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COMMERCIAL REAL ESTATE

+ 504.301.1002



MID CITY OFFICE / WAREHOUSE - OPPORTUNITY ZONE

3300 Gravier Street, New Orleans, LA 70119



FOR SALE OR LEASE: MID CITY OFFICE / WAREHOUSE

3300 Gravier Street, New Orleans, LA 70119

DESCRIPTION

OPPORTUNITY ZONE PROPERTY: Located in the heart of Mid city, this historic office and warehouse is currently available for sale and lease. Previously used as a base of operations for Bell South communications, the exceptionally well maintained building features a combination of open office space, dozens of private offices, and over 80 off street parking spaces. The MU-2 zoned property has a clear span warehouse, exposed brick, soaring high ceilings, large picture windows, historic architectural details, large gated offstreet parking, large bathrooms with showers, exposed wood trusses, vaulted ceilings, spiral ducts, a full sprinkler system, smart buildings systems, and many other significant and beautiful architectural details.

The property is a 7 minute drive from downtown New Orleans, and is in close proximity to major transportation arteries I-10 and Jefferson Davis Parkway. Also included are 3 vacant lots across Gravier Street.

PRICE: \$3,750,000

RENT: \$12/sf/yr + NNN

LAND SIZE: 65,130 SF

ZONING: MU-2

OFFICE SIZE: ~22,500 SF

WAREHOUSE SIZE: ~10,000 SF

DEMOGRAPHICS

2019 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	10,134	30,014	161,942
HOUSEHOLDS	3,062	10,837	70,187







