



PROPERTY ONE

FOR LEASE

JEFFERSON BUSINESS CENTER

520/524 Elmwood Park Blvd , Elmwood, LA 70123

Presented by:

LEON AUDIBERT, III

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OFFERING SUMMARY

Available SF:	1,063 – 13,184 SF
Lease Rate:	\$13.00 SF/YR
Lease Type:	NNN
Building Size:	104,167 SF
OPEX	\$3.92 PSF
Zoning:	M-2
Market:	New Orleans–Metairie
Submarket:	Elmwood

PROPERTY OVERVIEW

Jefferson Business Center is the markets premier industrial flex complex, totaling 105,664 square feet. Each building features a balanced blend of office and warehouse space offering highly efficient, flexible floor plans suitable for a variety of businesses. Jefferson Business Center offers large windowed office fronts, 22-foot clear height, dock-high and grade-level loading, and over 230 on-site parking spaces.

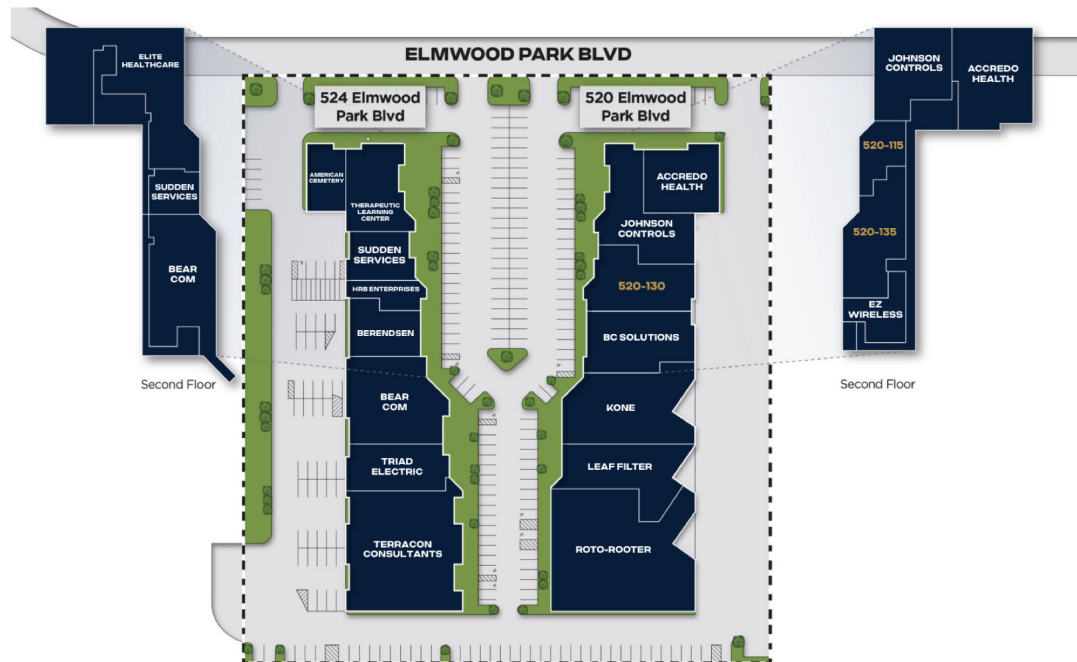
LOCATION OVERVIEW

Jefferson Business Center is strategically located in Elmwood, Louisiana, offering easy access to key transportation routes and proximity to New Orleans' commercial and industrial hubs. Situated just 8 miles from downtown New Orleans and within minutes of major highways like I-10 and the Earhart Expressway, the property is ideal for businesses seeking convenient access to regional markets, ports, and the Louis Armstrong New Orleans International Airport.

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LEASE TYPE | NNN **TOTAL SPACE** | 1,063 - 13,184 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$13.00 SF/yr



SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
520-110	Available	8,270 - 13,184 SF	NNN	\$13.00 SF/yr	Ground floor flex space with grade level loading doors. Can be combined with Suite 520-130.
520-130	Available	4,914 SF	NNN	\$13.00 SF/yr	Ground floor lab/flex space with grade level loading door.
520-135	Available	2,730 SF	NNN	\$13.00 SF/yr	100% office space.
520-115	Available	1,063 SF	NNN	\$13.00 SF/yr	100% Office space.



