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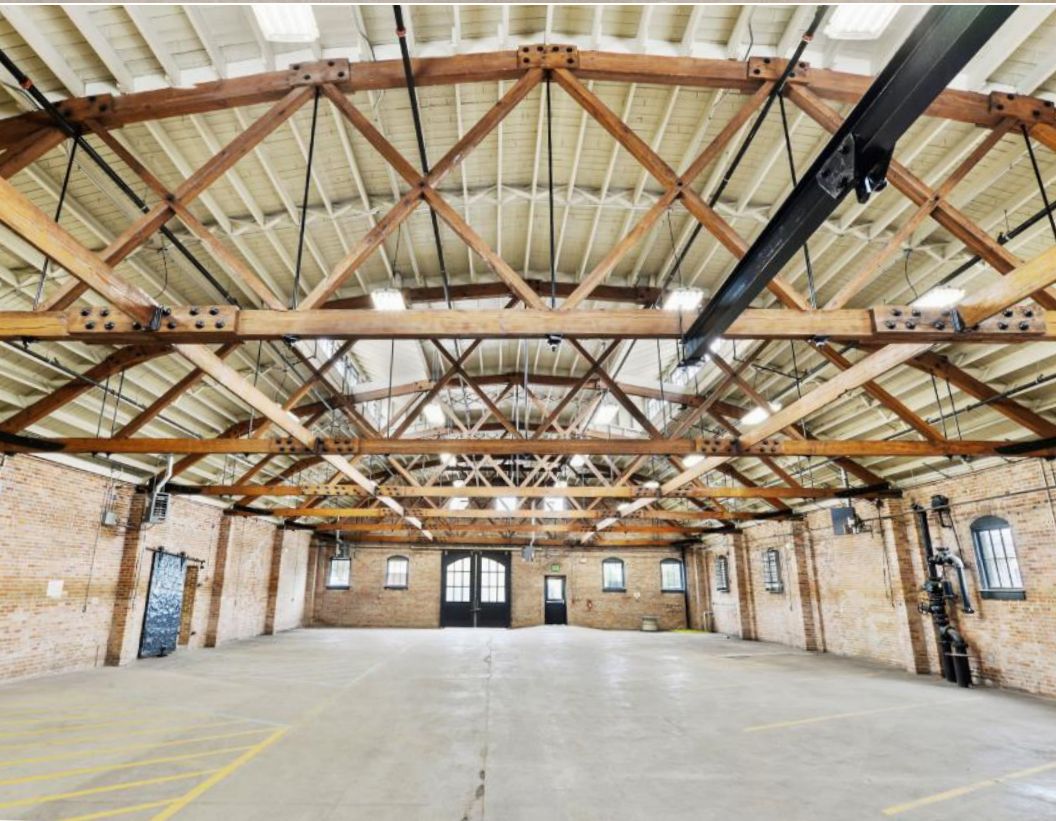
COMMERCIAL REAL ESTATE

+ 504.301.1002



MID CITY OFFICE SUBLEASE - OPPORTUNITY ZONE

3300 Gravier Street, New Orleans, LA 70119



SUBLEASE: MID CITY OFFICE SPACE

3300 Gravier Street, New Orleans, LA 70119

DESCRIPTION

OPPORTUNITY ZONE PROPERTY: Recently leased to El Guapo Bitters, this historic office space is currently available for sublease. 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 exposed brick, soaring high ceilings, large picture windows, historic architectural details, large gated off-street 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.

