



1841 Enterprise Dr

1841 Enterprise Dr, Harvey, LA 70058



23 REALTY



Aimeé (Amay) Curole

23 Realty

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1841 Enterprise Dr

\$32.40 /SF/YR

BEST OFFICE SPACE FOR LEASE IN HARVEY, LA — UTILITIES INCLUDED

Looking for office space in Harvey, LA with utilities included? 1841 Enterprise Drive is the West Bank's premier executive office suite — 3,694 square feet of fully configured, move-in ready workspace steps from Lapalco Blvd and just 15 minutes from the New Orleans CBD.

WHAT'S INCLUDED IN YOUR RENT:

- Electricity — 100% covered by owner
- Water — included
- Property taxes — paid by owner
- Building maintenance — owner's responsibility
- Tenant is responsible for janitorial services and internet only

PROPERTY...

- All Utilities Included
- Landlord pays taxes and exterior maintenance
- 2 Conference Room

For more information visit:

<https://www.loopnet.com/Listing/1841-Enterprise-Dr-Harvey-LA/39286885/>



Rental Rate: \$32.40 /SF/YR

Min. Divisible: 4,000 SF

Property Type: Industrial

Property Subtype: Service

Rentable Building Area: 21,000 SF

Year Built: 1998

Rental Rate Mo: \$2.70 /SF/MO

2nd Floor

Space Available	4,000 - 5,000 SF
Rental Rate	\$32.40 /SF/YR
Date Available	Now
Service Type	Net
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

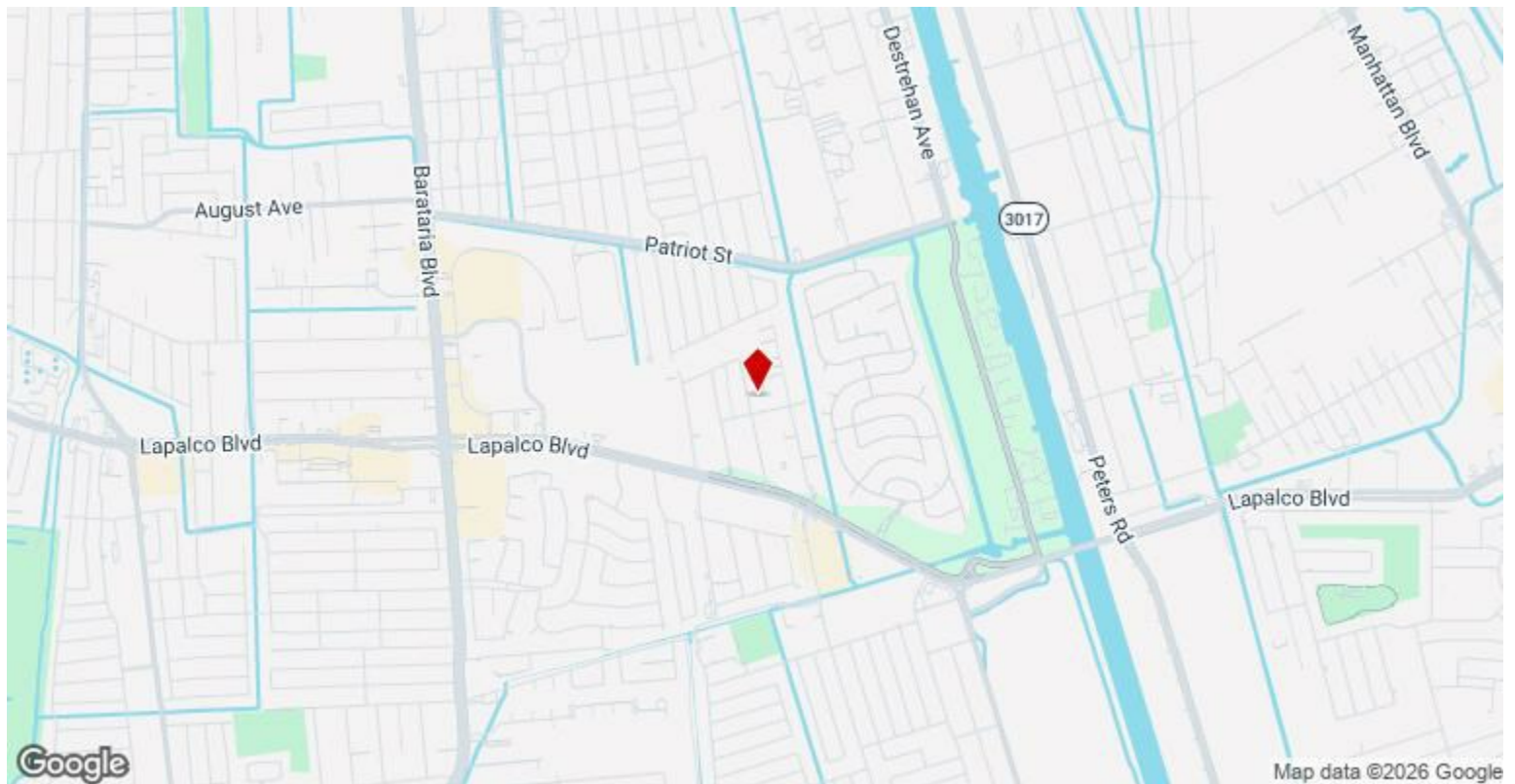
Prime Office Space for Lease in Harvey, LA Discover exceptional commercial real estate... This prime office building offers versatile workspace solutions designed for your business growth. Located in the established Lapalco Commercial/Industrial Park, the property provides easy access to the Westbank Expressway and is just a 15-minute drive from the New Orleans Central Business District (CBD). The available space features 12 private offices, 2 conference rooms, a kitchen, and 3 bathrooms, excellent for professional services, corporate offices, or a satellite branch. The floor plan is flexible, with options to convert the larger conference room into additional offices to suit your needs. Key amenities include:

