

993 SF Professional Office Suite | Available Now

1616 L&A Road, Suite 104 · Metairie, Louisiana 70002

Presented By

Aimée (Amay) Curole
Broker/Owner, 23
Realty, LLC

Contact

504.909.0306
amayrealtor@gmail.co
m

Availability

Immediate Move-In
Gross / Modified Gross



Property At-a-Glance

This 993 square foot ground-level office suite at 1616 L&A Road delivers everything a professional business needs from day one. From private offices to a full conference room and kitchenette, every detail has been considered to support a polished, productive work environment. Below is a complete overview of the suite's key specifications.

993

Total Square Feet

Ground-level suite with immediate availability

2

Private Offices

Carpeted, professionally finished

1

Conference Room

Large boardroom-style meeting space

36

Max Lease Months

Flexible 12–36+ month terms available

Lease Type

Gross / Modified Gross – predictable monthly cost

Parking

Included at no additional charge

ADA Accessible

Fully compliant – welcoming to all clients

Kitchenette

Double sink, full cabinetry, and counter space

Every Square Foot Working for You

At 993 square feet, this suite has been thoughtfully designed so that no space is wasted. The layout balances open, collaborative areas with enclosed private offices, giving your team the flexibility to meet clients confidently, work without distraction, and present a polished image from the moment guests step through the glass-front foyer. Below is the complete room-by-room breakdown of dimensions, so you can begin planning your layout before you ever walk through the door.

Primary Spaces

Conference Room

21'5" × 19'7" – Large enough for full team presentations and client roundtables

Private Office 1

12'4" × 11'6" – Spacious enclosed office with drop ceiling lighting

Private Office 2

13'9" × 11'6" – Generous second office ideal for principals or senior staff

Support Spaces

Reception Area

12'9" × 7'8" – Welcoming front desk area for client arrivals

Kitchenette

18'5" × 6'3" – Full-function kitchen with double sink and ample cabinetry

Powder Room

8'0" × 5'6" – Private restroom for staff and guests

Foyer Entry

4'4" × 5'7" – Glass-front entry directly from parking lot

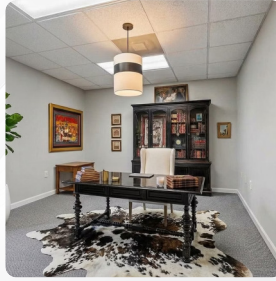
Move-In Ready. Day One Professional.

There is nothing more valuable to a growing business than momentum. This suite has been finished to a professional standard so you can focus on serving clients – not managing a build-out. From the glass-front foyer entry to the fully equipped kitchenette, every room is ready to represent your brand with confidence the moment you sign.



Conference Room

A commanding 21'5" x 19'7" boardroom-style space ideal for client presentations, team meetings, depositions, or quarterly reviews. Drop ceiling lighting and professional finishes set the right tone.



Private Offices

Two enclosed, carpeted private offices with drop ceiling lighting provide quiet, distraction-free workspaces for principals, attorneys, financial advisors, or senior staff.



Full Kitchenette

A spacious 18'5" kitchenette with double sink and full cabinetry makes daily operations comfortable for your team – a thoughtful amenity that larger suites often overlook.



Glass-Front Foyer Entry

First impressions matter. The glass-front entry opens directly to the parking lot, giving clients a clean, welcoming arrival experience and your suite an elevated, professional street presence.

The Address Your Business Deserves

Location is everything in commercial real estate, and 1616 L&A Road, Suite 104 sits at one of the most strategically connected addresses in the Greater New Orleans metro. Positioned in the heart of Metairie, this suite offers fast access to downtown New Orleans, Louis Armstrong International Airport, major medical centers, and premier retail corridors – all while enjoying the significant financial advantage of Jefferson Parish's no-city-income-tax policy.

Whether your clients are coming from the CBD, the Northshore, or the airport, getting to your office is effortless. And for your team, the combination of ground-level parking, suburban accessibility, and proximity to courts, hospitals, and financial institutions makes this one of the most practical office addresses in Southeast Louisiana.



New Orleans CBD

12 minutes – Quick commute to federal courts, banking headquarters, and downtown clients via I-10.



MSY Airport

15 minutes – Ideal for firms with out-of-town clients, associates, or frequent travel requirements.



Lakeside Shopping

5 minutes – Convenient lunch options, banking, and retail amenities for your staff.



Children's Hospital & Tulane Medical

8–10 minutes – Ideal for healthcare administration, medical billing, and allied health professionals.



Jefferson Parish Tax Advantage: Businesses operating in Metairie are not subject to New Orleans city income tax – a meaningful financial benefit for employers and employees alike.



Built for Professional Excellence

Suite 104 at 1616 L&A Road was designed with the professional tenant in mind. The layout, finishes, and amenities align perfectly with the operational needs of client-facing businesses that require both a polished front-of-house presence and focused, private back-office capability. Whether you're meeting clients daily or running a lean, high-output team, this space delivers the infrastructure you need without the overhead of a larger footprint.

