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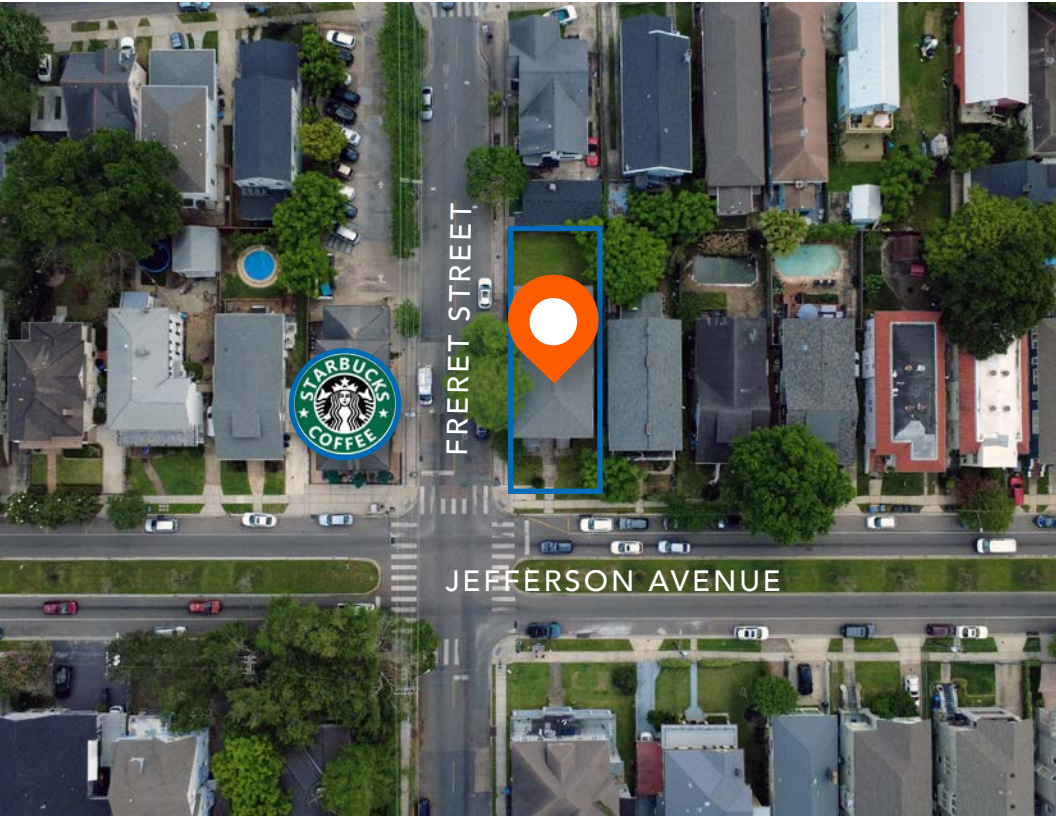
COMMERCIAL REAL ESTATE

+ 504.301.1002



FRERET OFFICE SPACE AVAILABLE

2237 Jefferson Avenue, New Orleans, LA 70115



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DESCRIPTION

Positioned at the gateway to Freret Street and among the closest commercially zoned properties to Tulane University, 2237 Jefferson Avenue offers second- and third-floor office space on a prominent corner. Each floor has recent cosmetic upgrades and offers $\pm 2,000$ SF of bright office space with abundant natural light. Both suites feature their original hardwood floors, historic detailing and high ceilings. Each one includes three private offices, a reception lobby, an open work area, a kitchen/breakroom and an expansive front porch, as well as shared access to a large rear yard.

HU-MU zoning permits office, retail, restaurant and medical uses. The space is ideally suited for professional offices, therapy and wellness practices, or personal services such as hair and nail salons.

The property sits on a signalized corner directly across from Starbucks. Dolphy's, Dat Dog, Val's, Midway Pizza, Chipotle, CAVA, Cure, Good Bird and a range of other restaurants and retailers are nearby, which places it within one of Uptown New Orleans' most active commercial corridors.

