



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



OAK STREET OFFICE/APARTMENT

8228 Oak Street, New Orleans, LA 70118



OAK STREET OFFICE/ APARTMENT

8228 Oak Street, New Orleans, LA 70118

DESCRIPTION

Situated on bustling Oak Street, 8228 Oak Street offers ~1,500 SF of 2nd floor office space. Currently utilized as a counseling office, the space includes two private rooms, full bath, full kitchen, two private balconies, and a large open work space that is currently utilized as living quarters. The space is located directly above Primo hoagies and enjoys off-street parking for 3+ vehicles, along with ample street and paid parking available in the area.

The property is in close proximity to a number of retailers and restaurants including Zotz Cafe, Oak Street Brewery, Jacques- Imo's, Maple Leaf Bar, Breads on Oak, and many others.

ZONING: HU-MU

ASKING PRICE: \$2,250/mo

SIZE: 1,500 SF

LEASE TYPE: GROSS

DEMOGRAPHICS

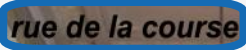
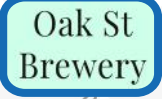
2023 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	7,171	20,226	105,942
AVERAGE HH INCOME	\$107,769	\$108,029	\$101,207





AERIAL VIEW

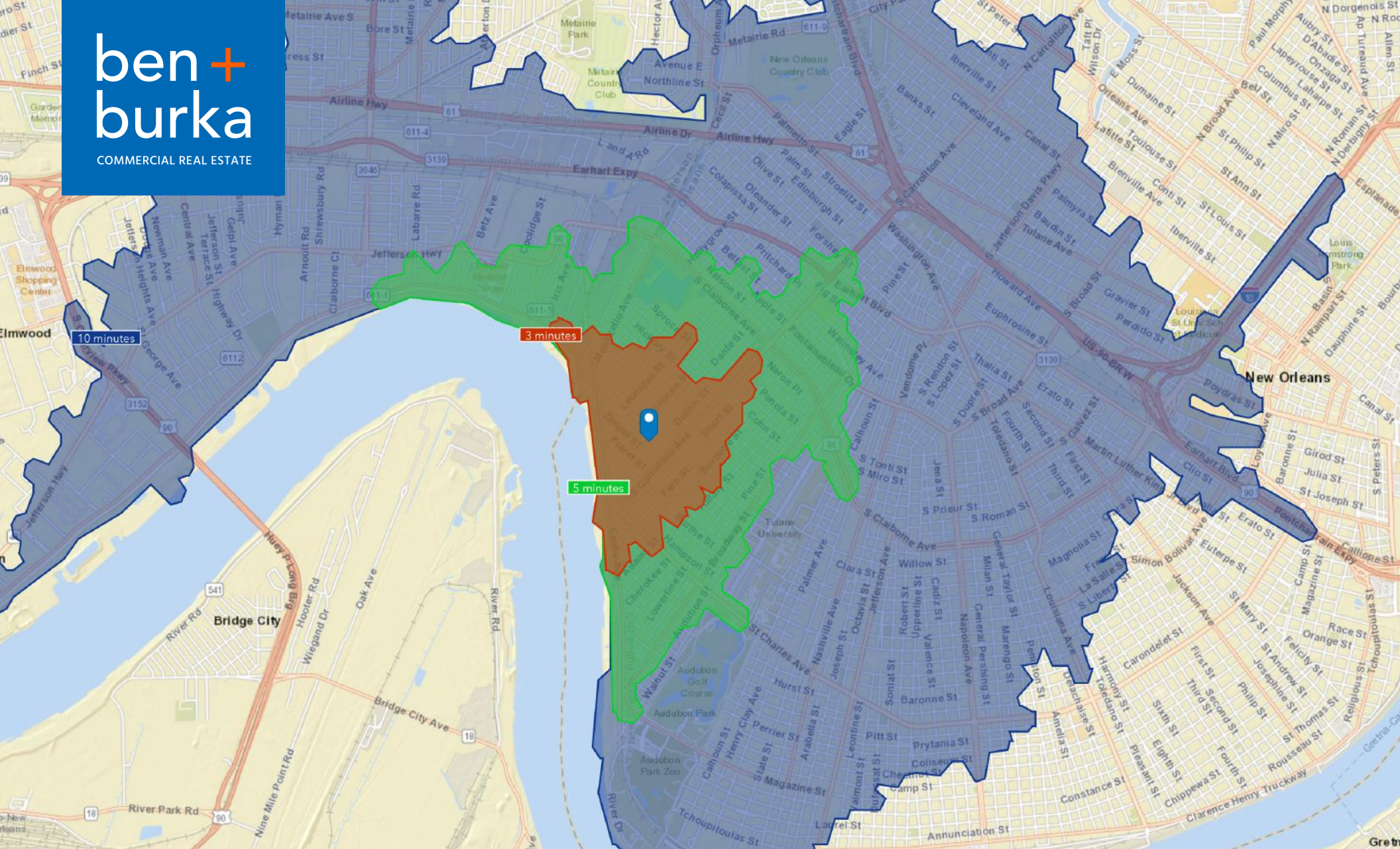
 8228 Oak Street, New Orleans, LA 70118



POINTS OF INTEREST MAP

8400 Oak Street, New Orleans, LA 70118





DRIVE TIME MAP

📍 8228 Oak Street, New Orleans, LA 70118

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

ABBY SCHROEDER

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.