

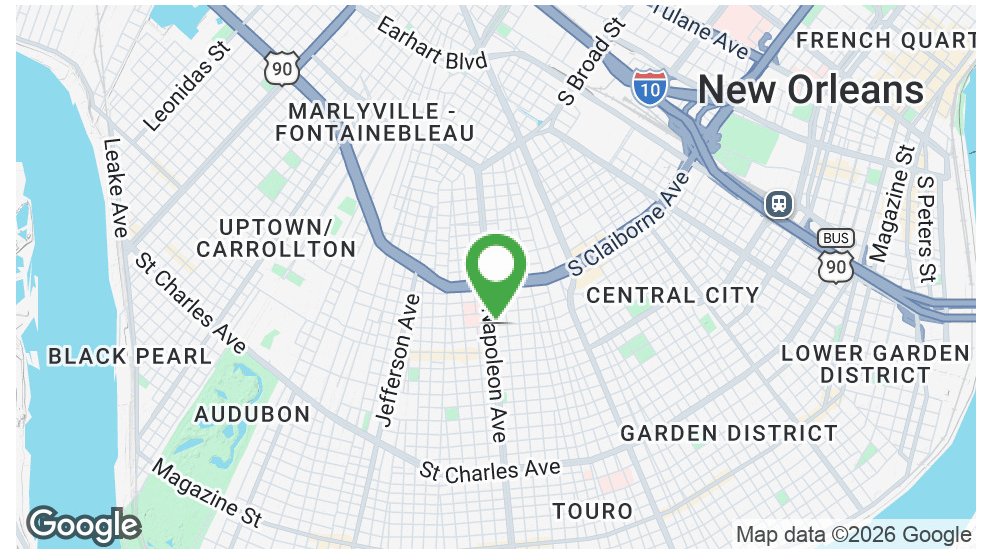


2633 Napoleon Ave, New Orleans, LA 70115

NAPOLEON AVE MEDICAL CENTER

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PROPERTY DESCRIPTION

The Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans.

The building recently underwent a complete redesign of the front drive area and a new cafe/sundry shop is set to open soon. Each floor's lobby and interior spaces have undergone full renovation, including modernization of the elevator lobbies.

These spaces are perfect for any medical office services including dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and hearing clinics. The property features onsite management, ample parking including 129 surface spaces and 79 covered spaces, as well as easy access across the city via South Claiborne Avenue (US-90).

AVAILABLE SPACES

LEASE RATE*

SPACE SIZE

Suite 530	\$25.00 SF/yr	4,425 SF
Suite 600	\$27.00 SF/yr	2,707 SF
Suite 701 (Dental Office)	\$27.00 SF/yr	1,900 SF
Suite 707	\$25.00 SF/yr	4,727 SF
Suite 809	\$27.00 SF/yr	2,338 SF
Suite 815	\$27.00 SF/yr	1,114 SF
Suite 702	\$27.00 SF/yr	1,100 SF

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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OFFICE BUILDING FOR LEASE