PRICE: \$2,500/mo + NNN

UNIT SIZE: $\pm 2,000$ SF

ZONING: HU-MU

LAND SIZE: 5,400 SF

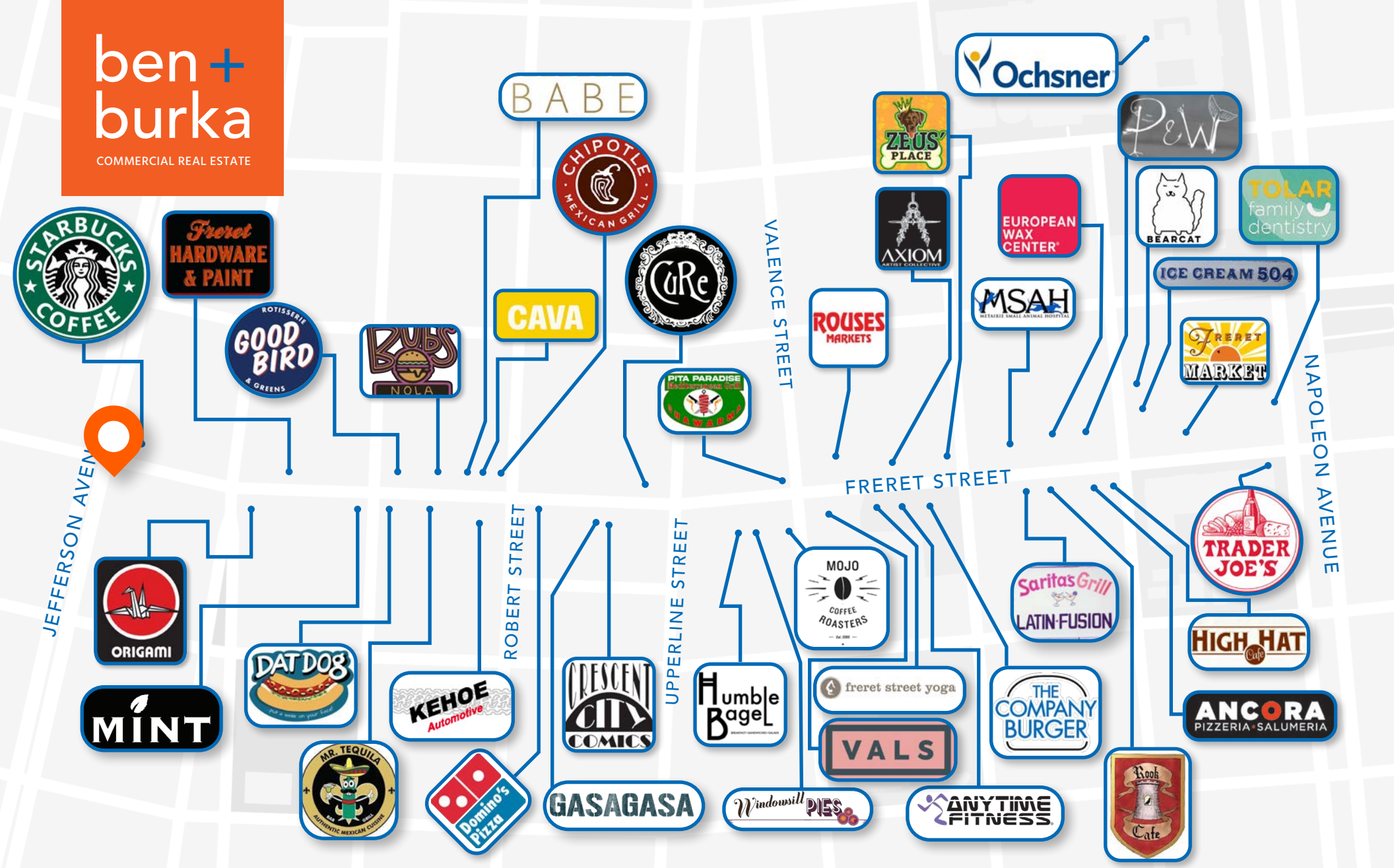
DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	11,981	42,766	123,603
AVERAGE HH INCOME	\$161,154	\$150,789	\$118,042



