



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

ben +
burka

COMMERCIAL REAL ESTATE



COMMERCIAL GYM/RETAIL/OFFICE FOR LEASE

2600 Gravier Street, New Orleans, LA 70119



COMMERCIAL GYM/RETAIL/OFFICE FOR LEASE

2600 Gravier Street, New Orleans, LA 70119

DESCRIPTION

Nestled within the meticulously restored Falstaff building, an emblem of post-Hurricane Katrina revival, 2600 Gravier Street presents an exceptional commercial lease opportunity. Currently configured as a gym/fitness establishment, this space encompasses approximately 3,350 square feet of interior space along with a generous private courtyard. The unit has been thoughtfully outfitted as a gym facility, complete with men and women's locker rooms, showers, soaring high ceilings, individual private restrooms, and historic architectural details throughout.

Strategically located within the continuously improving South Broad Street/Tulane Avenue corridor, this property holds considerable versatility for fitness, office, or retail utilization. The MU-2 zoning allows for a broad spectrum of potential uses.

RENT: \$3,500/month

INTERIOR SIZE: 3,350 SF

ZONING: MU-2

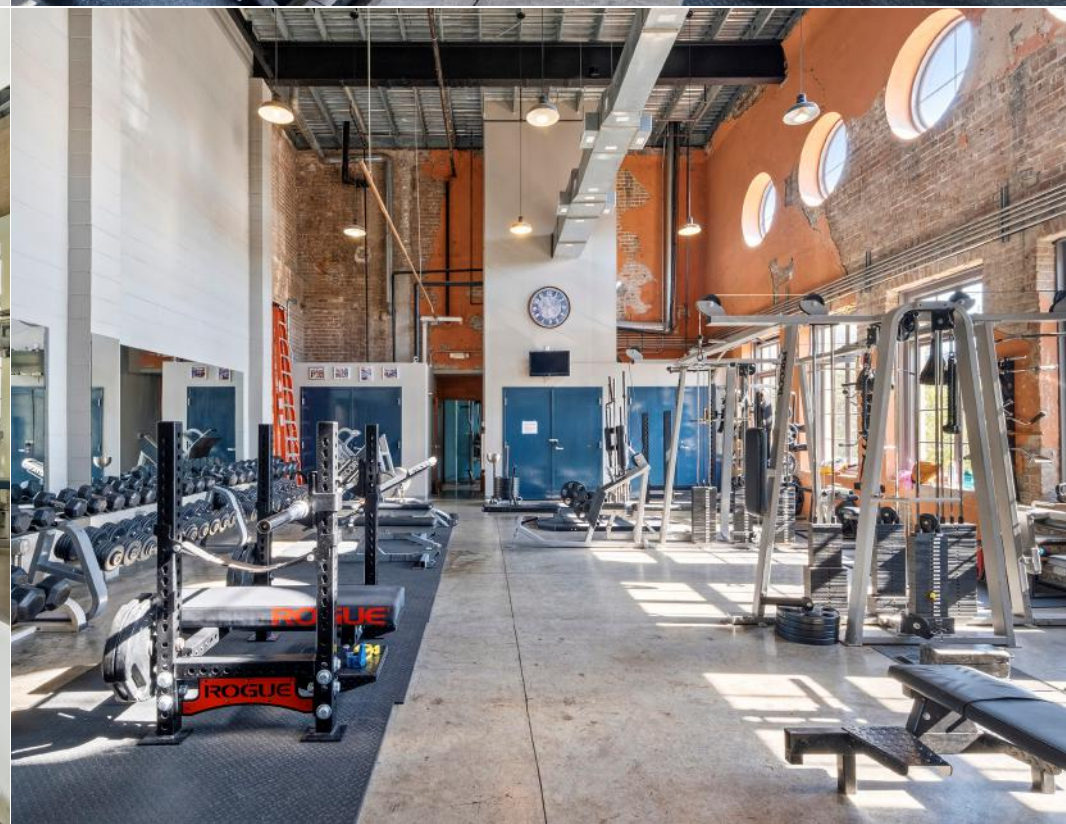
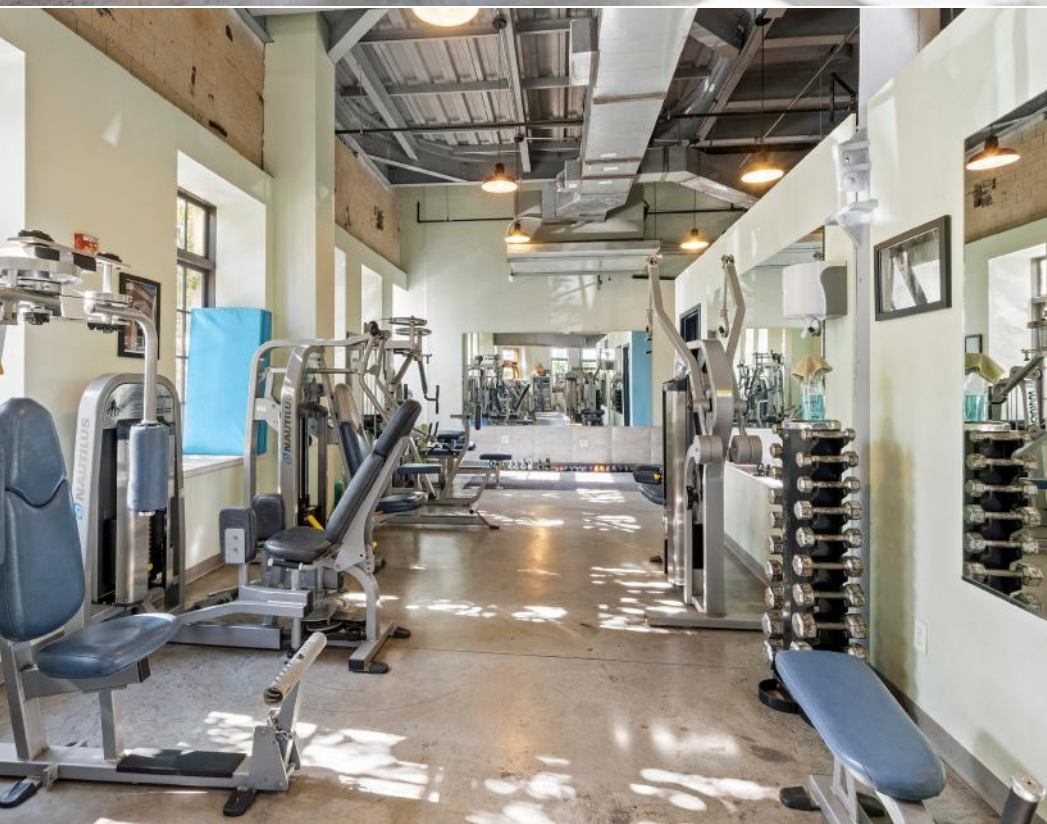
COURTYARD SIZE: ~2,600 SF

