



2315 North Woodlawn Avenue #200, Metairie, LA 70001

METAIRIE OFFICE CONDO FOR SALE OR LEASE

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

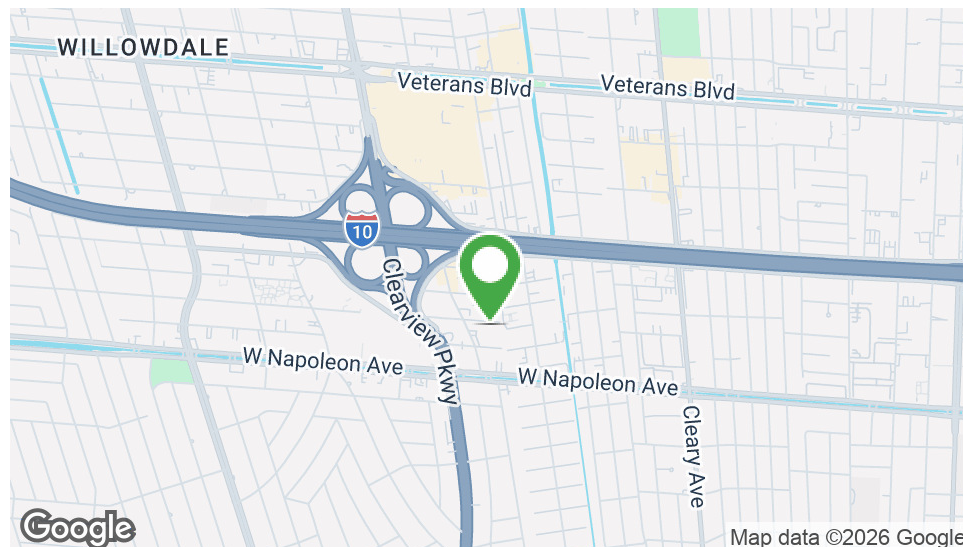
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

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momiller@ccim.net



PROPERTY DESCRIPTION

This fully updated office condo features a modern layout designed for productivity and comfort.

The space includes:

- 3 Private Offices
- 1 Conference Room
- Large Bullpen/Meeting Room: Measures approximately 24x49, providing a versatile space for team meetings, collaboration, or additional office setup.
- Full Kitchen
- 1 Full Bath & 1 Half Bath
- Great Natural Light: Large windows throughout create a welcoming and bright atmosphere.

Location Benefits: Situated near W Napoleon Ave and I-10, this office condo offers convenient access across the city and is just minutes from Veterans Blvd, providing ample dining options and amenities for employees. This prime Metairie location is ideal for businesses seeking a central hub with excellent connectivity.

*For businesses requiring additional space, two adjacent suites (Suites 201 and 202) are also available for purchase, offering a combined total of 3,727 SF.

OFFERING SUMMARY

Sale Price:	\$285,000
Lease Rate:	\$19.41/SF/YR (MG)
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,465	61,365	110,413
Total Population	25,504	137,987	253,647
Average HH Income	\$84,442	\$96,401	\$98,656

