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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:** \$3,650,000

**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
<b>ESTIMATED POPULATION</b>	10,134	30,014	161,942
<b>HOUSEHOLDS</b>	3,062	10,837	70,187



















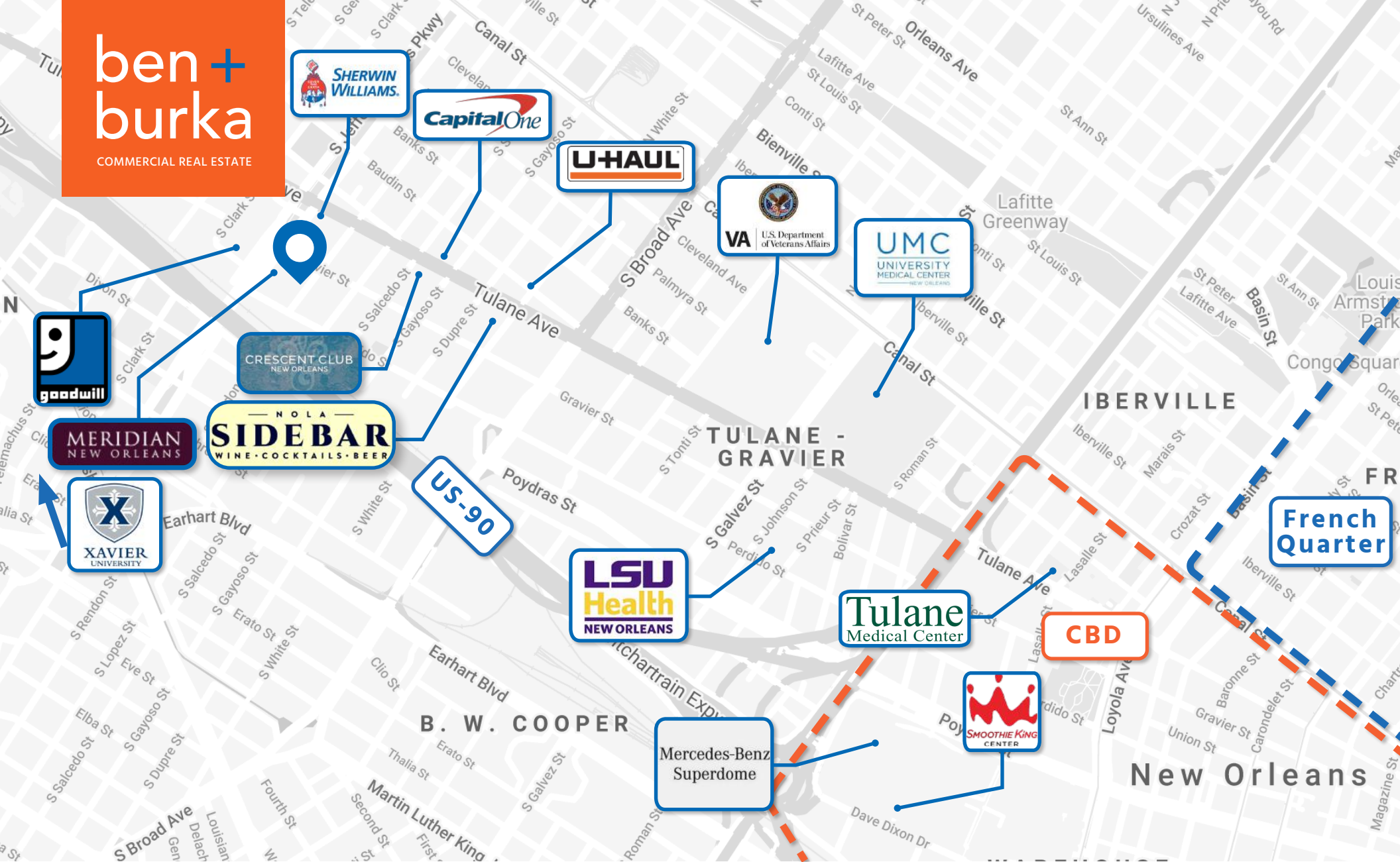
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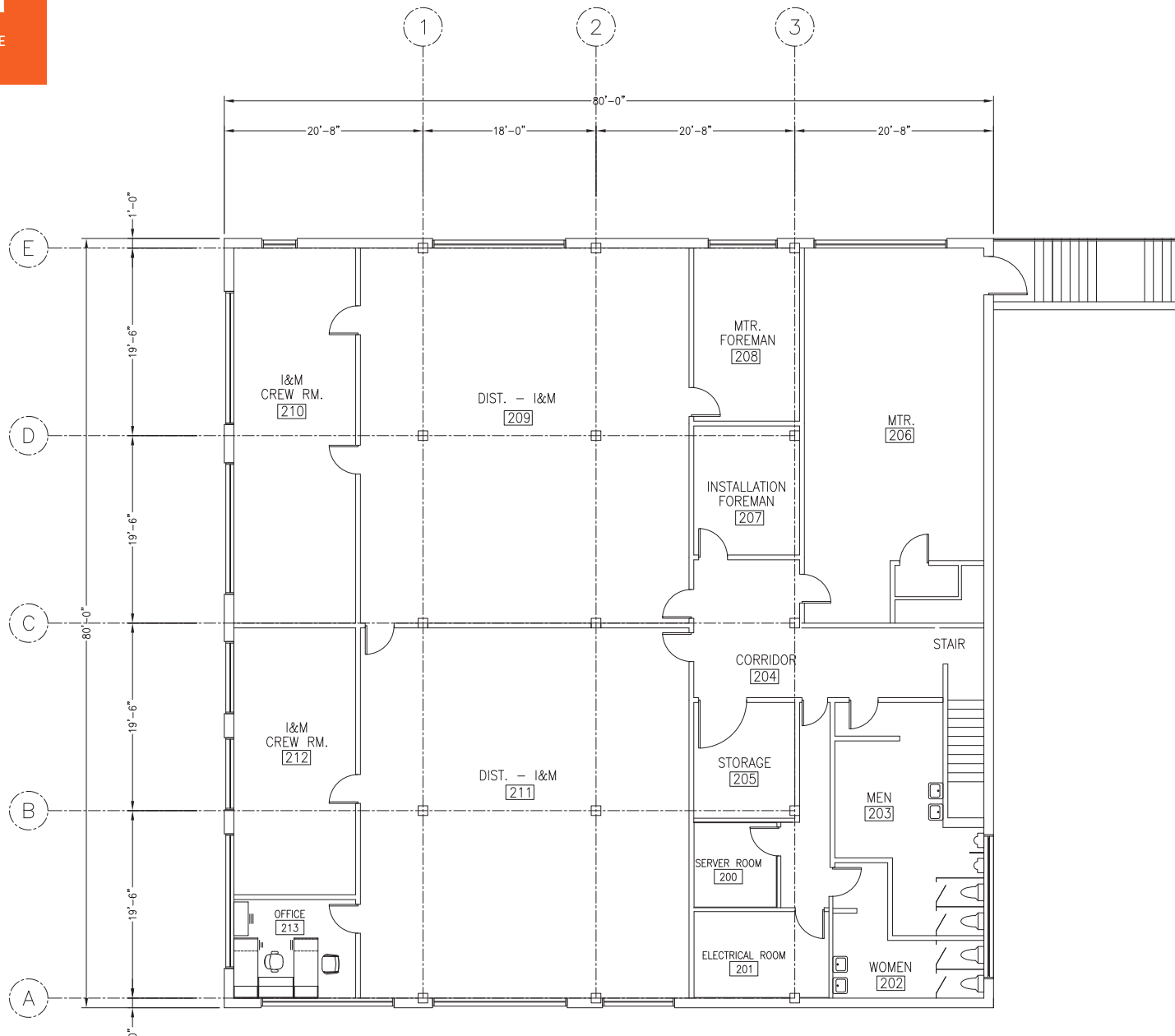
## POINTS OF INTEREST MAP