- 3,694 sq ft office space
- Convenient location with front/rear entry
- Shared use of a ground-floor lobby/waiting area
- Utilities included (water, electricity, property taxes paid by owner)

Ample parking and proximity to local dining and retail options. This move-in-ready office suite is a rare find in the competitive Harvey commercial real estate market. Maximize productivity and enrich your company's future in this professionally managed and maintained location. Schedule a tour today! Contact us to view this excellent leasing opportunity and discuss flexible lease terms.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
MBM Land Holdings LLC	-	
Precision Systems	-	
Production Fastening Systems LLC	-	
R&R Rig Service Inc	-	



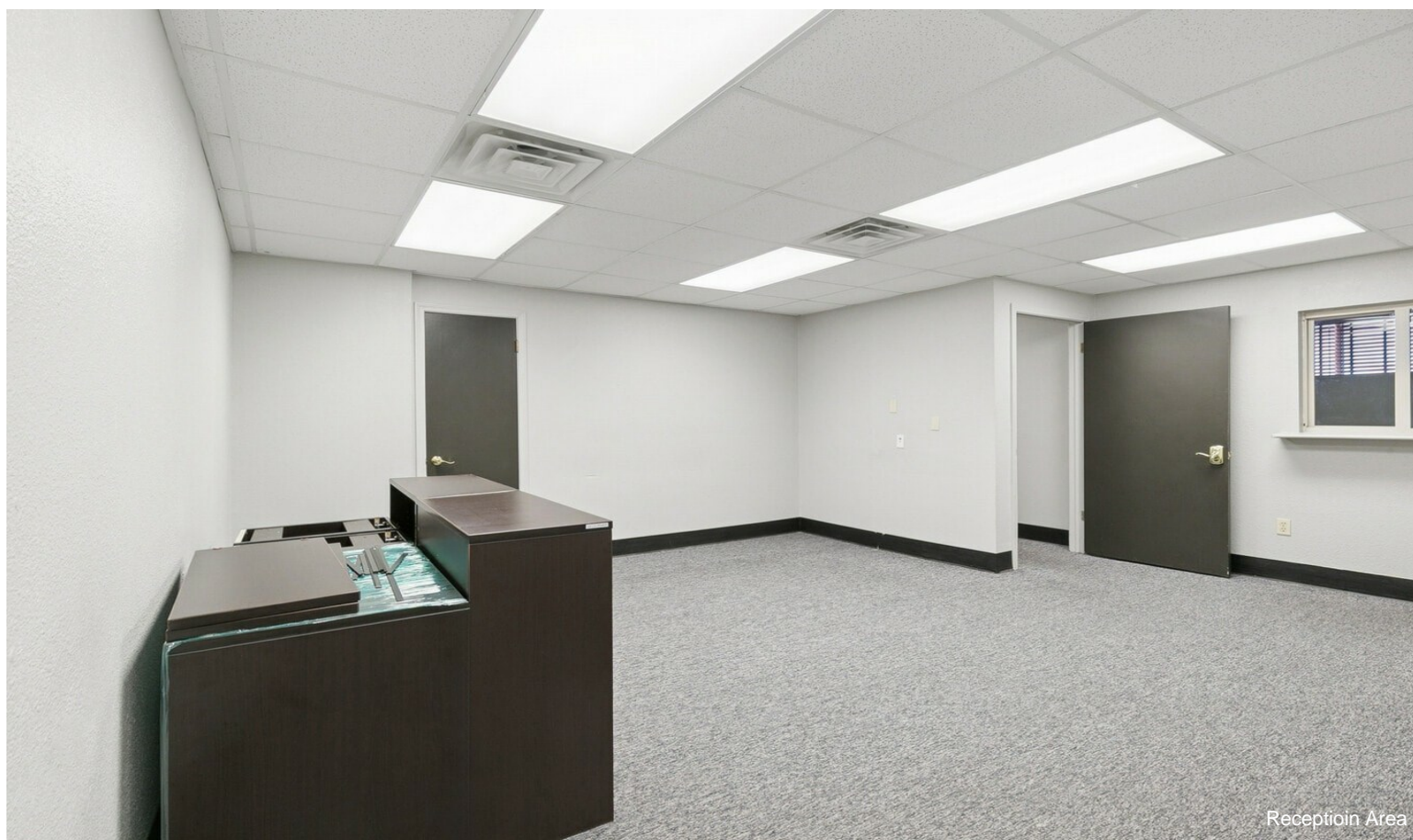
1841 Enterprise Dr, Harvey, LA 70058

BEST OFFICE SPACE FOR LEASE IN HARVEY, LA — UTILITIES INCLUDED Looking for office space in Harvey, LA with utilities included? 1841 Enterprise Drive is the West Bank's premier executive office suite — 3,694 square feet of fully configured, move-in ready workspace steps from Lapalco Blvd and just 15 minutes from the New Orleans CBD. **WHAT'S INCLUDED IN YOUR RENT:** • Electricity — 100% covered by owner • Water — included • Property taxes — paid by owner • Building maintenance — owner's responsibility • Tenant is responsible for janitorial services and internet only **PROPERTY HIGHLIGHTS:** • 3,694 SF total | Minimum 2,000 SF available (space can be subdivided) • 12 private offices — ideal for healthcare, legal, financial services, consulting firms • 2 conference rooms (1 convertible to additional offices) • Kitchen / break room • 3 private bathrooms | ADA compliant • Wired for Ethernet throughout • Front and rear building access | Shared lobby/waiting area (ground floor) • Ample parking — lot and off-street • Second floor location with staircase access | Professional metal & stucco building **LOCATION — HARVEY / WEST BANK, JEFFERSON PARISH:** • Address: 1841 Enterprise Dr, Harvey, LA 70058 • Lapalco Commercial/Industrial Park — established business corridor • 15 minutes to New Orleans CBD via Westbank Expressway • Easy access to Crescent City Connection, Beltway, and Belle Chasse Hwy • Surrounded by dining, retail, and services on Lapalco Blvd and Manhattan Blvd **IDEAL FOR:** • Medical practices, dental offices, therapy & counseling centers • Law firms, legal services, immigration offices • CPA firms, financial advisors, mortgage brokers, insurance agencies • Engineering, IT consulting, marketing agencies • Corporate satellite offices — oil & gas, construction, property management • Non-profits, community service organizations **LEASE TERMS:** • Rent: \$10,000/month gross (all-inclusive: electricity, water, taxes) • Security Deposit: \$10,000 • Minimum Lease Term: 2 years • Flexible: space may be subdivided into 2 separate business suites • NOT a Triple Net (NNN) lease — expenses included in rent **SCHEDULE A SHOWING:** Aimée (Amay) Curole | Broker/Owner | 23 Realty, LLC 504.909.0306 | amayrealtor@gmail.com | www.23-Realty.com Appointments required — contact agent to schedule. Building alarm managed by owner. Do not disturb tenants on first floor. **Frequently Asked Questions:** Q: Is office space available for lease in Harvey, LA with utilities included? Yes. 1841 Enterprise Drive, Harvey, LA 70058 offers 3,694 SF of executive office space with electricity, water, and property taxes included in the monthly rent. Tenant is responsible only for janitorial services and internet. Monthly rent is \$10,000/month gross on a minimum 2-year lease. Contact Aimée Curole, 23 Realty at 504.909.0306. Q: What is the best office space for lease on the West Bank of New Orleans? 1841 Enterprise Drive in Harvey, LA is one of the premier office suites available on the New Orleans West Bank. It features 12 private offices, 2 conference rooms, a kitchen, 3 bathrooms, ADA compliance, ample parking, and utilities included. It is located in Lapalco Commercial/Industrial Park, 15 minutes from the New Orleans CBD. Q: How much does office space cost in

