



Office Space for Lease in Metairie

1616 L&A Road, Suite 201 · Metairie, LA 70001

1,049 SF

Newly renovated
second-floor suite

Move-In Ready

Turnkey office — fully
finished & available now

23 Realty, LLC

Listed by Aimée (Amay)
Curole, Broker/Owner

*Presented by Aimée (Amay) Curole · Broker/Owner, 23 Realty, LLC · 504.909.0306 ·
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THE OPPORTUNITY

A Turnkey Office in the Heart of Metairie

Suite 201 at 1616 L&A Road represents a rare chance to secure a fully renovated, move-in ready office in one of Metairie's most accessible and established commercial corridors. Whether you're launching a new practice, upgrading from a home office, or right-sizing your team, this suite delivers a polished, professional environment from day one — no buildout delays, no renovation headaches.

Central Metairie is a proven address for professional services firms. The area commands credibility with clients, offers outstanding accessibility from multiple major thoroughfares, and sits within minutes of the region's most important business, medical, and retail destinations. This is not just office space — it's a strategic business address that works as hard as you do.

Why This Suite Stands Out

- Fully renovated — nothing to update or repair
- Second-floor privacy with natural light
- Professional image from the moment clients arrive
- Flexible lease terms to match your growth

Central Metairie Advantage

Positioned in the commercial core of Metairie, Suite 201 places your business at the crossroads of Jefferson Parish's most active professional and medical community — with unmatched visibility and convenience for both staff and clients.



SUITE FEATURES

Everything Your Business Needs, Already in Place

Suite 201 has been thoughtfully renovated to deliver a complete, functional office environment. Every detail has been considered — from the welcoming reception area to the private offices where your most important work gets done. New luxury vinyl plank flooring runs throughout, giving the space a clean, contemporary feel that impresses clients and inspires productivity.



2 Private Offices

Enclosed, quiet workspaces ideal for confidential meetings, focused work, or dedicated team members.



Reception Area

A polished front-of-house space that sets the right tone for every client who walks through the door.



Kitchenette

A dedicated kitchen area for staff convenience — keeping your team comfortable and productive throughout the day.



Private Full Bath

An in-suite private bathroom — a premium amenity that adds comfort and convenience for staff and guests alike.



Security System

Built-in security for peace of mind, protecting your business, equipment, and sensitive client information.



Natural Light & Storage

Abundant natural light throughout, plus 2 closets for organized, clutter-free storage of files and supplies.

FLOOR PLAN

1,049 SF — Thoughtfully Laid Out for Productivity

The suite's 1,049 square feet are distributed across a logical, efficient floor plan that balances open client-facing areas with private, enclosed workspaces. The layout flows naturally from a welcoming reception zone through to dedicated offices, support spaces, and amenities — making it easy to establish clear boundaries between client interaction and focused work.

1 Reception / Entry
~180 SF · Open welcoming area at suite entry; accommodates seating for 2-3 guests and a front desk position.

2 Private Office 1
~160 SF · Larger enclosed office suitable for the principal, lead attorney, CPA, or senior consultant.

3 Private Office 2
~140 SF · Second enclosed office for an associate, admin lead, or dedicated meeting/consultation room.

4 Kitchenette
~100 SF · Dedicated break and prep area with counter space; supports daily staff needs without disrupting client areas.

5 Private Full Bath
~80 SF · Full in-suite bathroom with all fixtures; private access for staff and clients.

6 Hallway, Closets & Common
~389 SF · Circulation space, 2 storage closets, and remaining common area tying all rooms together seamlessly.

i All room dimensions are approximate and for illustrative purposes. Prospective tenants are encouraged to verify measurements during a scheduled tour.

LOCATION

Perfectly Positioned in Central Metairie

1616 L&A Road sits at the center of Metairie's most connected commercial zone, offering effortless access to the region's major roadways and destinations. Your clients and staff will appreciate the ease of getting here — whether commuting from the North Shore, Downtown New Orleans, or anywhere across the Greater Metro area.

Major Thoroughfares

- Minutes to the Lake Pontchartrain Causeway
- Quick access to Airline Drive (Hwy 61)
- Easy on/off to I-10 East & West

Nearby Destinations

- Lakeside Shopping Center
- East Jefferson General Hospital
- Downtown New Orleans (~15 min)

Professional Community

- Surrounded by established law, medical & financial firms
- Dense daytime professional population
- Strong client foot traffic corridor

Being in central Metairie means your business benefits from the credibility of an established professional address while remaining accessible to clients across Jefferson and Orleans parishes. It's the ideal balance of prestige and practicality.