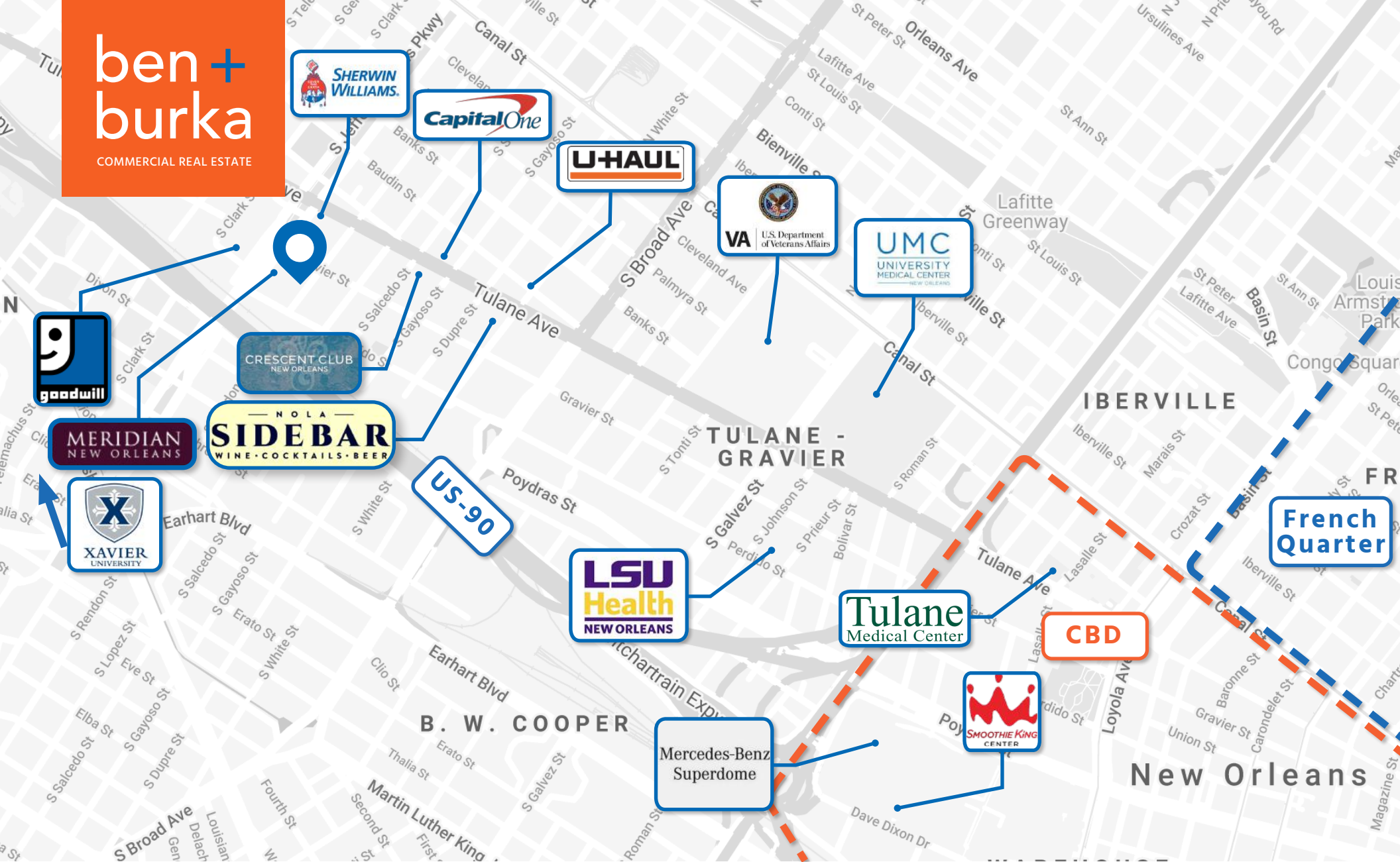


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