Property Photos



VS-Reception Area



Reception Area

Property Photos



Property Photos

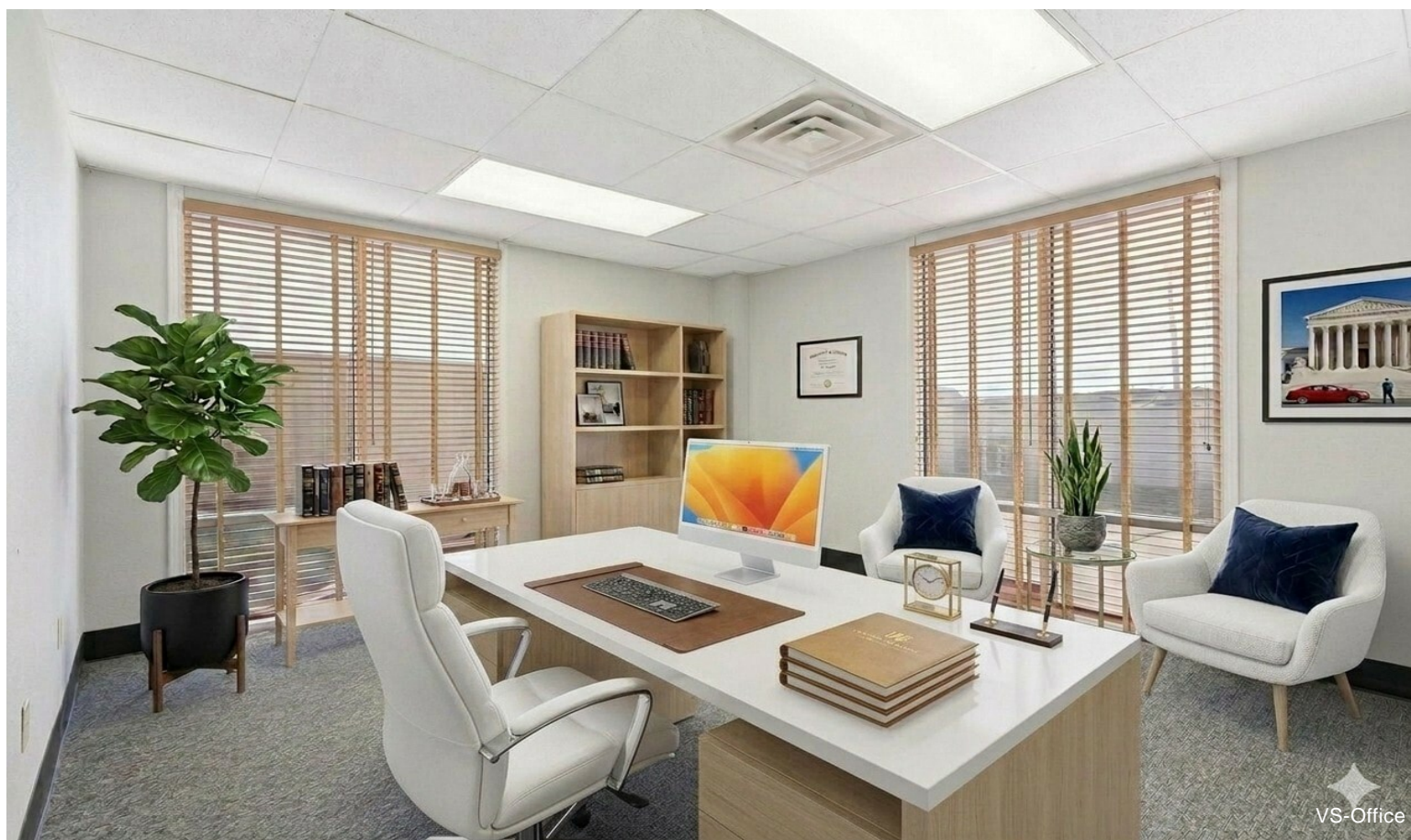


VS-Office Corner 2

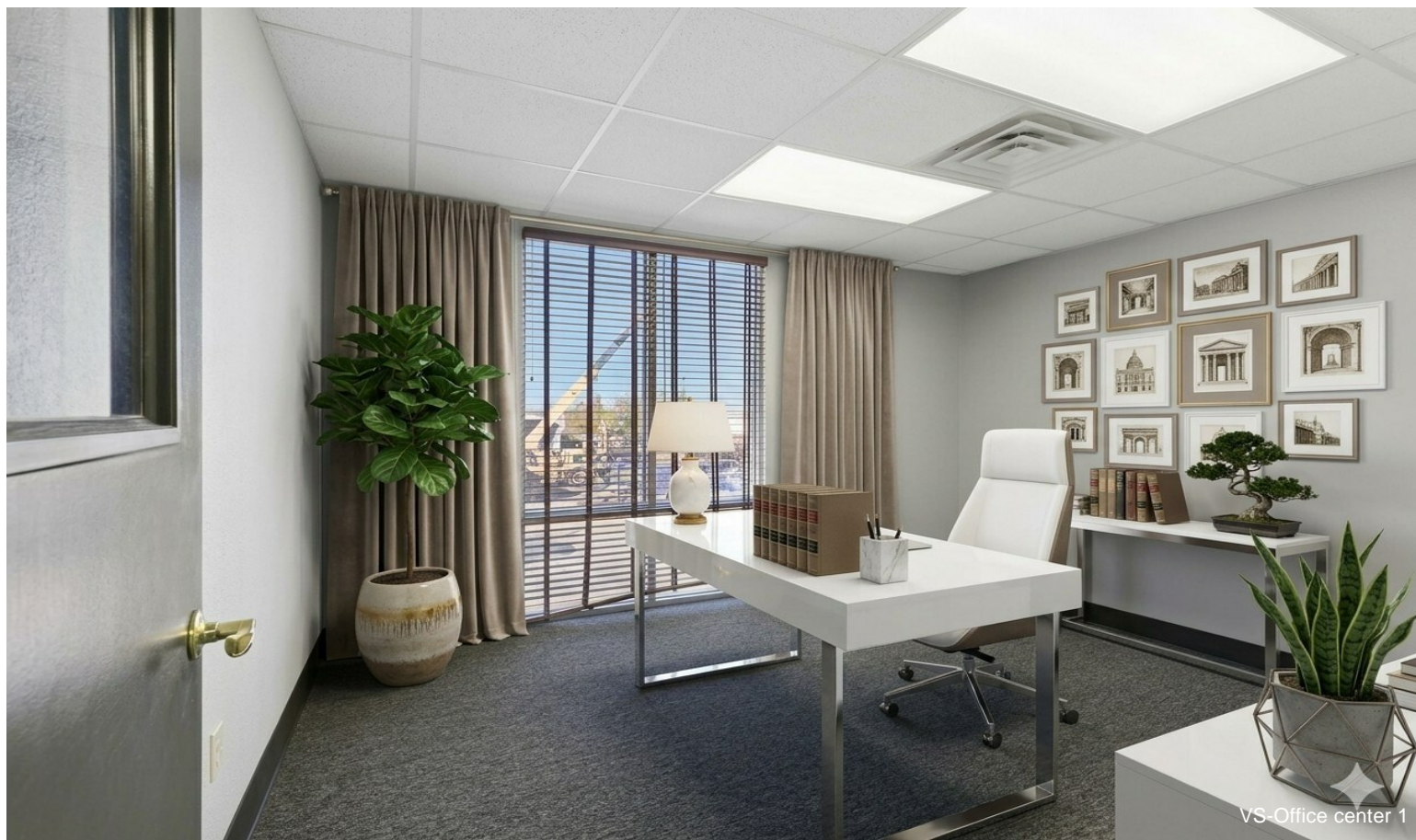


Corner Office view 2

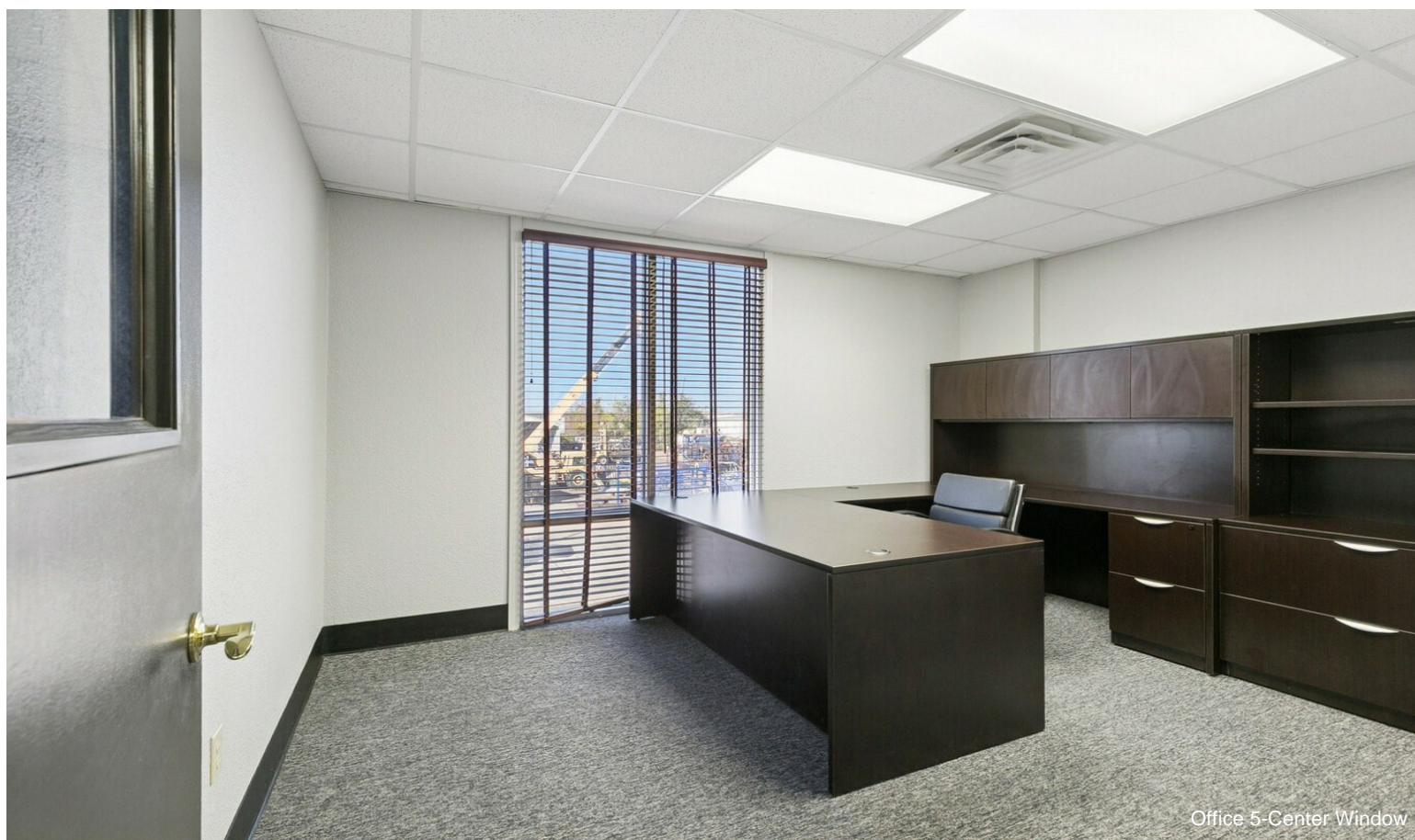
Property Photos



Property Photos