OFFICE BUILDING FOR LEASE SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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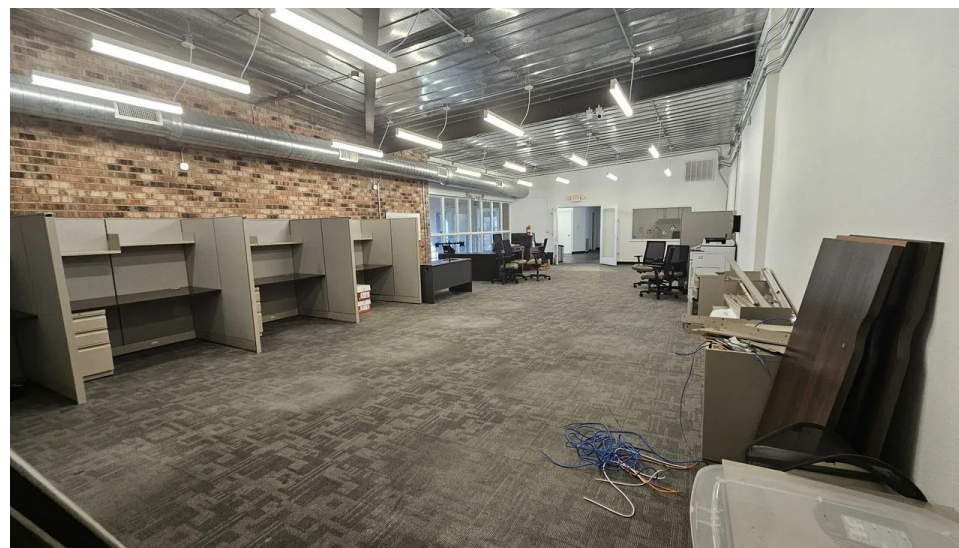
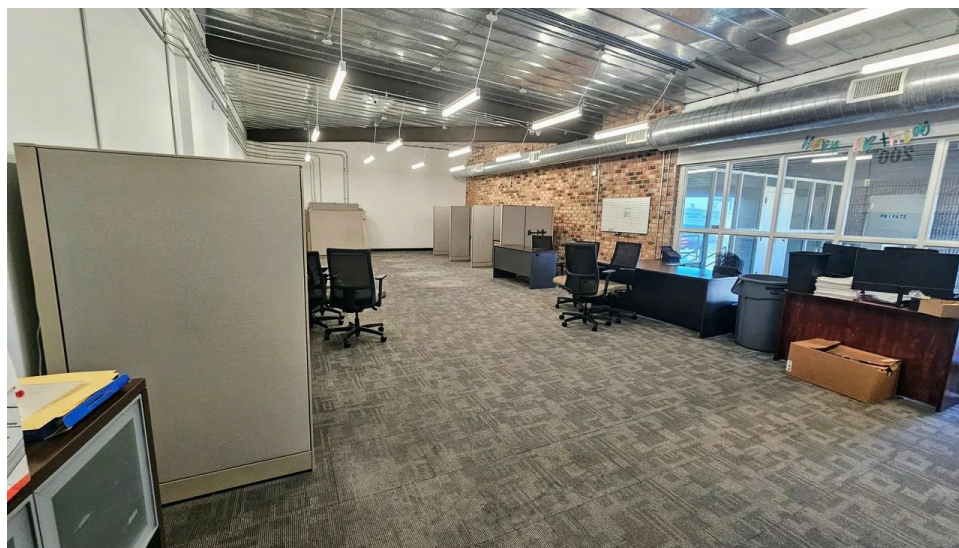
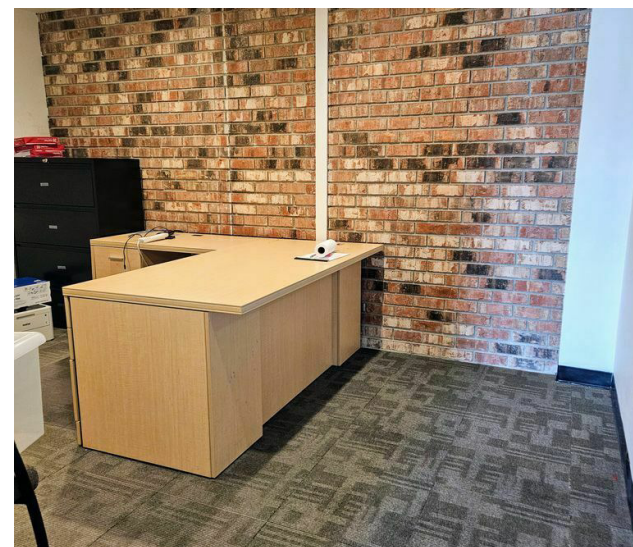
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OFFICE BUILDING FOR LEASE OR SALE

ADDITIONAL PHOTOS



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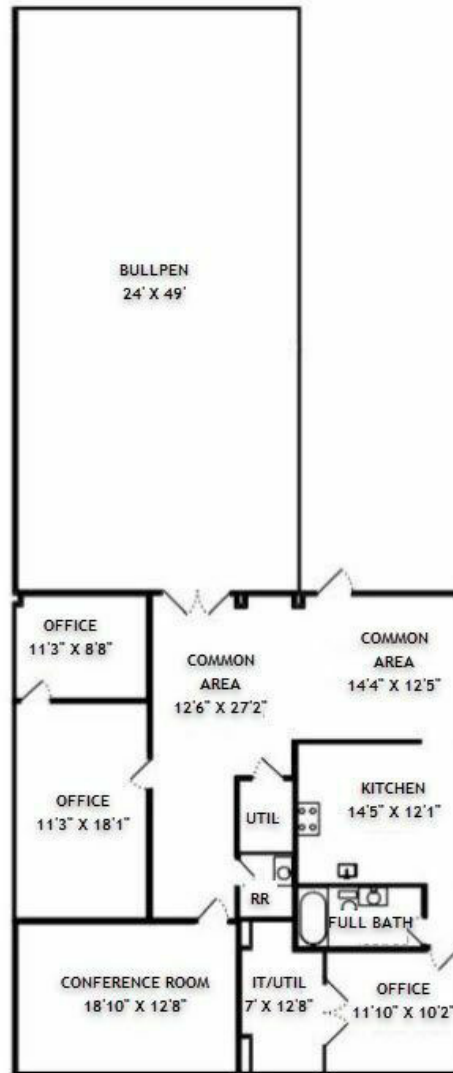
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OFFICE BUILDING FOR LEASE OR SALE