JEFFERSON BUSINESS CENTER

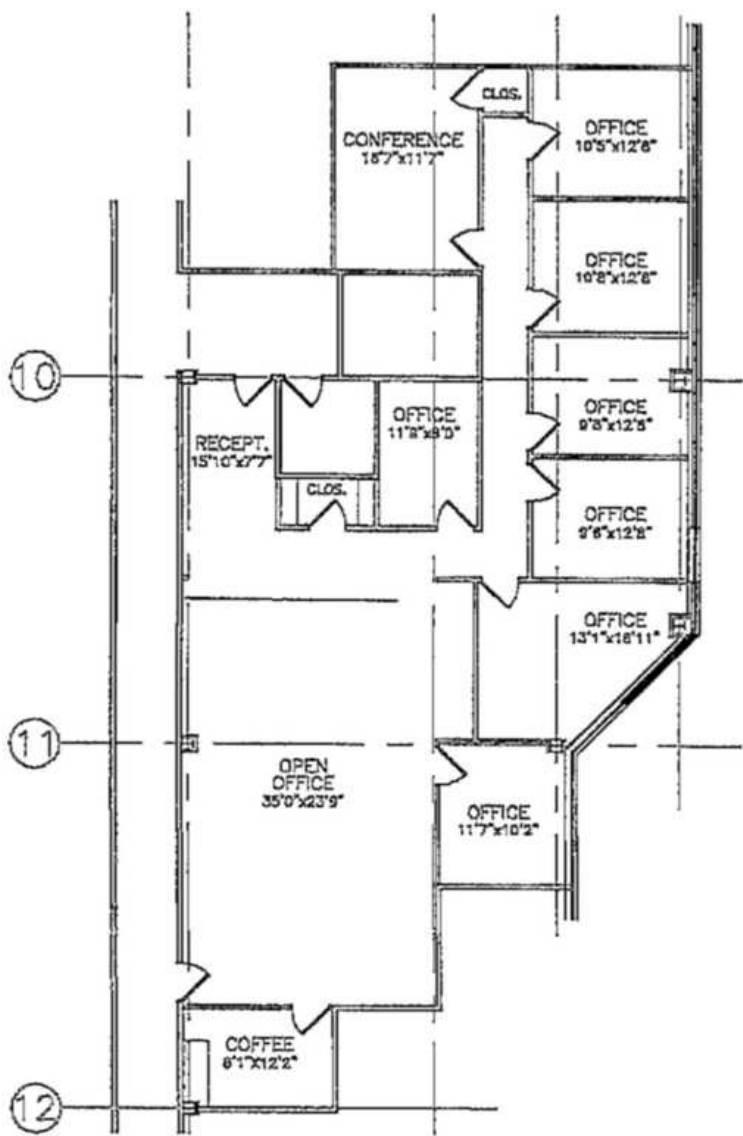
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520 Elmwood Park Blvd, Ste 135

(Approximately 2,730 Sq. Ft.)

(Office 2,730 Sq. Ft.)

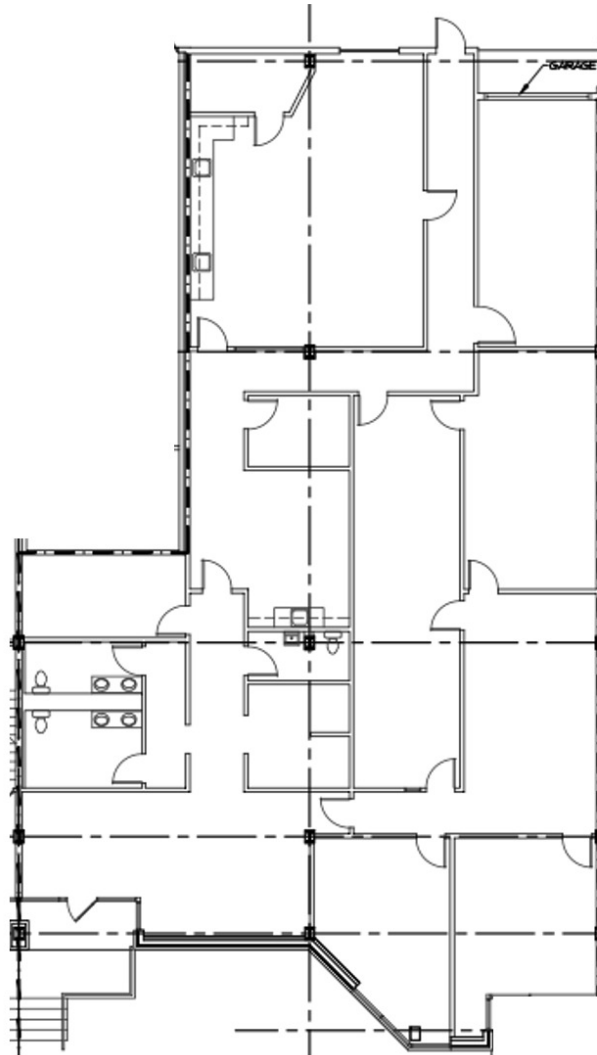
(Warehouse 0 Sq. Ft.)