VS-Office center 1

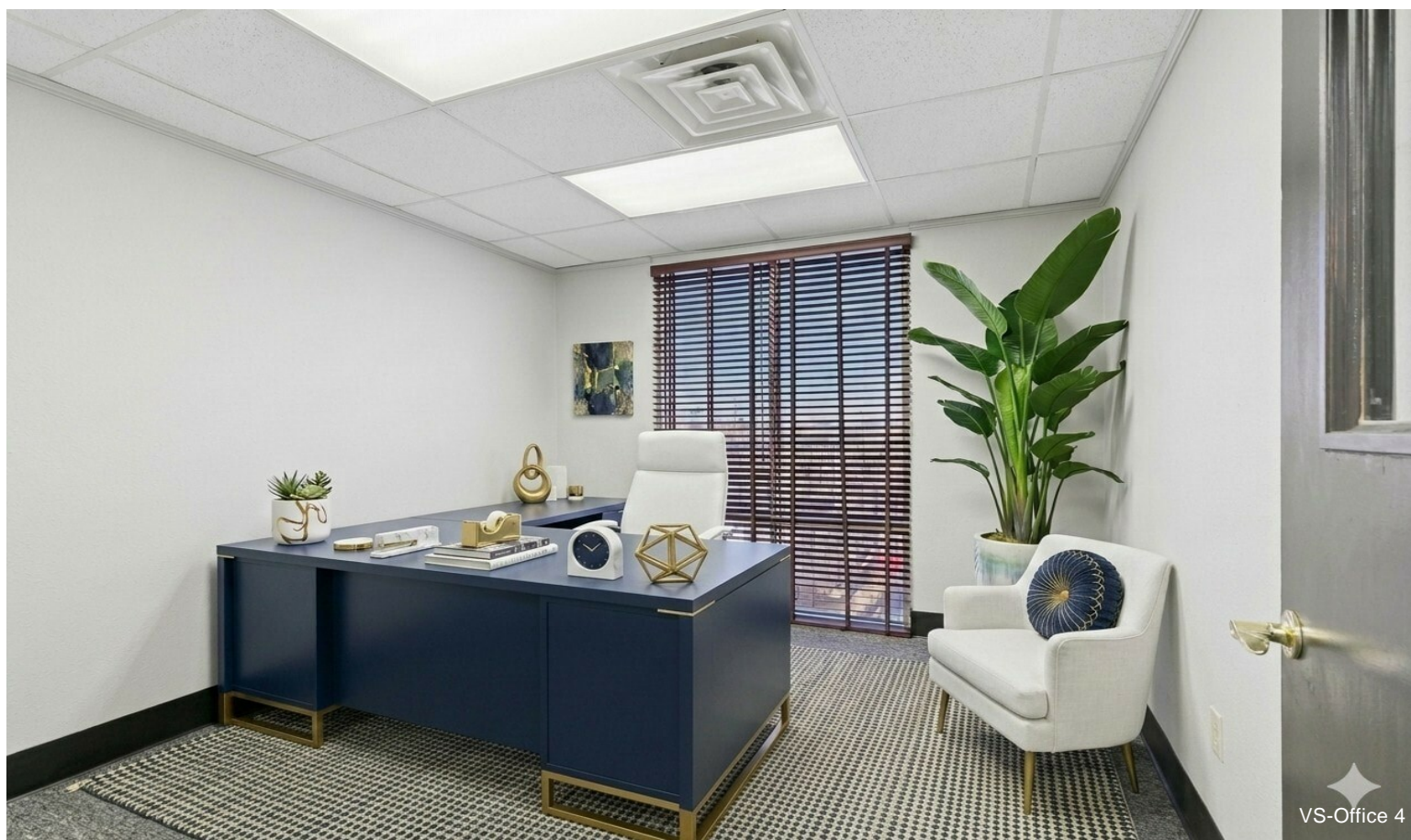


Office 5-Center Window

Property Photos



Property Photos



VS-Office 4



Office 4 Window Behind Desk

Property Photos



VS-Office 6

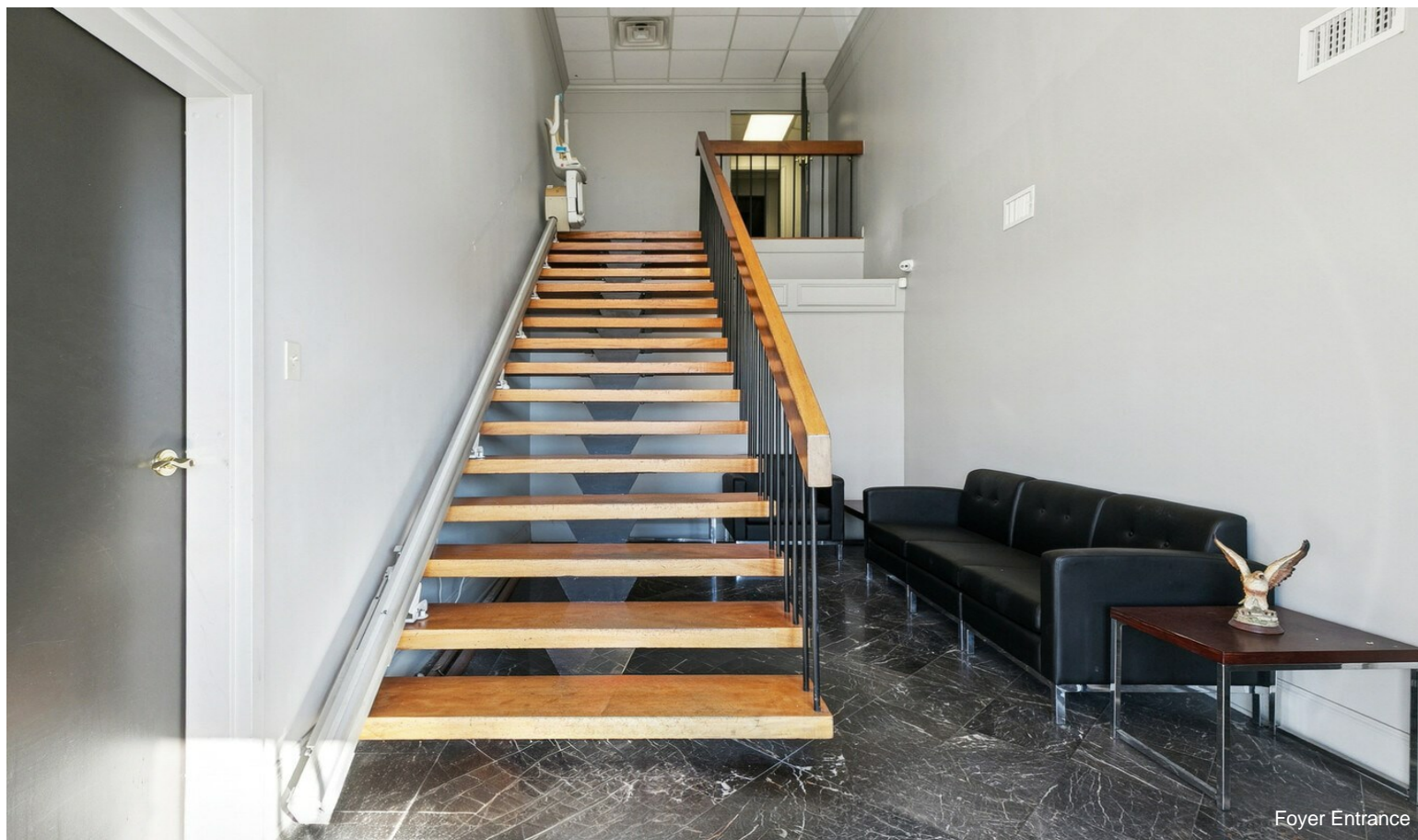


Office 6-No Window

Property Photos



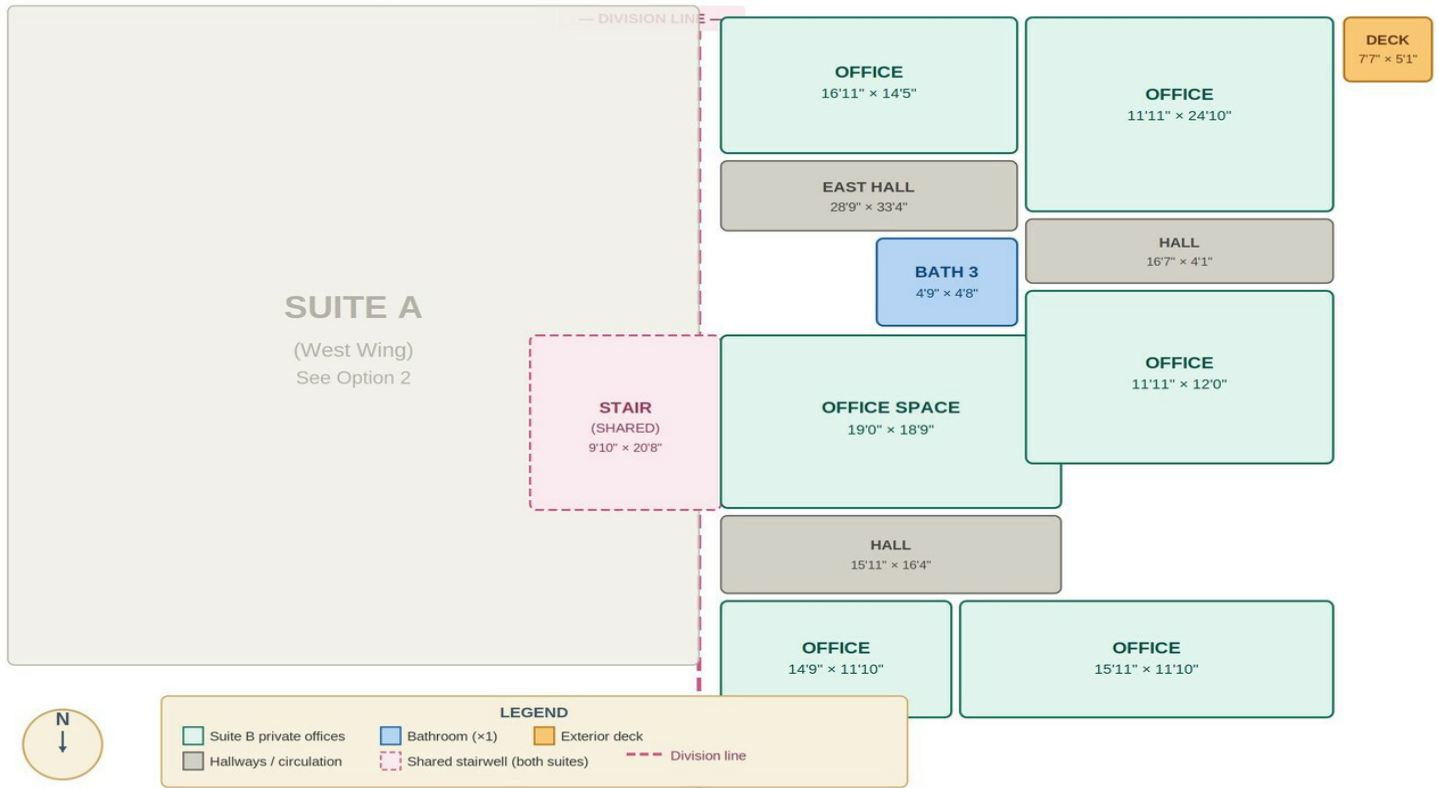