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RETAIL MAP



2237 Jefferson Avenue, New Orleans, LA 70115



Jefferson Ave

Freret Street



AERIAL VIEW

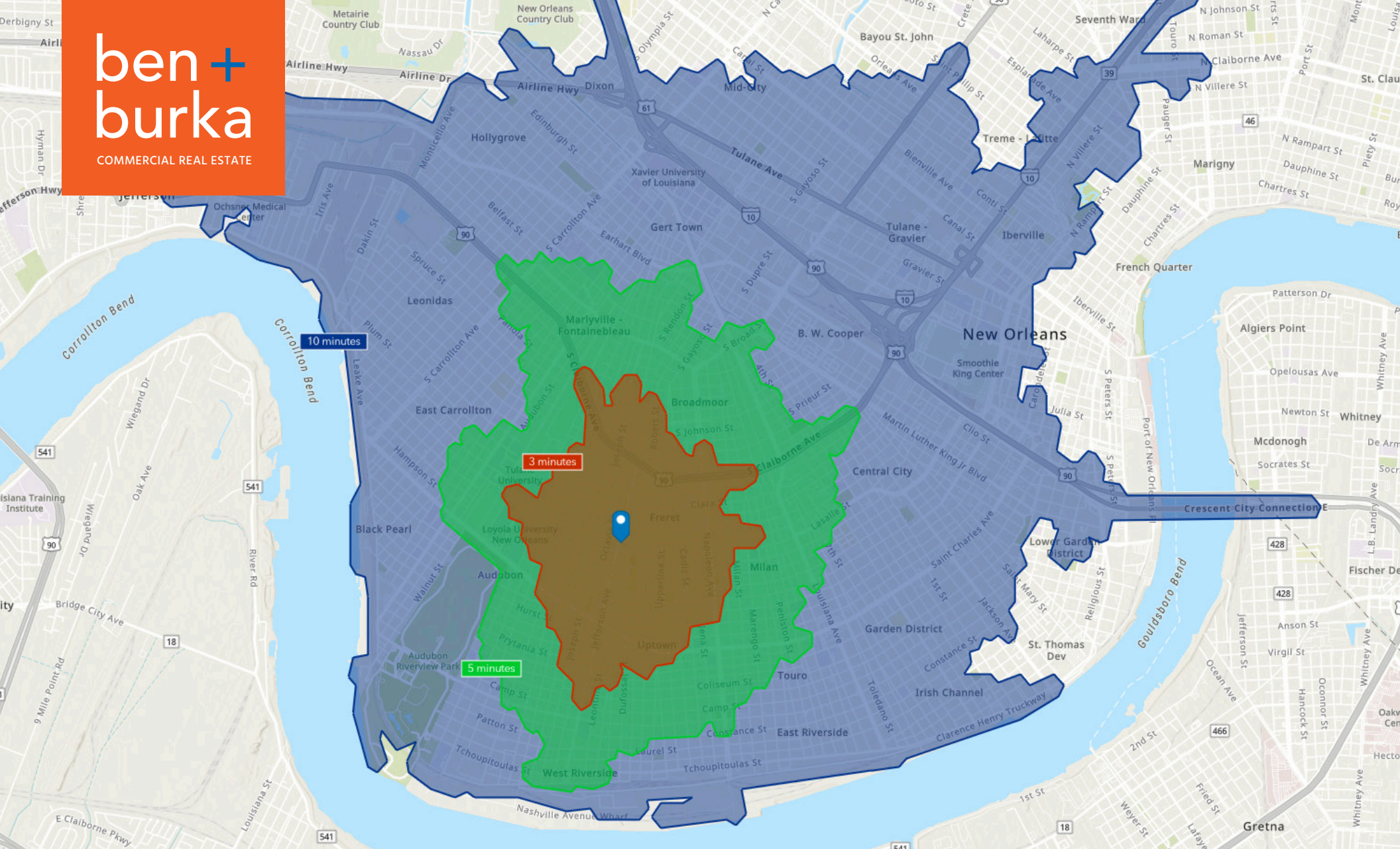
📍 2237 Jefferson Avenue, New Orleans, LA 70115



