

1841 ENTERPRISE DRIVE · HARVEY, LA

MLS #2534839 · Exclusive Right to Lease · 23 Realty

EXECUTIVE OFFICE SUITE FOR LEASE · ALL UTILITIES INCLUDED · 3 LEASING OPTIONS



FULL FLOOR OPTION 3,694 SF \$10,000/Month	SPLIT SUITES OPTION ~1,847 SF Each \$5,000/Suite/Month
<ul style="list-style-type: none">✓ 10 private offices✓ 2 conference/open spaces✓ 3 bathrooms · kitchen · ADA✓ All utilities included	<p>Suite A (West): 6 offices + meeting room Suite B (East): 6 offices + open space + deck Each suite: all utilities included Combined: \$10,000/month – TWO tenants</p>

AT A GLANCE – KEY FACTS

- Address: 1841 Enterprise Drive, Harvey, LA 70058 | Lapalco Commercial/Industrial Park
- Building: 2-Story | Metal & Stucco | Second Floor Suite | Slab Foundation
- Available: Full floor 3,694 SF OR two independent suites of ~1,847 SF each
- Rent: \$10,000/month (full floor) OR \$5,000/month per suite – ALL utilities included
- Included in rent: Electricity · Water · Property Taxes · Building Maintenance & Insurance
- Tenant pays ONLY: Janitorial services + Internet
- NOT an NNN Lease – gross all-inclusive rent, no hidden costs
- Minimum 2-year lease | Security deposit: \$10,000 (full floor) or \$5,000 (per suite)
- ADA compliant | Wired Ethernet | 3 bathrooms | Kitchen | Ample free parking
- Flood Zone: X500L – Out of Special Flood Hazard Area (FEMA 02/02/2018)
- MLS #2534839 | ROAM MLS | List Date: 12/17/2025

LOCATION HIGHLIGHTS

- 15 minutes to New Orleans Central Business District via Westbank Expressway
- Easy access to Crescent City Connection, Belle Chasse Hwy, Lapalco Blvd
- Lapalco Commercial/Industrial Park – established business corridor
- Ample local dining, retail, and services within 1 mile
- Jefferson Parish – lower commercial property taxes vs. Orleans Parish
- West Bank NNN market rates \$16–\$22/SF/year – this gross lease delivers superior value



IDEAL FOR

- Healthcare: physicians, therapists, behavioral health, medical billing companies
- Legal: law firms, attorneys, legal services, title companies
- Financial: CPA firms, tax preparers, bookkeepers, financial advisors
- Energy sector: Oil & Gas, engineering, environmental, maritime consultants
- Corporate satellite offices, government agencies, non-profits
- Insurance agencies, IT/managed services, recruiting firms

CONTACT & SHOWINGS

Appointments required. Please do not disturb current tenants on the first floor.

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

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Information deemed reliable but not guaranteed. Measurements are approximate and must be verified for valuation purposes. AI-enhanced visualization images, where used, do not represent current property condition. Prospective tenants should conduct independent due diligence.