



### Property Overview

Newly renovated, the total building area is approximately 9,800 square feet with multiple suites available for lease. Located right off of I-49 at the corner of Ockley Drive and Southern Avenue, this office center is suitable for many types of businesses with excellent traffic exposure.

There are four units available for lease on a modified gross basis. Each unit has a glass storefront with high-quality window tinting to reduce heat and lower utility costs.

This property is also available for sale as an investment with 3949 Southern Avenue for \$2,800,000.

### Location Overview

This Property is located at the intersection of Ockley Drive and Southern Avenue right off of I-49. It is in close proximity to Mall St. Vincent and Louisiana State University Medical Center and is just a mile north of Pierremont Road.

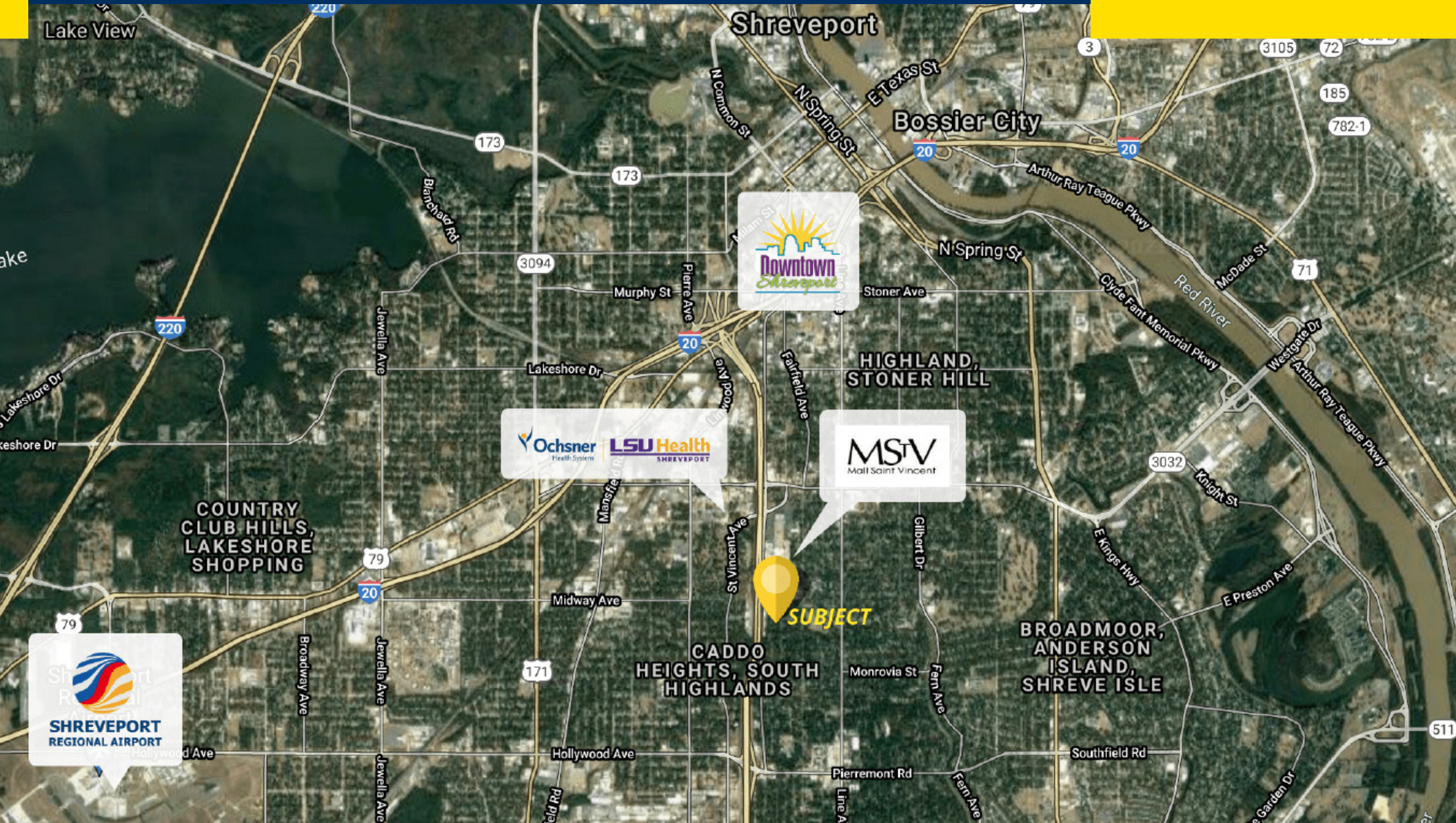
Lease Rate /Type	\$12/SF (Annual) / MG
Base Monthly Rent	\$1,400 - \$2,778
Total SF Available for Lease	8379 SF
Property Type	Office Buildings
Total Buildings Size	9,800 SF
Lot Size	0.73 Acres
Building Class	B
3903 Year Last Renovated	2022
3949 Year Last Renovated	2024 ( New Roof 2026)
Number of Floors	1
Parking Spaces	37
APN:	171413079003800

**SPACES AVAILABLE FOR LEASE:**

Suite 3903	2,466 SF: \$12/SF (Annual) MG
Suite 3911	2,778 SF: \$12/SF (Annual) MG
Suite 3917	1,355 SF: \$12/SF (Annual) MG
Suite 3919	1,780 SF: \$12/SF (Annual) MG



- **3903-3919 Southern Avenue Highlights**
- ±9,800 SF multi-tenant office, recently renovated
- Four units available for lease
- Modified Gross basis
- Glass storefront
- Heat and Utility efficient window tinting
- High-visibility location with access to I-49
- Flexible suite layouts with modern storefronts



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