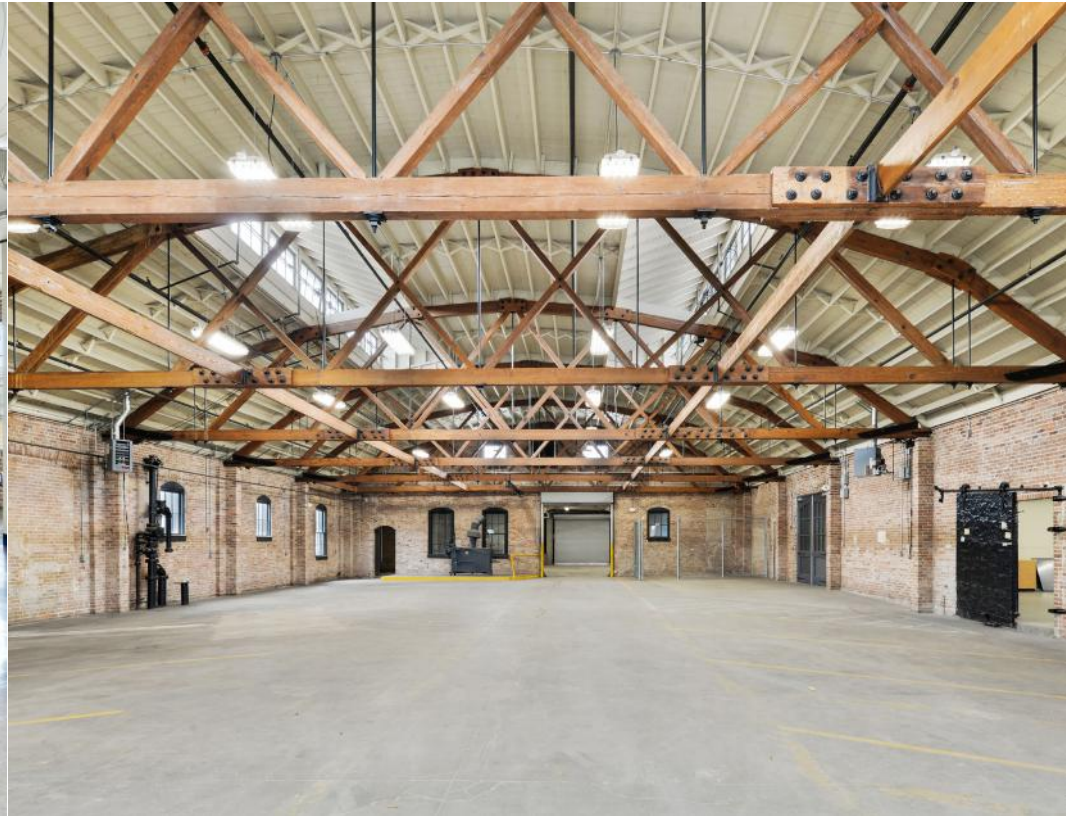
The property is a 7 minute drive from downtown New Orleans, and is in close proximity to major transportation arteries I-10 and Jefferson Davis Parkway.

BLDG SIZE: 6,000-20,000 SF **RENT:** \$11-14/sf/yr + NNN

LAND SIZE: 65,130 SF **ZONING:** MU-2

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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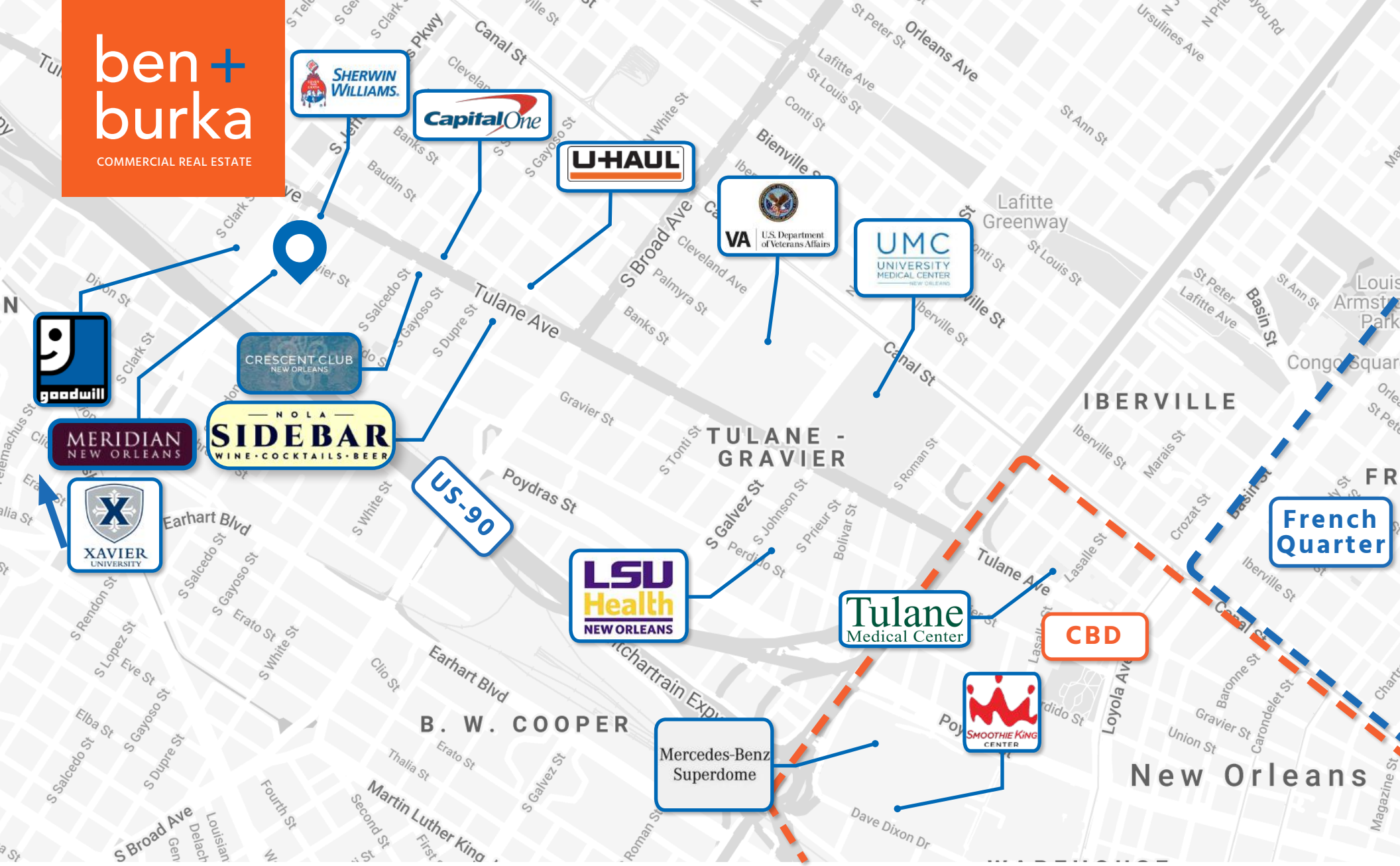