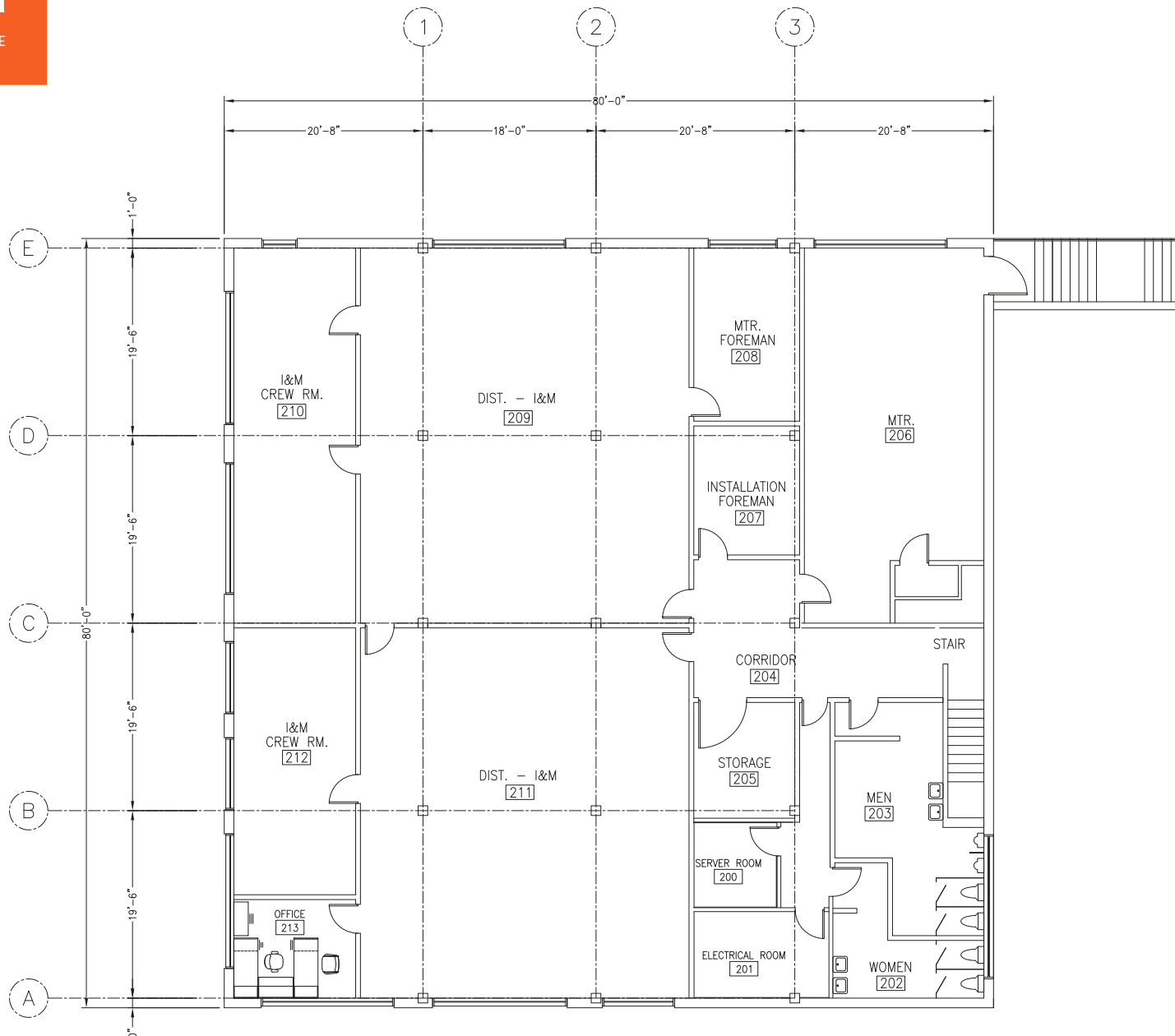
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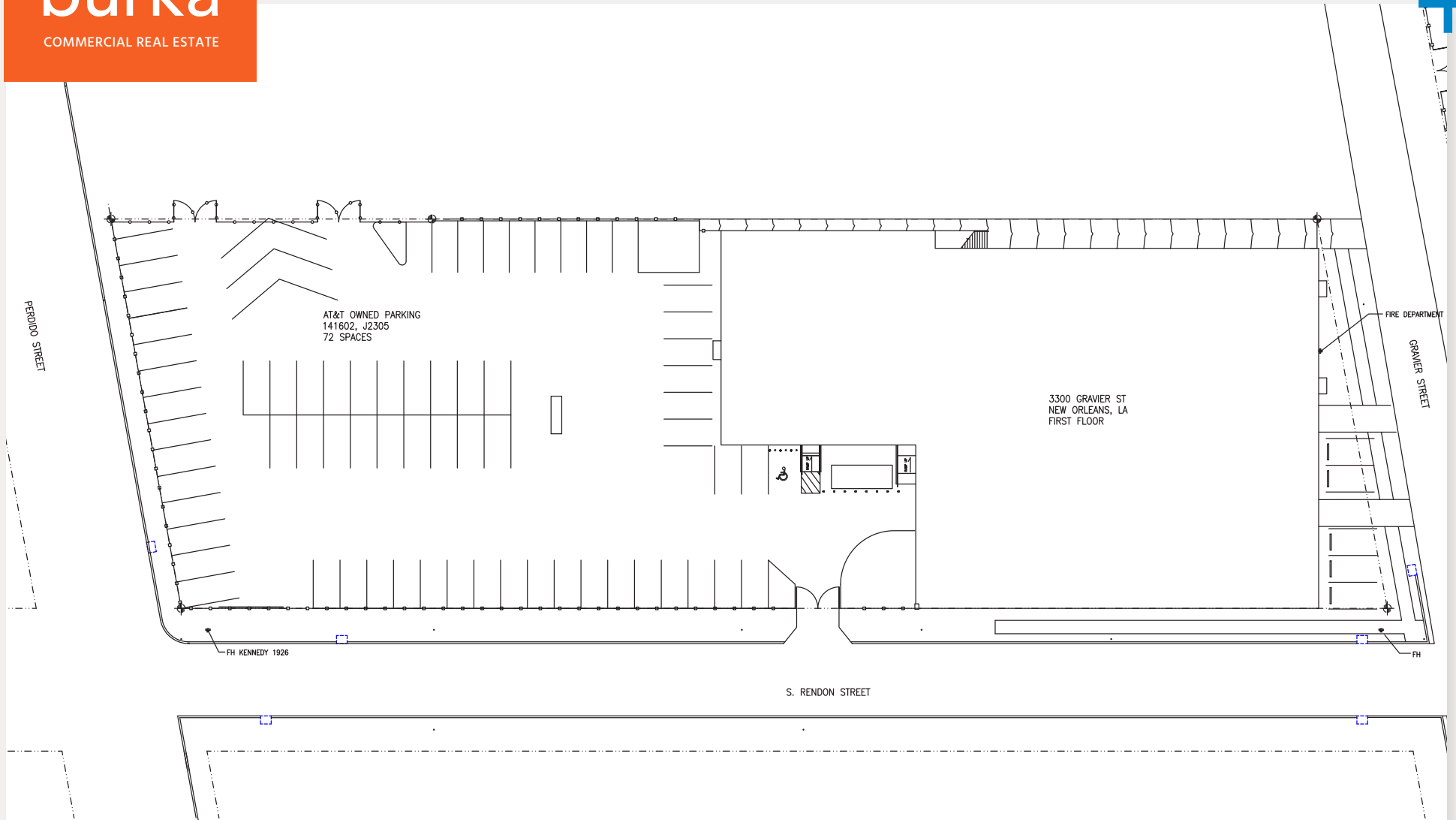


