



23 REALTY

1841 ENTERPRISE DRIVE

Harvey, Louisiana 70058 | Lapalco Commercial/Industrial Park

EXECUTIVE OFFICE SPACE FOR LEASE · 3,694 SF · \$10,000/Month · OR · TWO SUITES AT \$5,000/Month Each · ALL UTILITIES INCLUDED

PROPERTY OVERVIEW

Address: 1841 Enterprise Drive, Harvey, Louisiana 70058

Building: 2-Story Professional Office Building | Metal & Stucco Construction | 2nd Floor Suite

Total Available: 3,694 SF (second floor) | Can subdivide into two ~1,847 SF suites

Location: Lapalco Commercial/Industrial Park | Jefferson Parish | 15 min to New Orleans CBD via Westbank Expressway

Zoning: M1 – Commercial/Industrial

Flood Zone: X500L – Out of Special Flood Hazard Area

Parking: Ample surface parking | Lot + off-street | Front & rear building entry | ADA compliant

Lease Terms: Minimum 2-year lease | Gross (all-inclusive) | NOT a triple-net (NNN) lease

THREE LEASING OPTIONS

OPTION 1 – FULL FLOOR	OPTION 2 – SUITE A (WEST)	OPTION 3 – SUITE B (EAST)
3,694 SF	~1,847 SF	~1,847 SF
\$10,000/Month	\$5,000/Month	\$5,000/Month
All Utilities Included	All Utilities Included	All Utilities Included
10 Private Offices	6 Private Offices	6 Private Offices
2 Conference/Open Spaces	Large Meeting Room (26'x13')	Open Office Space (19'x18')
3 Bathrooms	2 Bathrooms + Kitchen	1 Bathroom + Exterior Deck
Best: Corporate Tenant / Large Practice	Best: Law Firm, CPA, Therapy, Insurance	Best: Engineering, IT, Satellite Office

★ All options include –Electricity · Water · Property Taxes · Building Maintenance · ADA Access · Wired Ethernet · Ample Parking

★ Tenant responsible for: Janitorial services & Internet only

SUITE DETAILS – ROOM-BY-ROOM

OPTION 2 – SUITE A (West Wing) ~1,847 SF · \$5,000/Month

- Office 1: 10'8" × 13'7" | Office 2: 10'8" × 10'3"
- Office 3: 10'11" × 14'5" | Office 4: 16'9" × 14'5"
- Office 5: 11'2" × 10'9" | Office Space: 14'8" × 14'1"
- Meeting Room: 26'2" × 13'6" (seats 12+ | convertible to additional offices)
- Bath 1: 11'2" × 6'0" · Bath 2: 5'4" × 6'0"
- West Hall: 20'10" × 10'7" | Kitchen/break room
- Shared stairwell, ground-floor lobby & exterior parking

OPTION 3 – SUITE B (East Wing) ~1,847 SF · \$5,000/Month

- Office: 16'11" × 14'5" | Office (XL): 11'11" × 24'10"
- Office Space: 19'0" × 18'9" | Office: 11'11" × 12'0"
- Office: 14'9" × 11'10" | Office: 15'11" × 11'10"
- Bath 3: 4'9" × 4'8" | Exterior Deck: 7'7" × 5'1"
- East Hall: 28'9" × 33'4" | Hall: 16'7" × 4'1"
- Shared stairwell, ground-floor lobby & exterior parking

BUILDING AMENITIES & KEY FEATURES

- All utilities included: electricity, water, property taxes & building maintenance
- Wired Ethernet throughout – fiber-ready
- ADA compliant – stairlift in lobby
- 3 private bathrooms (2 in Suite A, 1 in Suite B)
- On-site kitchen/break room (Suite A)
- Ground-floor shared lobby & waiting area
- Ample surface parking – lot + off-street – no parking fees
- Front & rear building entry for staff and client separation
- Second floor only – no shared commercial traffic from ground floor
- Move-in ready – no buildout required
- Minimum 2-year lease | NOT a NNN lease – no surprise bills

IDEAL TENANT PROFILES

- Healthcare practices: physicians, therapists, behavioral health, medical billing
- Legal: law firms, solo attorneys, legal aid organizations
- Financial: CPA firms, accounting, tax, bookkeeping, financial planning
- Insurance agencies and adjusters
- Engineering, environmental, and energy consultants
- Corporate satellite offices – Oil & Gas, Energy, Maritime
- Government agencies and non-profit organizations
- IT, managed services, and technology companies

LOCATION & MARKET CONTEXT

Address: 1841 Enterprise Dr, Harvey, LA 70058 — Turn right on Enterprise from Lapalco Blvd

To CBD: 15 minutes via Westbank Expressway / Crescent City Connection

Nearby: Lapalco Blvd, Belle Chasse Hwy, US-90 (Westbank Expressway), Veterans Memorial Hwy

Market Rate: West Bank NNN rates average \$16–\$22/SF/year — this all-inclusive gross lease delivers exceptional value with zero utility surprises

Flood Zone: X500L — Out of SFHA. Within 250 ft of multiple flood zones (X500, AE, X500L) per FEMA 02/02/2018. Jefferson Parish.