Parking Lot



Foyer Entrance

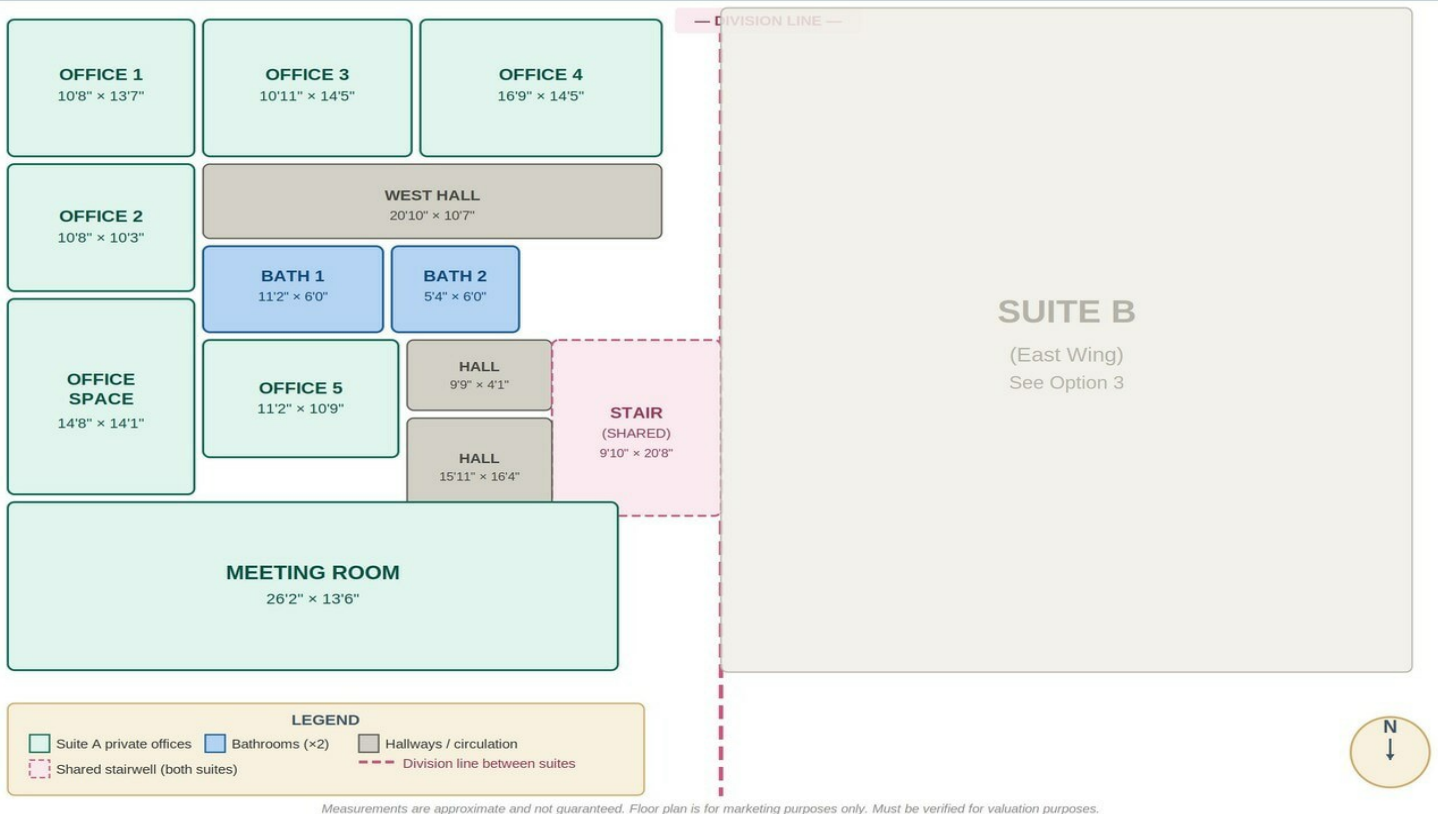
Property Photos

OPTION 3 — SUITE B (EAST WING) · ~1,847 SF · \$5,000/MONTH · ALL UTILITIES INCLUDED



SUITE B — EAST WING · ~1,847 SF · \$5,000/MONTH GROSS · ALL UTILITIES INCLUDED · MIN. 2-YEAR LEASE