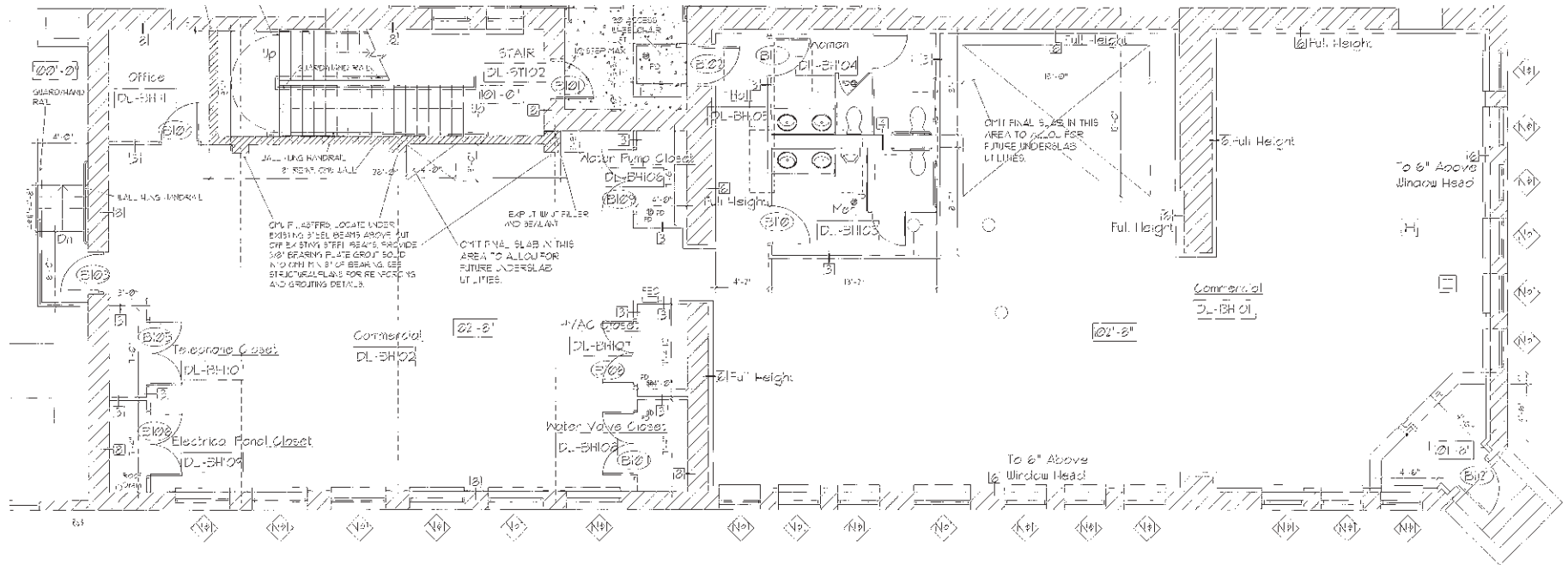
DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,153	38,417	192,323
AVERAGE HH INCOME	\$52,366	\$67,213	\$93,064