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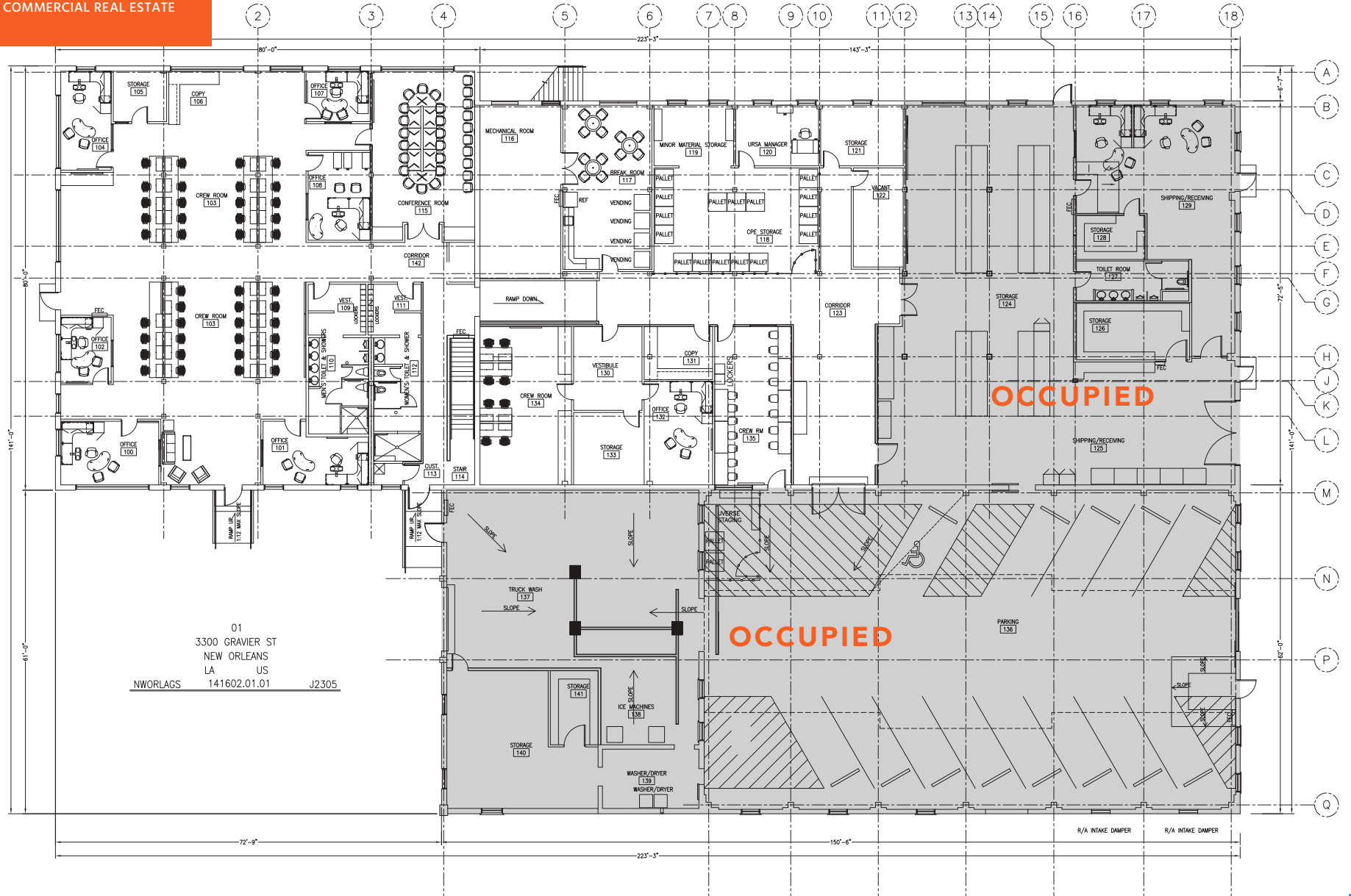