OPTION 2 — SUITE A (WEST WING) · ~1,847 SF · \$5,000/MONTH · ALL UTILITIES INCLUDED



SUITE A — WEST WING · ~1,847 SF · \$5,000/MONTH GROSS · ALL UTILITIES INCLUDED · MIN. 2-YEAR LEASE

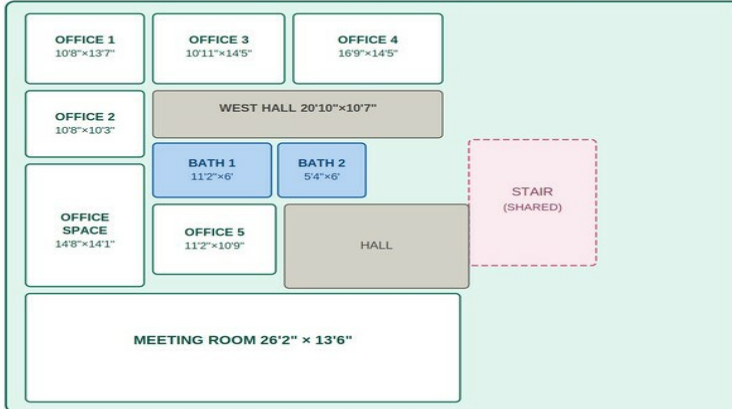
1841 ENTERPRISE DRIVE, HARVEY, LA — THREE LEASING OPTIONS

