximately 0.19-acre lot measuring 50' x 163', the property's flexible layout is well suited for legal, medical, wellness, therapy, counseling, med-spa or corporate administrative use. BC-2 zoning provides additional flexibility for owner-users and investors.

Conveniently located just off the I-10 Service Road near Veterans Memorial Boulevard and Causeway Boulevard, the property offers excellent visibility and easy access throughout Metairie and the Greater New Orleans area. With its recent renovations, adaptable floor plan and central location, this move-in-ready property presents an exceptional opportunity for a growing business or professional practice.

BUILDING

±4,600 SF

PRIVATE OFFICES

±12

CONDITION

Renovated

OFFERING SUMMARY

SALE PRICE	Contact Broker
BUILDING SIZE	±4,600 SF
STORIES	2
LOT SIZE	±0.19 Acres (50' x 163')
YEAR BUILT	1988
ZONING	BC-2

PROPERTY HIGHLIGHTS

- Reception, ±12 private offices, kitchenette and storage
- Updated flooring, paint, crown molding and 10' ceilings
- Ample on-site parking with rear access
- Just off I-10 near Veterans and Causeway Blvds.

FOR MORE INFORMATION

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— LOCATION

Central Metairie, Minutes from I-10 and Causeway

Located just off the I-10 Service Road near Veterans Memorial Boulevard and Causeway Boulevard, the property offers regional access across Greater New Orleans alongside excellent local visibility.

IMMEDIATE ACCESS

- Interstate 10
- Causeway Blvd.
- Veterans Memorial Blvd.
- W Napoleon Ave.

TRAFFIC COUNTS · VEHICLES PER DAY

208,000+	87,000+	26,000+
INTERSTATE 10	CAUSEWAY BLVD.	VETERANS BLVD.

10-MINUTE DRIVE TIME

POPULATION	159,221
DAYTIME WORKFORCE	183,000
AVG. HOUSEHOLD INCOME	\$114,038
WHITE-COLLAR WORKFORCE	67.5%

IDEAL USES

- Law practices and legal services (currently a legal office)
- Medical clinics, doctor's offices and dental practices
- Wellness centers, counseling services and med-spas
- Corporate, administrative and financial firms



FOR MORE INFORMATION

Let's talk about 2309 N Hullen Street



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