2237 JEFFERSON AVENUE NEW ORLEANS, LA 70115

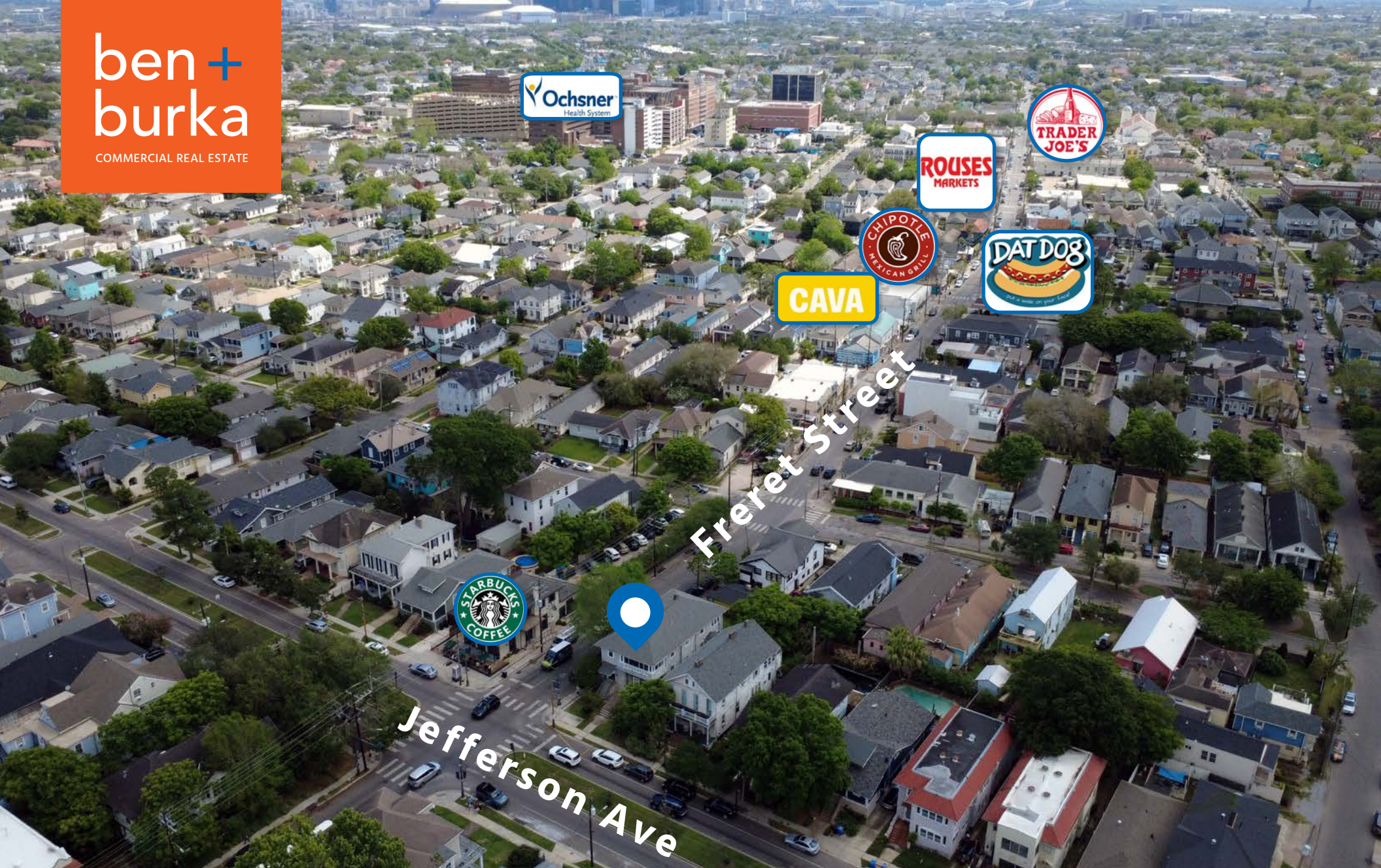


ESTIMATE ONLY



DRIVE TIME MAP

📍 2237 Jefferson Avenue, New Orleans, LA 70115



AERIAL VIEW



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

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COMMERCIAL REAL ESTATE

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— LICENSED IN THE STATE OF LOUISIANA —

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