OPTION 1 — FULL FLOOR · 3,694 SF · \$10,000/MONTH · ALL UTILITIES INCLUDED



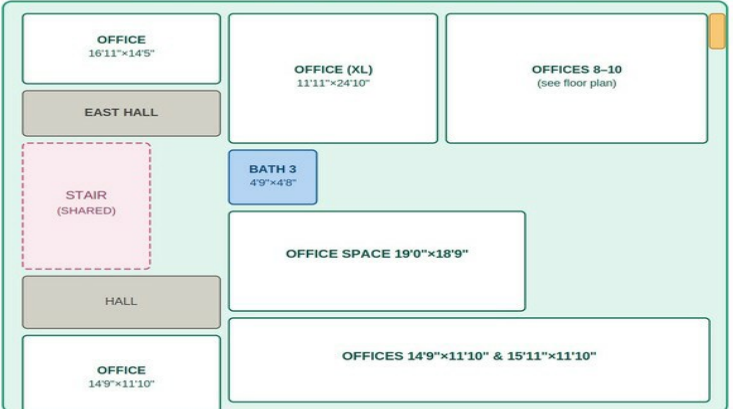
— OR — SUBDIVIDE INTO TWO INDEPENDENT SUITES (SHARED STAIRWELL + LOBBY) —

OPTION 2 — SUITE A (WEST) · ~1,847 SF · \$5,000/MO



SUITE A · ~1,847 SF · \$5,000/MO · Electricity, Water, Taxes Incl.

OPTION 3 — SUITE B (EAST) · ~1,847 SF · \$5,000/MO



SUITE B · ~1,847 SF · \$5,000/MO · Electricity, Water, Taxes Incl.

FULL FLOOR \$10,000/MO · OR · SUITE A \$5,000/MO · SUITE B \$5,000/MO · ALL UTILITIES INCLUDED



Property Photos



17



18

Property Photos



Property Photos



2



Interior Photo