AERIAL



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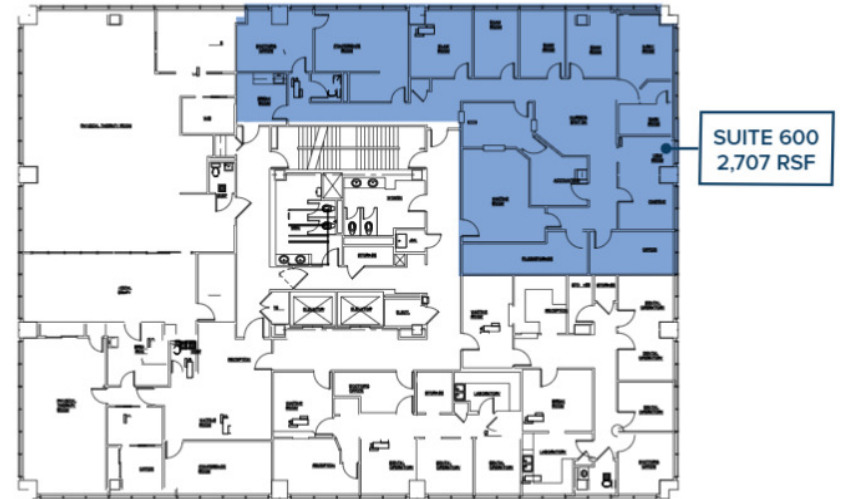
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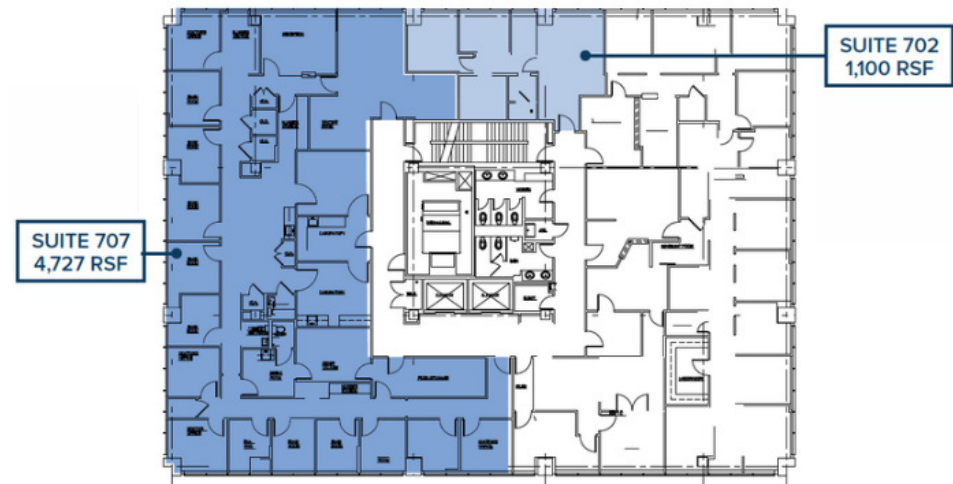
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR Max Contiguous - 5,827 RSF



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

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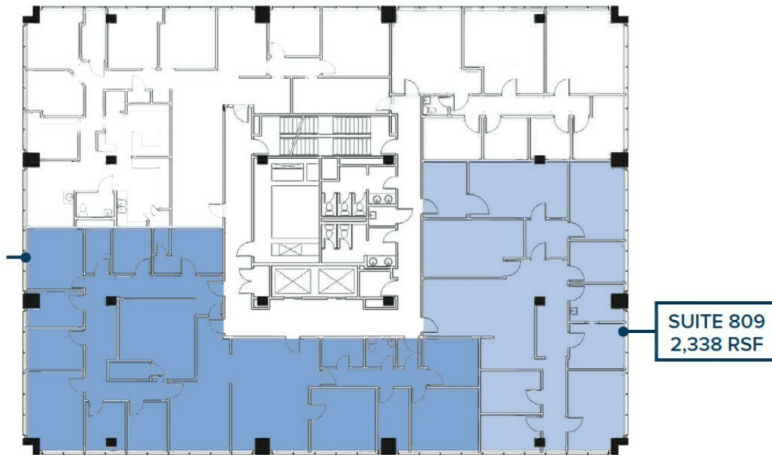
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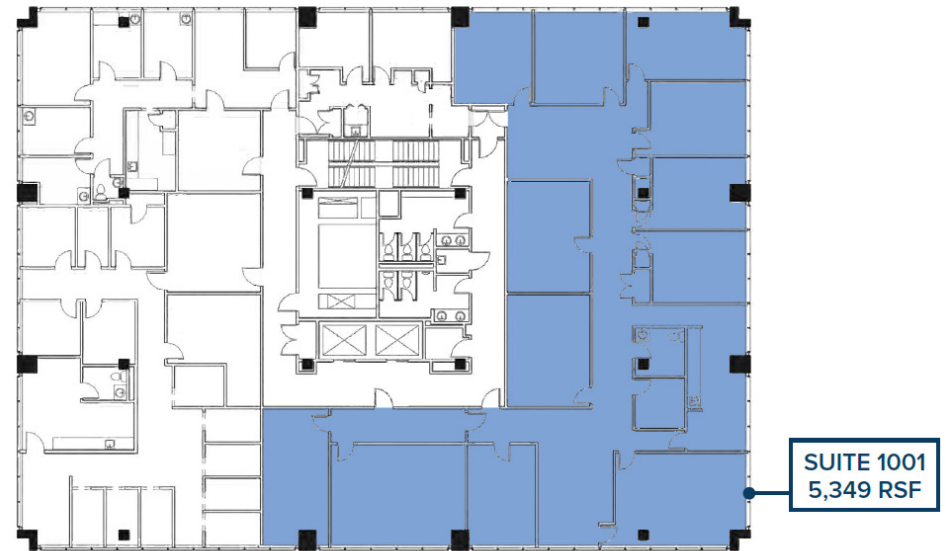
EIGHTH FLOOR