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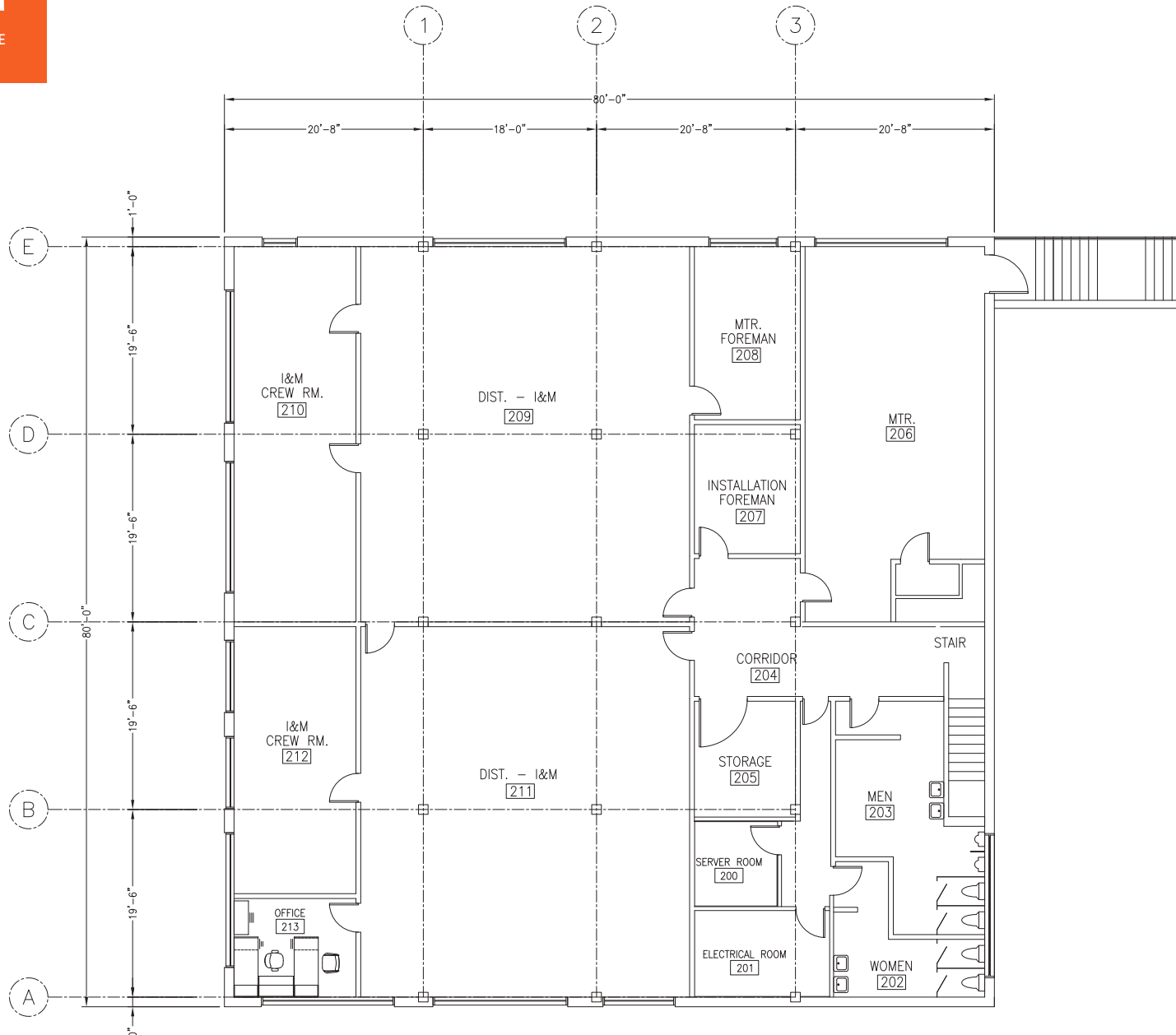