Flexible lease terms ranging from 12 to 36+ months mean this suite works for established firms looking for a permanent home and growing businesses that need room to plan without being locked into rigid long-term commitments. Tenant broker co-operation is welcome, and build-out negotiations are open.



Law Firm

Private offices and conference room perfect for client consultations and depositions



Medical / Healthcare Admin

Proximity to major hospitals and ADA compliance make this ideal for healthcare operations



Financial Services

Professional address and private meeting space suited for wealth management and accounting



Insurance Agency

Reception area and multiple offices support agent teams and client walk-ins



Real Estate / Mortgage

Ground-level access and ample parking create a seamless client experience



Consulting / Remote HQ

Flexible gross lease structure works well for boutique firms and distributed teams

Lease Details

Transparency is at the core of every lease offered through 23 Realty, LLC. The terms for Suite 104 have been structured to be straightforward, competitive, and flexible – removing the friction that so often delays good tenants from securing great space. Whether you're relocating, opening your first office, or right-sizing your footprint, the structure below is designed to make your decision easy and your move seamless.


Availability	Immediately
Lease Type	Gross or Modified Gross
Lease Term	12–36 months (flexible)
Square Footage	993 SF
Floor Level	Ground Level
Parking	Included – no additional charge
ADA Accessible	Yes
Tenant Broker Co-Op	Yes – brokers welcome
Flexible Build-Out	Negotiable with landlord
Conference Room	Included in suite
Kitchenette	Included in suite
Private Offices	2 enclosed offices included

Schedule Your Tour

Tours are available 7 days a week by appointment. Don't wait – quality move-in-ready suites at this price point in Metairie move quickly.

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Metairie: Louisiana's Premier Business Address

Metairie is not simply a suburb of New Orleans – it is the dominant professional business corridor of Southeast Louisiana. As the commercial heart of Jefferson Parish, Metairie is home to a thriving ecosystem of law firms, financial institutions, healthcare organizations, insurance companies, and government offices. Its strategic position along I-10 and the Lake Pontchartrain Causeway connects the entire region, making it the natural choice for businesses that serve clients across the metro area.

For employers, Metairie offers a compelling tax advantage: businesses and their employees operating within Jefferson Parish are not subject to New Orleans city income tax. This distinction – often overlooked by tenants considering CBD space – can represent thousands of dollars in annual savings. Combined with competitive office lease rates averaging \$20/SF and a strong professional tenant community, Metairie continues to attract serious businesses seeking real value without sacrificing prestige or access.



#1 Business Corridor

Jefferson Parish's premier professional hub with deep roots in law, finance, healthcare, and government services



No City Income Tax

Operating in Jefferson Parish means your business and team avoid New Orleans city income tax entirely



I-10 & Causeway Access

Unmatched regional connectivity linking Metairie to the CBD, Northshore, and airport in minutes



Growing Business Market

A resilient and expanding small business and healthcare market with a strong professional tenant community

Your Leasing Expert

MEET YOUR BROKER



Aimée (Amay) Curole

Broker/Owner
23 Realty, LLC

LA Broker License #995710470

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When you work with Aimée Curole, you are working directly with a seasoned commercial real estate broker who brings over two decades of Fortune 500 sales and negotiation experience to every transaction. Aimée is not a coordinator – she is the decision-maker, strategist, and advocate who will represent your interests with the same precision and energy that earned her recognition as a Top 500 Real Producer in Southeast Louisiana.

As Broker/Owner of 23 Realty, LLC, Aimée has built a boutique brokerage with a singular focus: delivering exceptional outcomes for commercial tenants in Jefferson Parish and the Greater New Orleans area. Her deep knowledge of the local market – particularly the Metairie office corridor – means she understands what fair value looks like, what landlords will negotiate on, and how to structure a lease that protects your business long-term.

Top 500

Real Producer –
Southeast Louisiana

20+ Years

Fortune 500 Sales &
Negotiation


Boutique

Full broker expertise – no middlemen

Ready to See It in Person?


Great office space doesn't stay available for long — especially a move-in-ready suite with this combination of location, layout, and lease flexibility in the heart of Metairie. Suite 104 at 1616 L&A Road is available immediately, and tours are offered seven days a week by appointment. There is no obligation to tour, and Aimée is happy to answer questions about the space, lease terms, or the surrounding market before you visit.

Whether you are ready to sign or simply starting your search, the best next step is a conversation. Reach out today by phone, email, or through the 23 Realty website, and let Aimée show you why this is the professional address your business has been looking for.

 Call or Text

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Fast response guaranteed

 Web


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Listings and resources online

 Address

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 **Tours Available 7 Days a Week by Appointment** — Listed exclusively by Aimée (Amay) Curole, Broker/Owner, 23 Realty, LLC · LA License #995710470 · Tenant broker co-operation welcome.