IDEAL TENANTS

Who This Suite Is Perfect For

Suite 201 has been designed and finished to meet the exacting standards of professional services businesses. The combination of private offices, a polished reception area, a private bath, and a secure environment makes it especially well-suited for client-facing professionals who need both discretion and a strong first impression. If your business depends on trust, confidentiality, and a credible address, this suite was built for you.



Attorneys & Legal Professionals

Private offices and a secure environment support confidential client consultations and sensitive casework.



CPAs & Financial Advisors

A professional address and enclosed offices project the credibility your clients expect from their financial team.



Insurance Professionals

Reception and private office layout is ideal for client intake, policy reviews, and agent workstations.



Medical & Administrative Teams

Suits medical billing, healthcare admin, or allied health practices requiring private, HIPAA-conscious workspace.



Consultants & Small Teams

Right-sized for boutique firms and growing teams who need a polished base without the overhead of a large suite.



WHY LEASE NOW

Four Compelling Reasons to Act Today

In today's competitive Metairie office market, move-in ready suites at this price point don't stay available long. Suite 201 combines affordability, convenience, flexibility, and professional image in a package that is genuinely difficult to replicate elsewhere in the market. Here's why now is the right time to secure your space.

Affordable & Competitive Pricing

Newly renovated office space at a rate that makes financial sense for growing professional firms — without sacrificing quality, location, or image.

Free On-Site Parking

Complimentary parking for tenants and clients is a significant value-add in Metairie's commercial core — no parking fees, no client friction, no daily hassle.

Flexible Lease Terms

Lease structures designed to accommodate your business stage — whether you need short-term flexibility or the stability of a longer commitment, we'll work with you.

Instant Professional Image

Walk in on day one with a polished, fully finished suite that signals credibility to every client, partner, and referral source who visits your office.



THE NUMBERS

Lease Details at a Glance

Suite 201 offers exceptional value for a fully renovated, amenity-rich professional office in central Metairie. The lease terms have been structured to be straightforward and competitive, with flexibility built in to accommodate a range of business needs. Review the key figures below, and reach out to Aimée Curole directly to discuss specifics, negotiate terms, or schedule a tour.

1,049

Square Feet

Total rentable area — second floor, fully renovated suite.

\$ 2.19/SF

Asking Rate

Competitive per-square-foot lease rate —

1-3 Years

Lease Term

Flexible term options available — short- and long-term structures considered.

5/29/2026

Available

Target availability date — suite is move-in ready upon lease execution.

- ☐ All lease terms, rates, and availability are subject to change. Bracketed placeholders above should be updated prior to distribution. Contact Aimée (Amay) Curole at 23 Realty, LLC for current figures and to discuss your specific requirements.

What's Included

- Free on-site parking for tenants & clients
- Security system in place
- All renovations complete — no TI needed
- New LVP flooring throughout

Lease Highlights

- Flexible term structures available
- Second-floor suite with private access
- Professional Metairie address





SCHEDULE A TOUR

Ready to See Suite 201 in Person?

The best way to appreciate everything Suite 201 has to offer is to walk through it yourself. Tours are available by appointment and can typically be arranged on short notice. Whether you're ready to move quickly or still in the early stages of your search, we welcome the conversation — no pressure, just a straightforward look at a genuinely impressive space.

Call or Text

504.909.0306

Aimée (Amay) Curole

Broker/Owner, 23 Realty, LLC

Email

amayrealtor@gmail.com

Reach out anytime — responses within one business day.

Property Address

1616 L&A Road, Suite 201

Metairie, LA 70001

Second floor — free parking on site.

More Info

23realty.co/commercialofficespace-guidebook-2026

Scan or visit for full listing details, photos, and floor plan.

Suite 201 at 1616 L&A Road is a rare find — a fully renovated, move-in ready professional office in the heart of Metairie, priced to lease quickly. Don't wait. Contact Aimée today to schedule your private tour.



23 REALTY, LLC

About Your Listing Broker

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23 Realty, LLC

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*Licensed Real Estate Broker
State of Louisiana*

Committed to Your Success

Aimée (Amay) Curole brings deep local market knowledge, a client-first approach, and the hands-on attention of an owner-operated brokerage to every transaction. At 23 Realty, LLC, you work directly with the broker — not a junior agent — ensuring that your leasing experience is efficient, transparent, and tailored to your specific business needs.

Whether you're a first-time commercial tenant or an experienced operator looking for your next location, Aimée is committed to making the process straightforward and successful. Reach out today to begin the conversation about Suite 201 or any other commercial real estate need in the Greater New Orleans area.

Local Expertise

Deep knowledge of the Metairie and Greater New Orleans commercial real estate market — helping clients find the right space at the right terms.

Owner-Operated

As Broker/Owner, Aimée is personally invested in every transaction — you get senior-level attention from first showing to signed lease.

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All information deemed reliable but not guaranteed. Subject to change without notice.

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