POINTS OF INTEREST MAP

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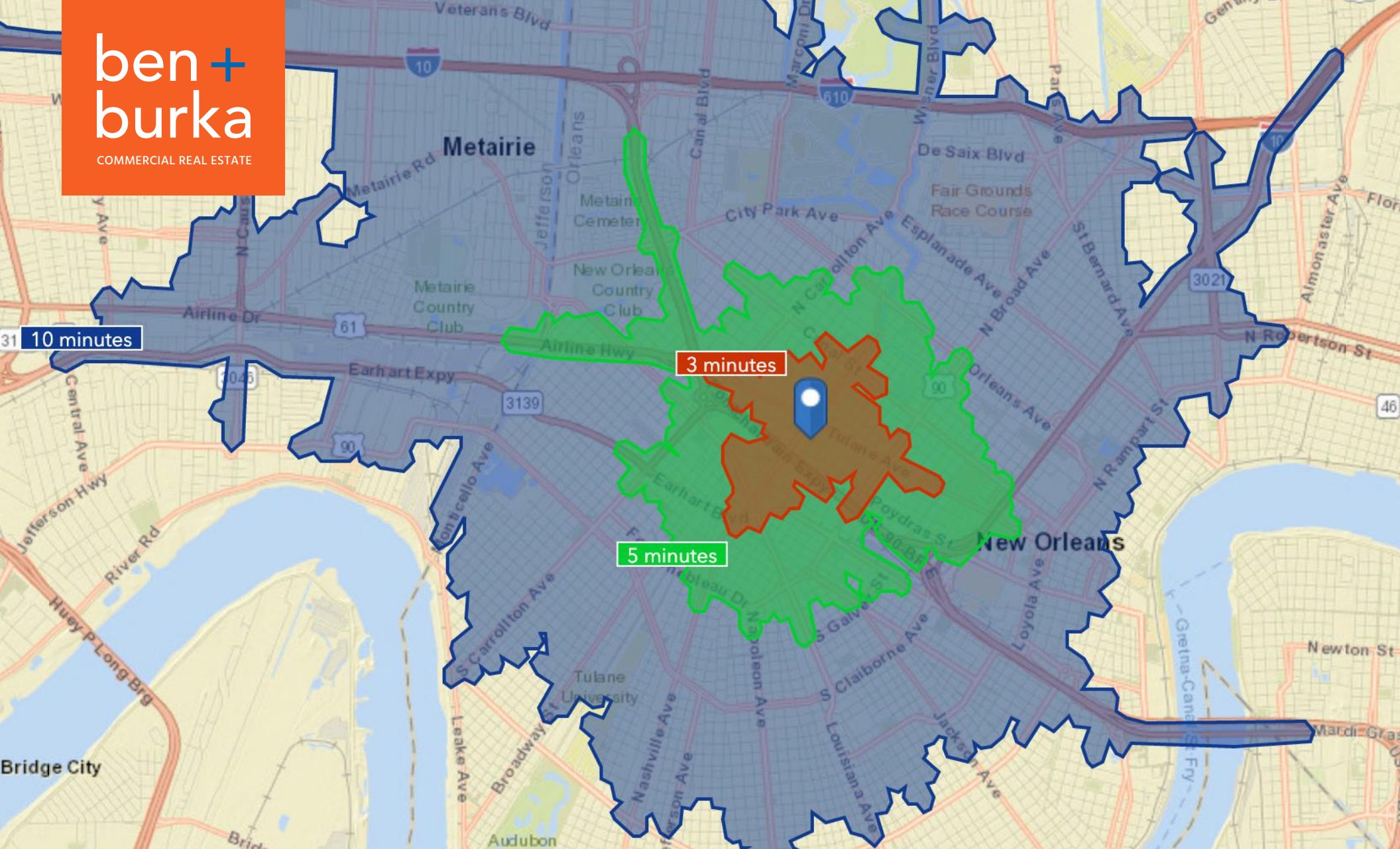






AERIAL VIEW

📍 3300 Gravier Street, New Orleans, LA 70119



DRIVE TIME MAP



3300 Gravier Street, New Orleans, LA 70119

For more information, please contact the Owner's exclusive representative:

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Owner is a licensed Real Estate Broker in the State of Louisiana

BEN JACOBSON

OWNER/AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
ben@benburka.com

CASEY BURKA

OWNER/AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
casey@benburka.com

AARON KAZANOFF

OWNER/AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
aaron@benburka.com

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