EIGHTH FLOOR Max Contiguous – 5,682 RSF



TENTH FLOOR



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AERIALS



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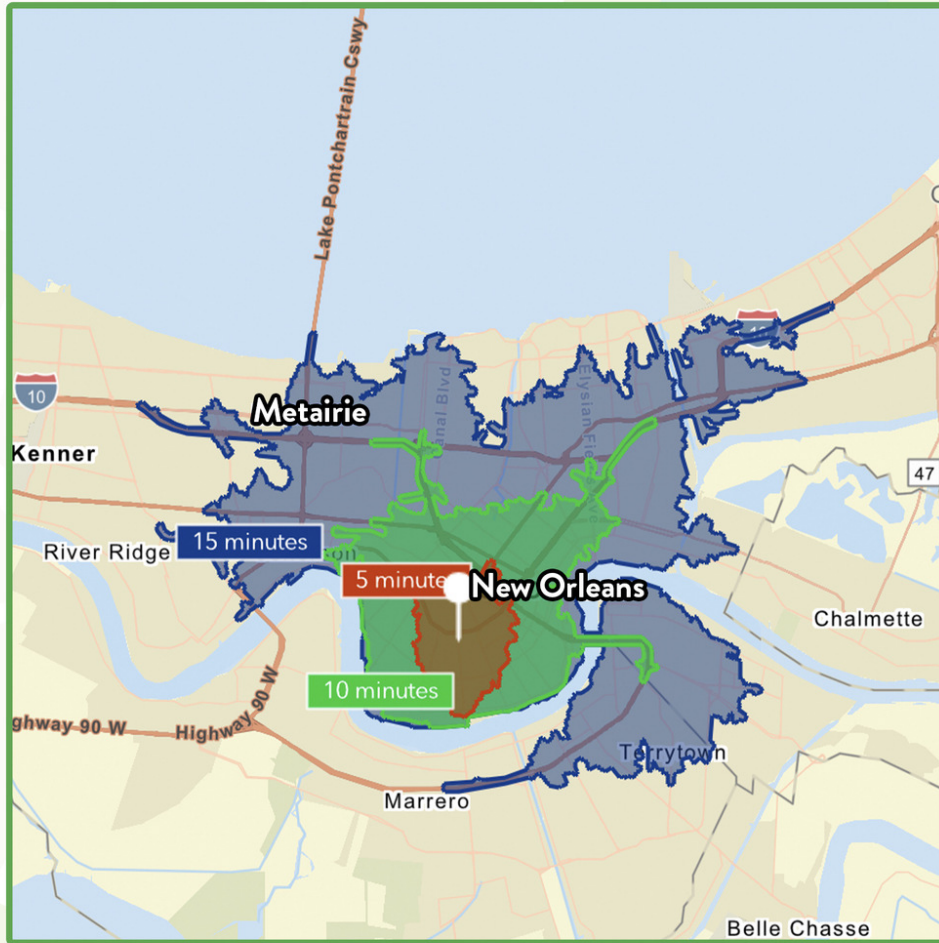


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\$122,768

Average Household Income
within 15 minutes of site.



38.4

Median Age
Within 15 minutes of site.



195,602

Number of housing units
within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	42,132	148,832	355,780
Average HH Income	\$122,768	\$114,644	\$101,353
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	40,572	143,806	344,040
Average HH Income	\$136,606	\$127,501	\$113,285

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

AREA DEMOGRAPHICS



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