📍 3300 Gravier Street, New Orleans, LA 70119

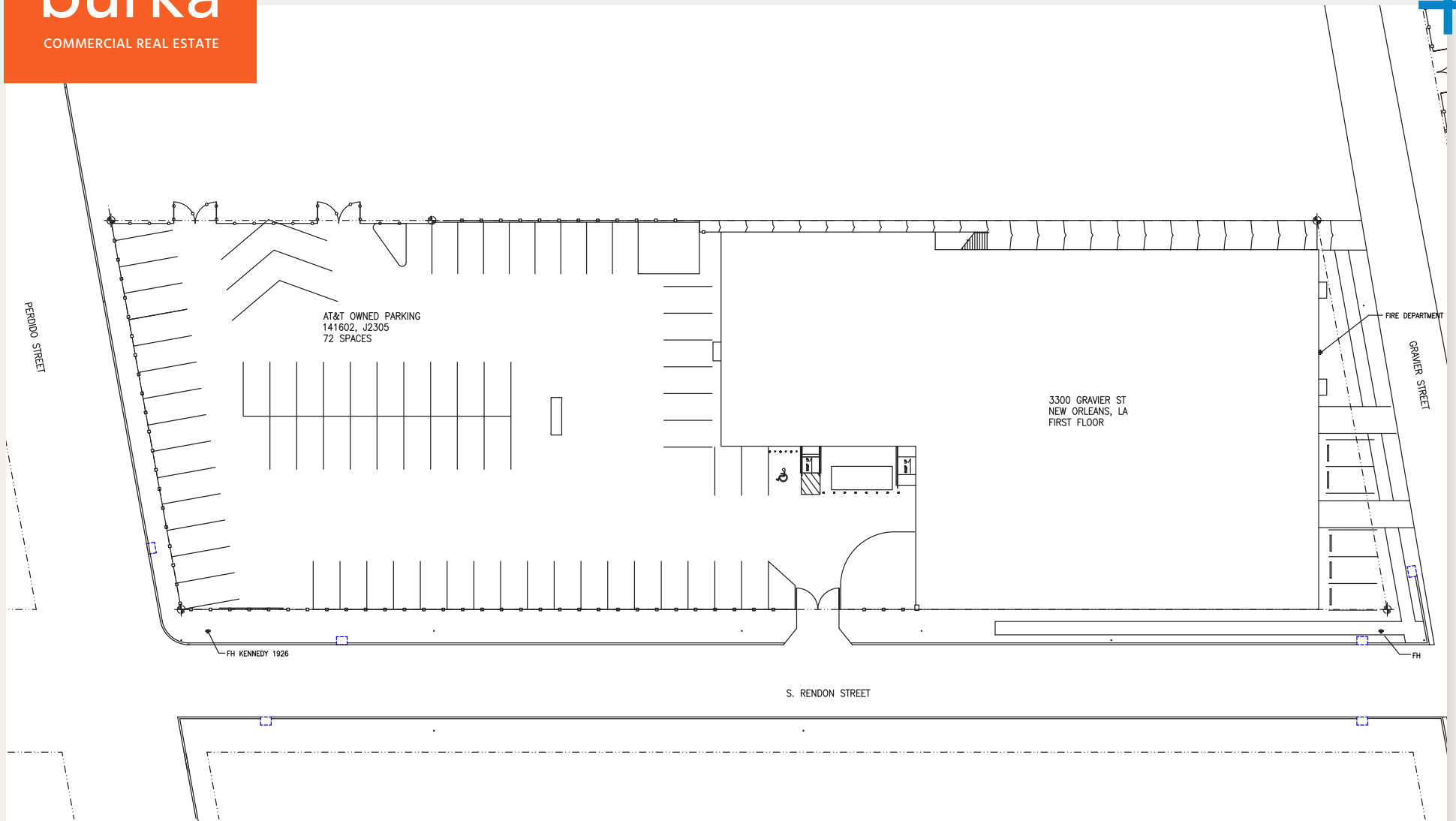










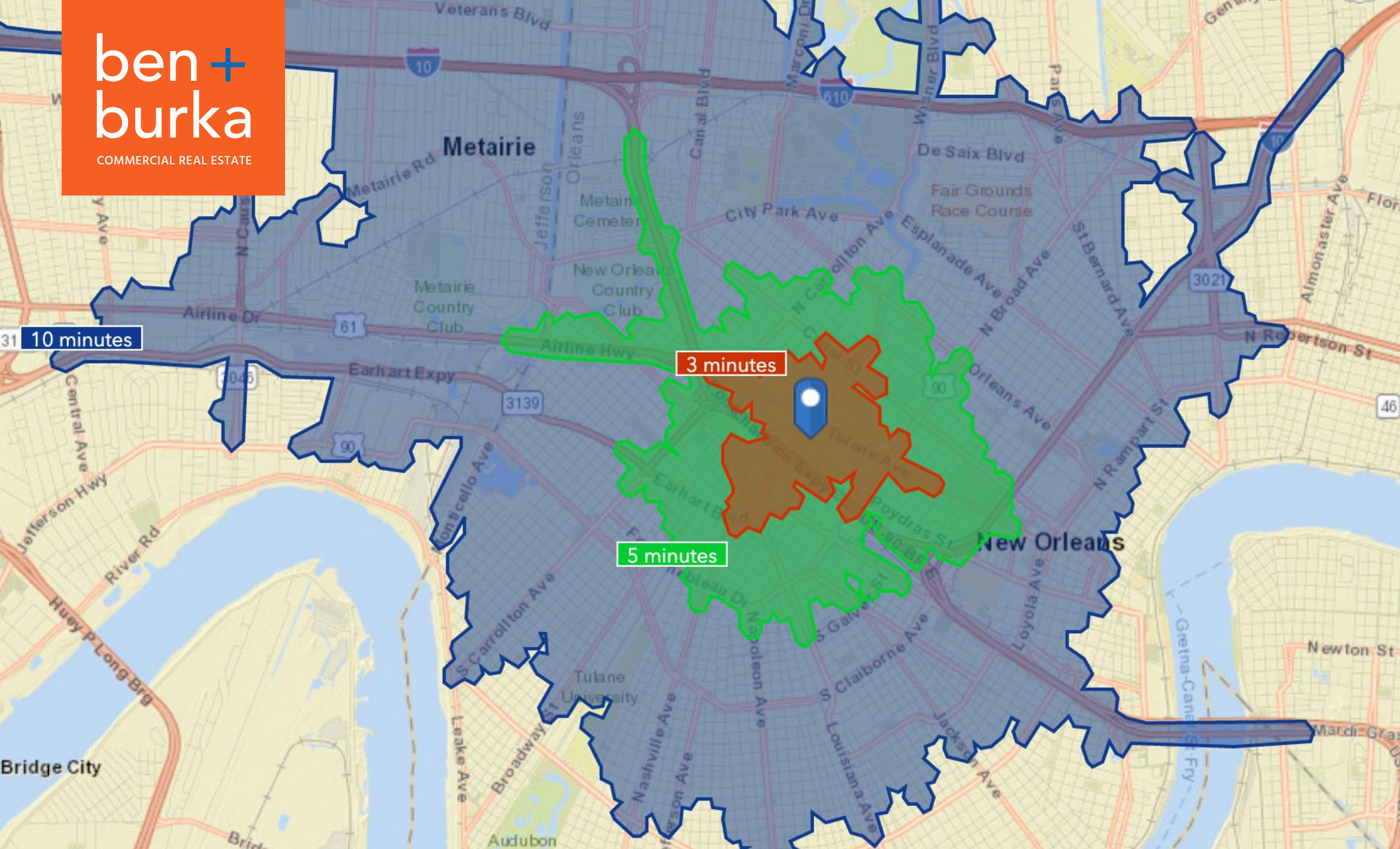




## AERIAL VIEW

📍 3300 Gravier Street, New Orleans, LA 70119





## DRIVE TIME MAP



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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

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