FLOOR PLAN



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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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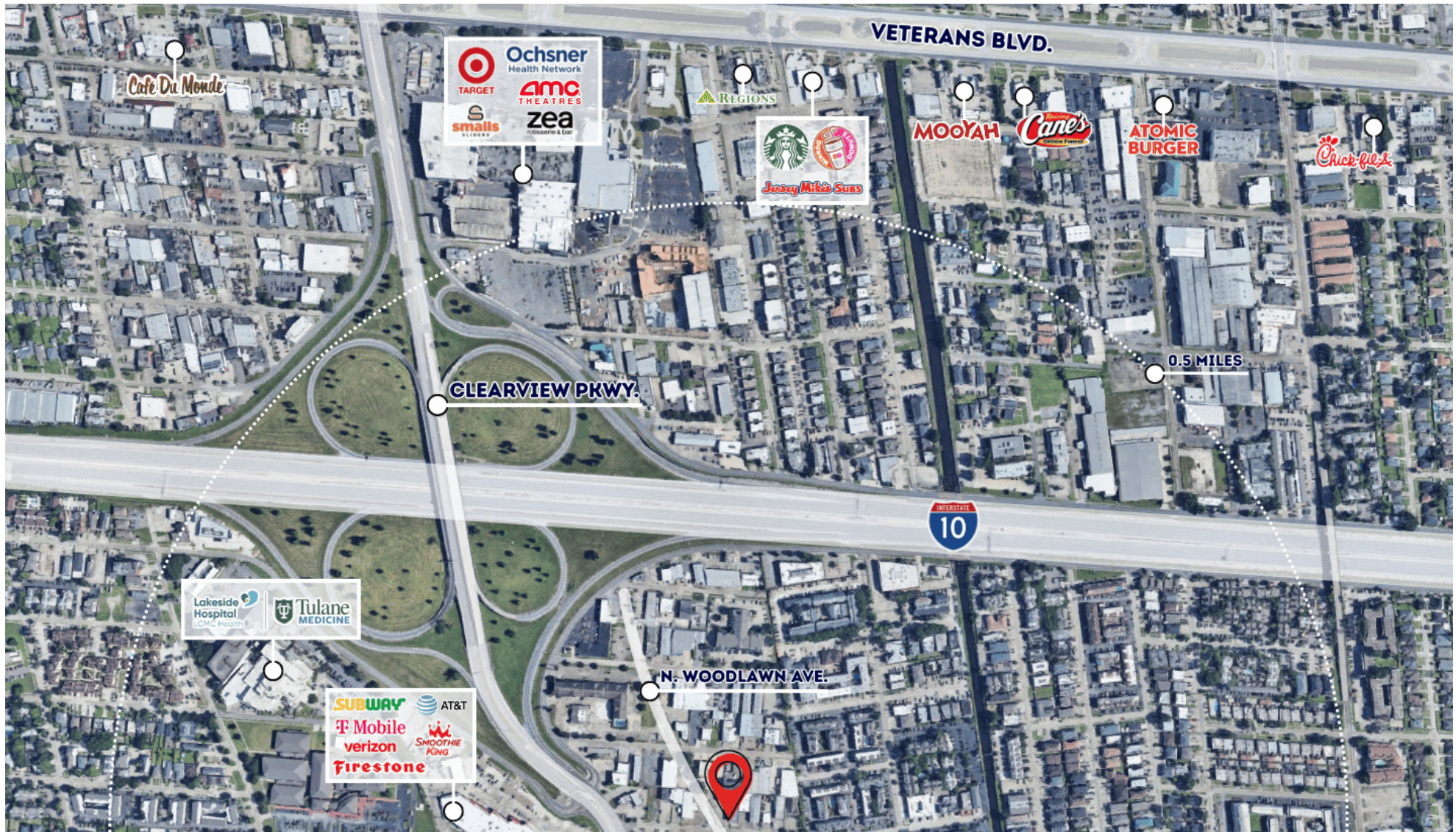
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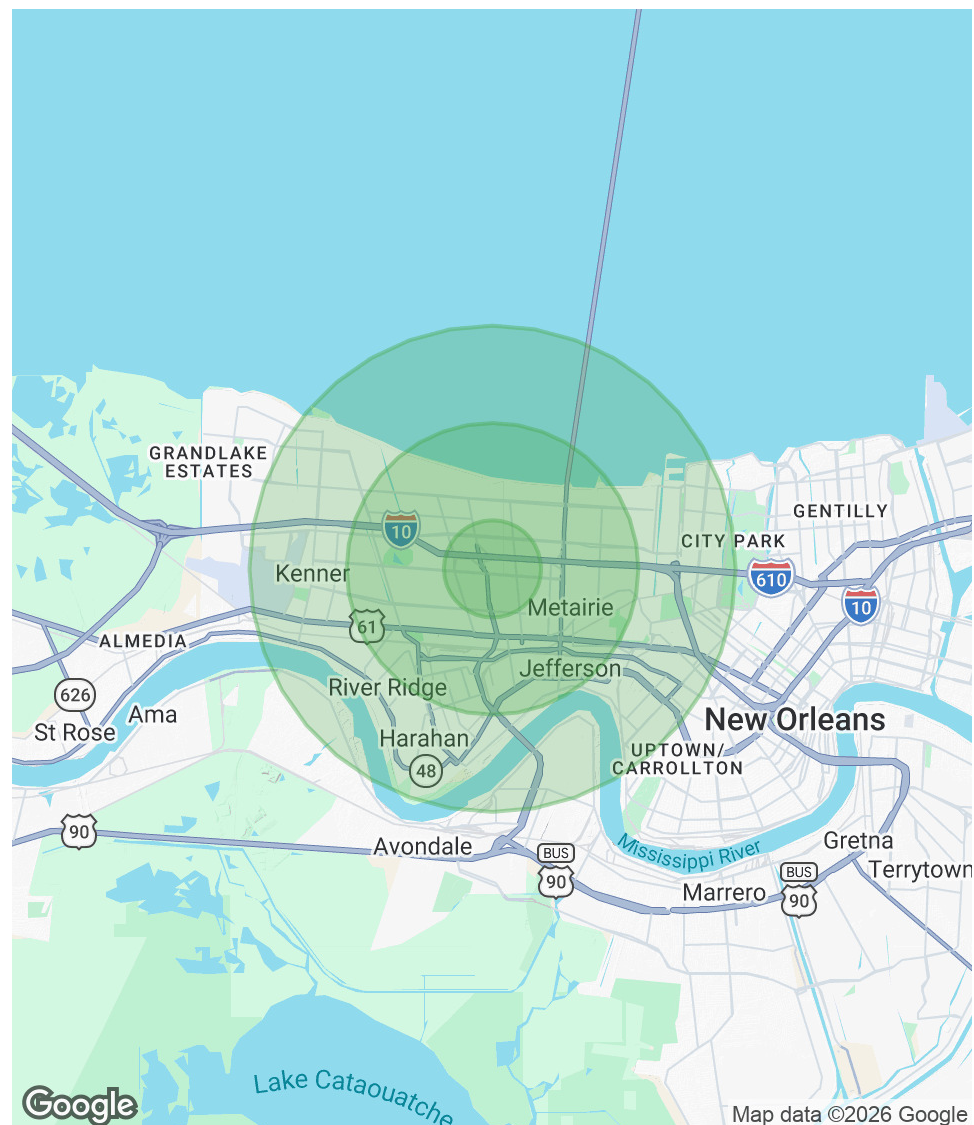
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,504	137,987	253,647
Average Age	40	43	42
Average Age (Male)	39	41	41
Average Age (Female)	41	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,465	61,365	110,413
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$84,442	\$96,401	\$98,656
Average House Value	\$297,536	\$343,142	\$362,551

2020 American Community Survey (ACS)



OFFICE BUILDING FOR LEASE OR SALE

DEMOGRAPHICS MAP & REPORT



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