

# Offices For Lease - Chase Bank Building

1425 N Broad St New Orleans, LA 70119

## PROPERTY SUMMARY



### Property Description

Two vacant office suites available for lease on the 2nd and 3rd floor of the Chase Bank building. Site is highly visible with 137 ft. of frontage on N. Broad St. and located between De Soto St and Lepage St. Chase occupies the ground floor and all suites are in excellent condition. Building is walking distance to many local restaurants, cafes, and retail venues.

Spaces	Lease Rate	Space Size	Space Description
Suite 300	\$18.00 SF/yr	3,712 SF	

### Offering Summary

Lease Rate:	\$18 psf
Lease Type:	Modified Gross Lease
Available SF:	3712
Lot Size:	0.62 Acres
Building Size:	16,800 SF
Parking Spaces:	32
Traffic/Vehicle Count:	15,550

### David Baker

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LOCATION MAP



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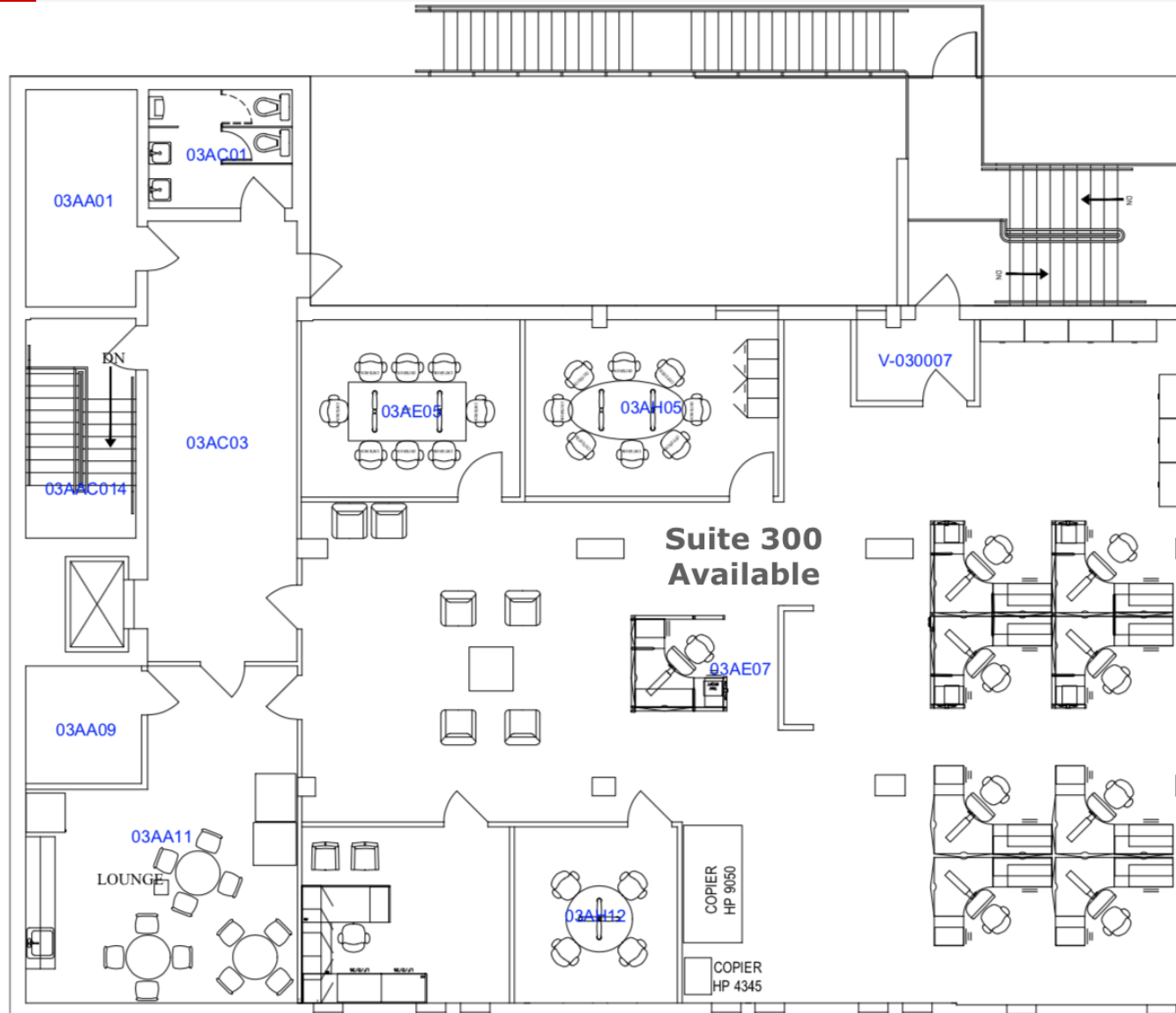
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## SUITE 300: FLOOR PLAN