ben +
burka

COMMERCIAL REAL ESTATE





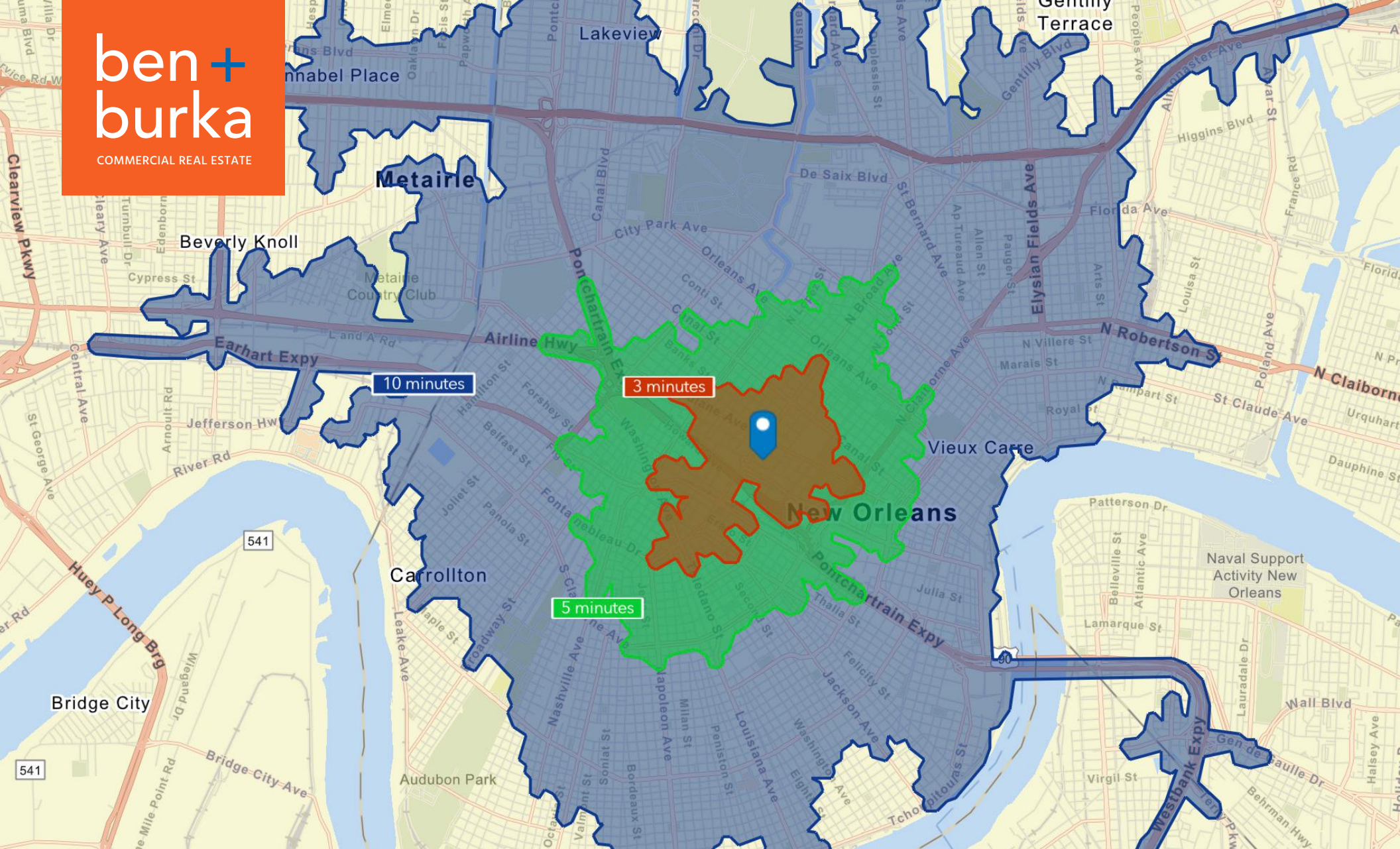
ben +
burka

COMMERCIAL REAL ESTATE



ben + burka

COMMERCIAL REAL ESTATE



DRIVE TIME MAP

📍 2600 Gravier Street, New Orleans, LA 70119

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF
AGENT

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

CASEY BURKA
AGENT

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

ABBY SHROEDER
AGENT

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

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.