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COMMERCIAL REAL ESTATE

+ 504.301.1002



MID CITY MEDICAL OFFICE / RETAIL / COMMERCIAL FOR LEASE

3909 Bienville Street, New Orleans, LA 70119



MID CITY MEDICAL OFFICE / RE-TAIL / COMMERCIAL FOR LEASE

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DESCRIPTION

Available for lease, 3909 Bienville Street, Suite 1-B offers 6,348 SF of fully built-out medical office space. The unit was previously occupied by Davita Dialysis and features lobby/reception area, multiple private offices, large conference room, ample restrooms, and a large treatment area with plumbing throughout. 59 shared off-street parking spots are available within the private rear lot, and the opportunity exists for prominent signage at the building's front. Among the building's fellow tenants are the Nola School of Music, Nola Aikido, and Resources for Human Development.

Situated near the intersection of Bienville and N. Carrollton, this property boasts proximity to various amenities such as Rouses, Angelo Brocato's, Vessel Nola, French Truck Coffee, Winn Dixie, Felipe's, Five Guys, and many more regional and national retailers and restaurants.

UNIT SIZE: 6,348 SF

PRICE: \$22/SF

ZONING: MU-1

LEASE TYPE: NNN

DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	12,044	31,522	175,439
HOUSEHOLD INCOME	\$88,896	\$78,207	\$89,779



Winn-Dixie



Marshalls



N. Carrollton Ave

Conti Street

Bienville Street

N. Scott Street



AERIAL VIEW



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POINTS OF INTEREST MAP



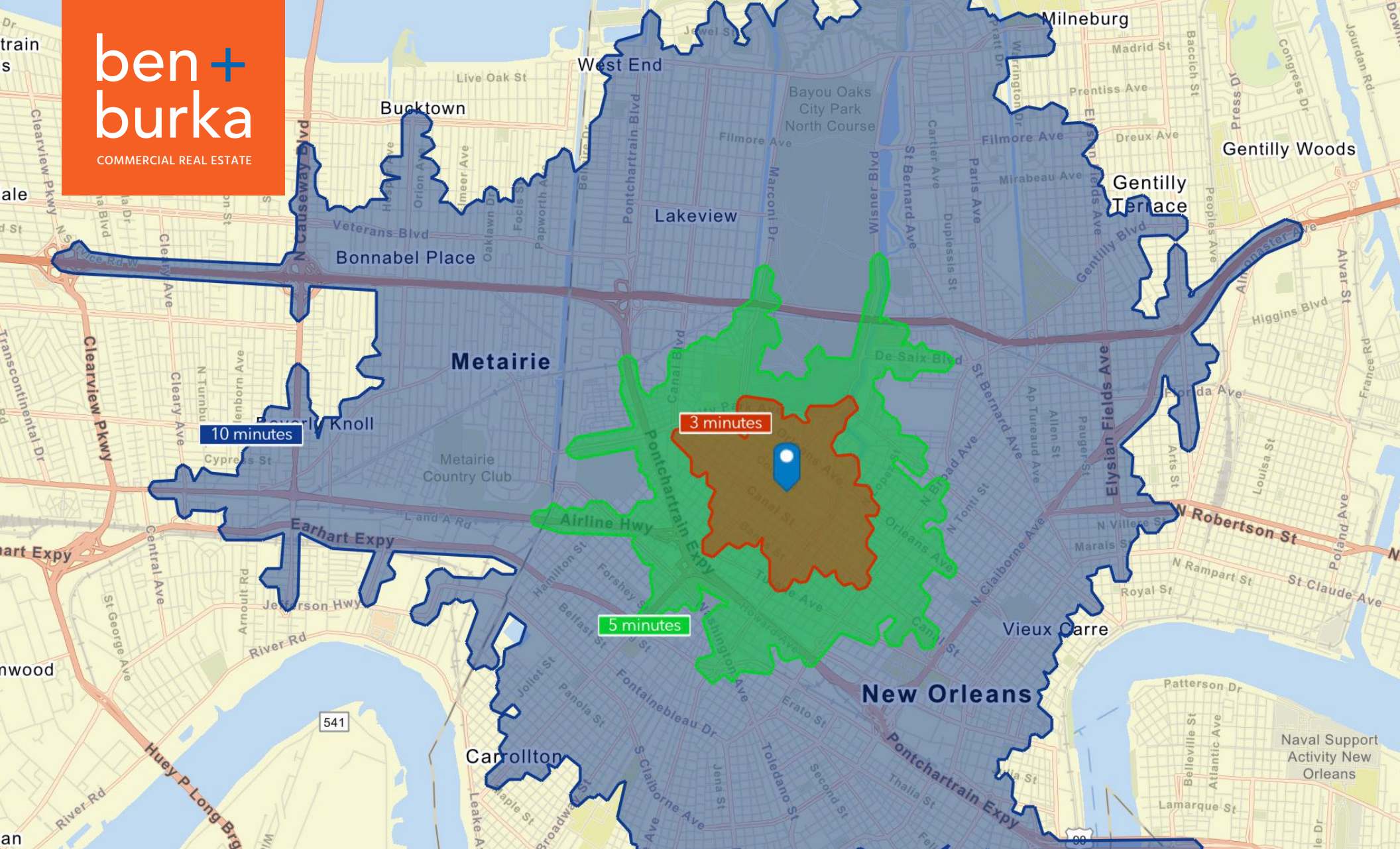
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SITE PLAN

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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

AARON KAZANOFF
AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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