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## SUITE 300: PHOTOS



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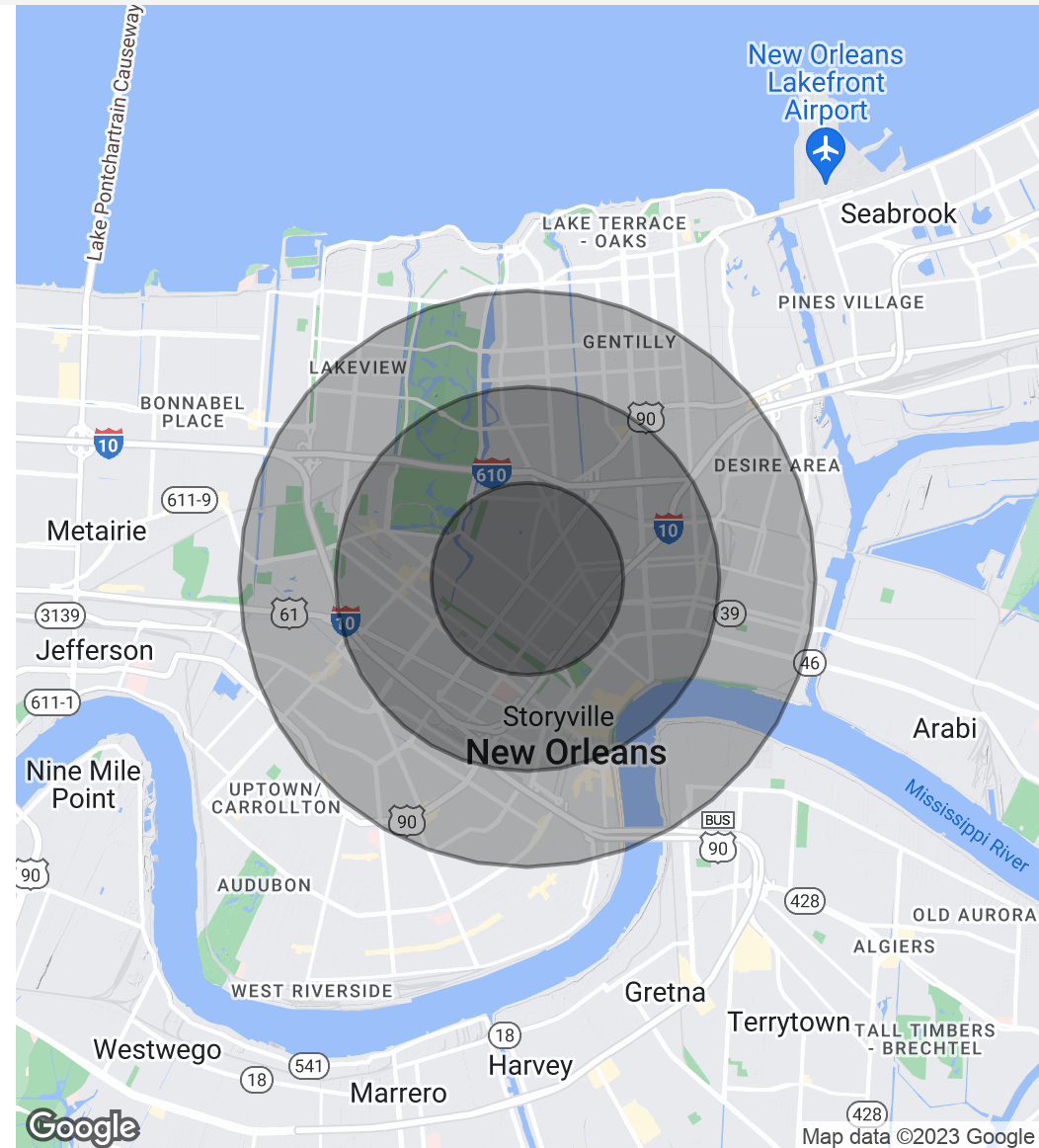
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	21,566	64,619	126,601
Average Age	40.7	37.8	37.3
Average Age (Male)	40.9	37.2	36.4
Average Age (Female)	40.9	39.1	38.3

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	9,294	26,709	52,627
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$44,315	\$47,848	\$51,030
Average House Value	\$253,634	\$238,271	\$239,778

\* Demographic data derived from 2020 ACS - US Census



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