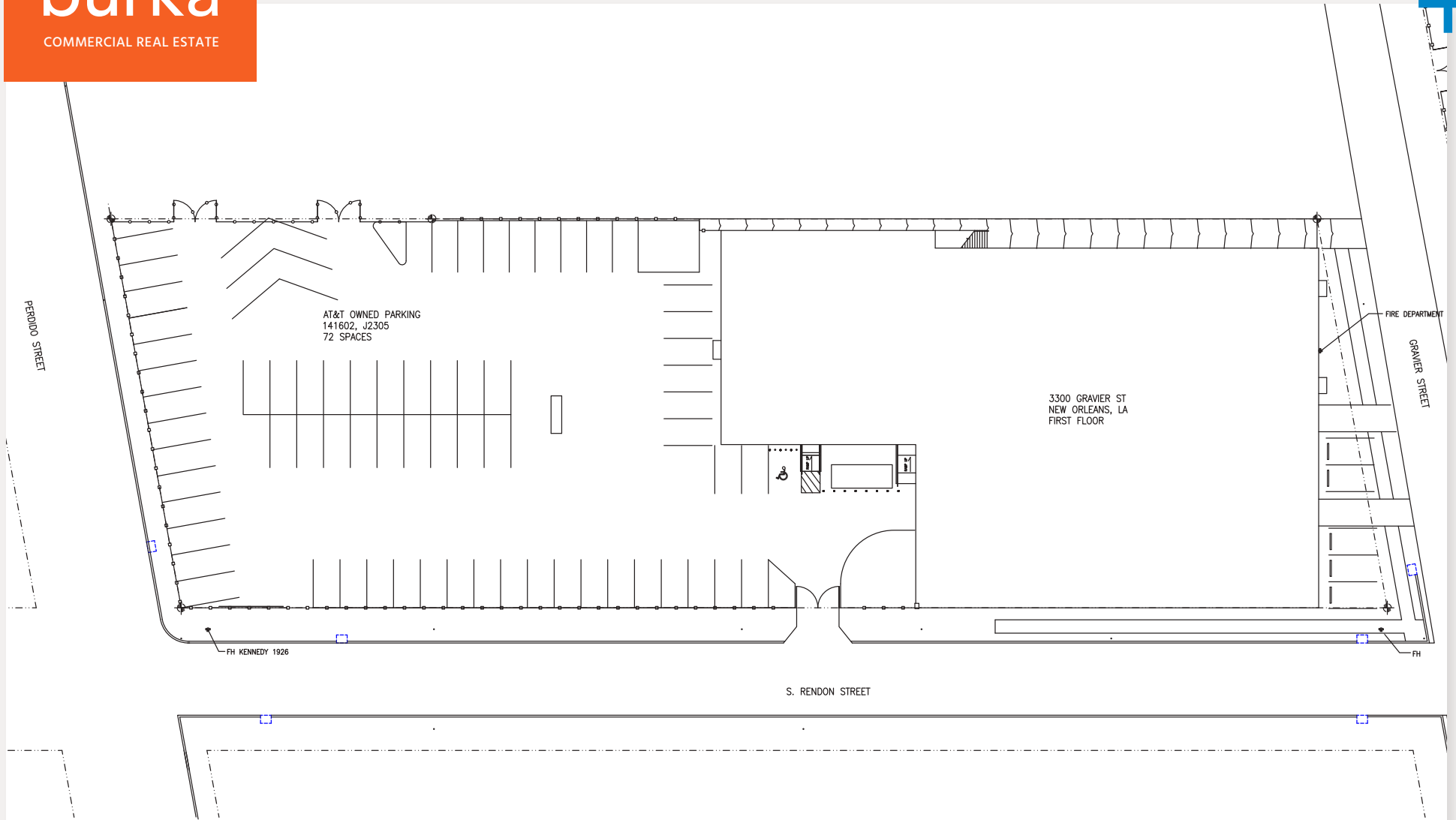
POINTS OF INTEREST MAP

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GROUND FLOOR PLAN

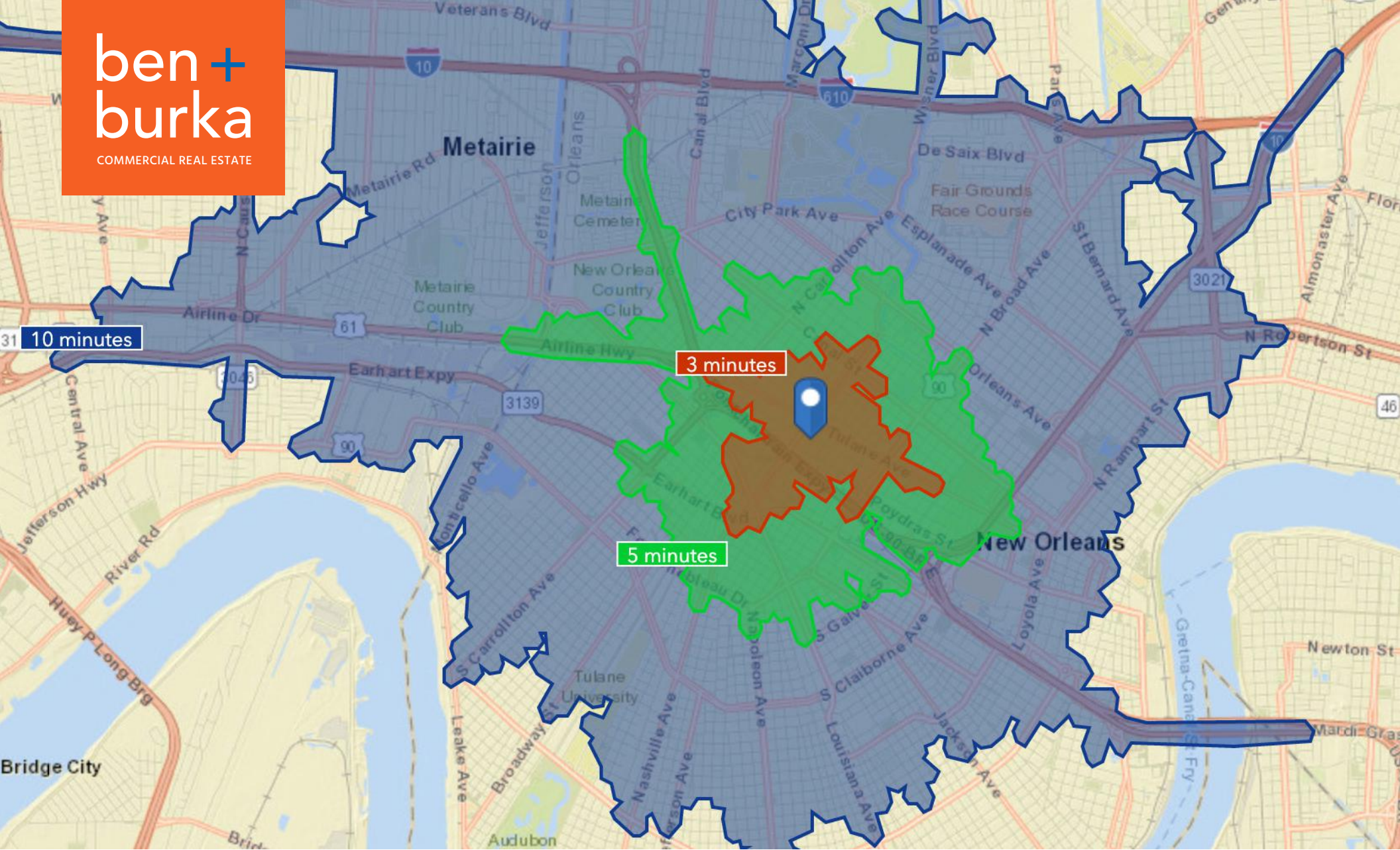






AERIAL VIEW

 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

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— LICENSED IN THE STATE OF LOUISIANA —

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