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520 Elmwood Park Blvd
Suite 130

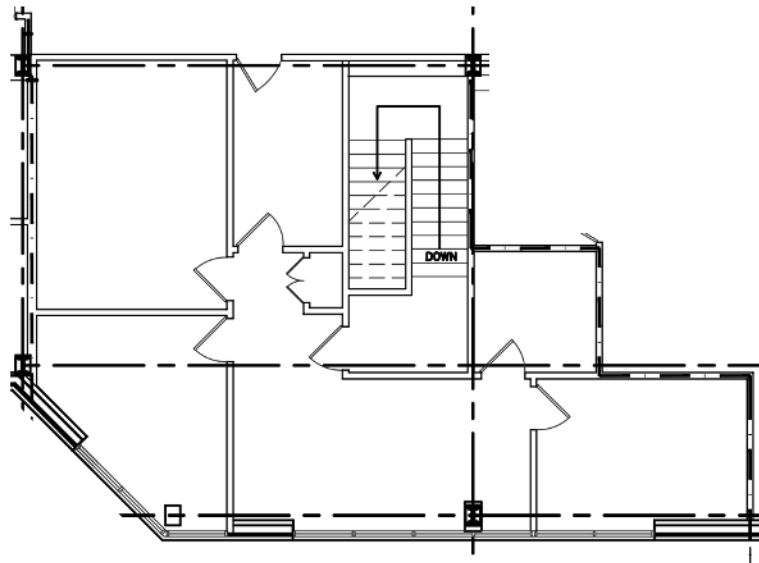


Suite 130: 4,914



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**520 Elmwood Park Blvd
Suite: 520-115****1,063 SF**

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Jefferson Business Center I – 520 Elmwood Park Blvd



Jefferson Business Center II – 524 Elmwood Park Blvd



Jefferson Business Center I – 520 Elmwood Park Blvd



Jefferson Business Center II – 524 Elmwood Park Blvd



Jefferson Business Center I – 520 Elmwood Park Blvd



Jefferson Business Center II – 524 Elmwood Park Blvd



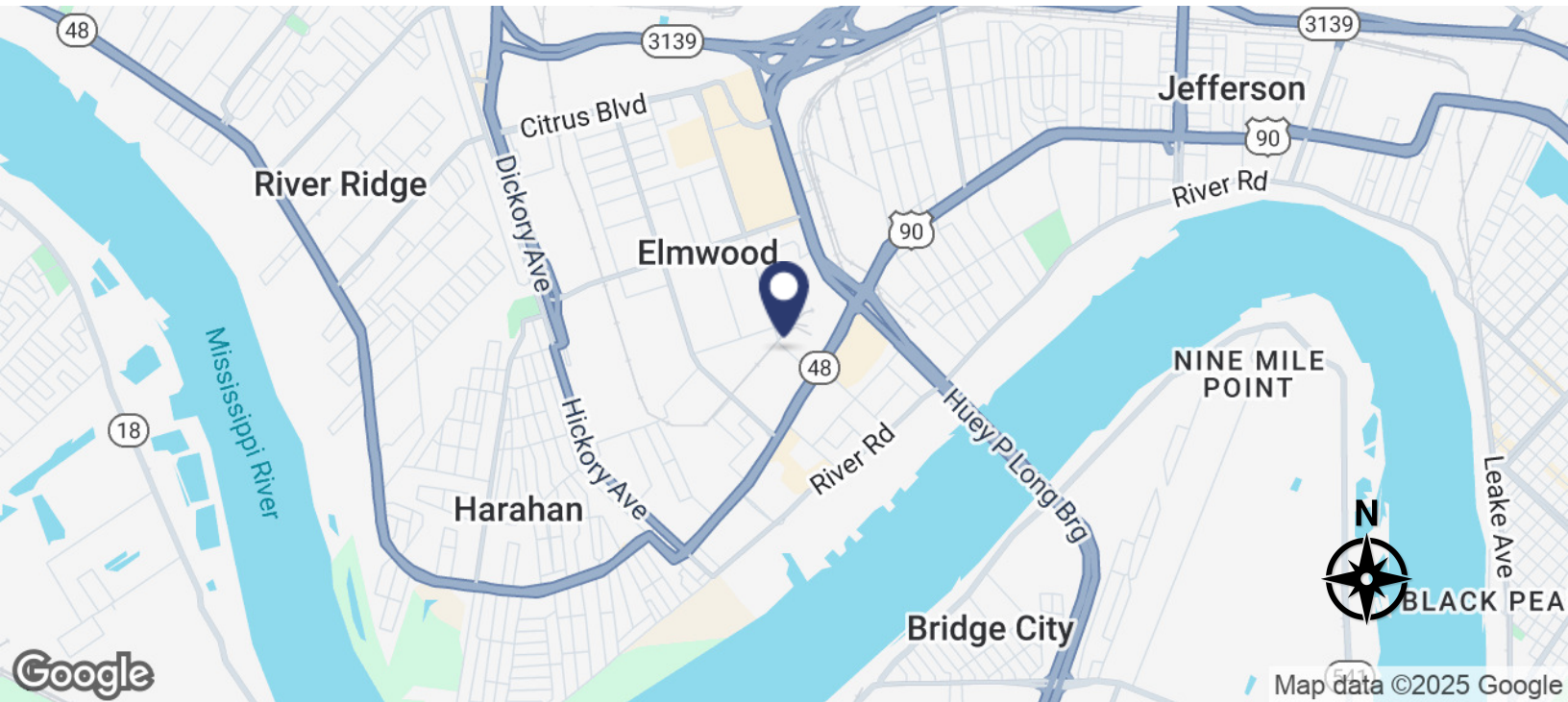
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10/20/2025

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FOR MORE INFORMATION, PLEASE CONTACT:

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