

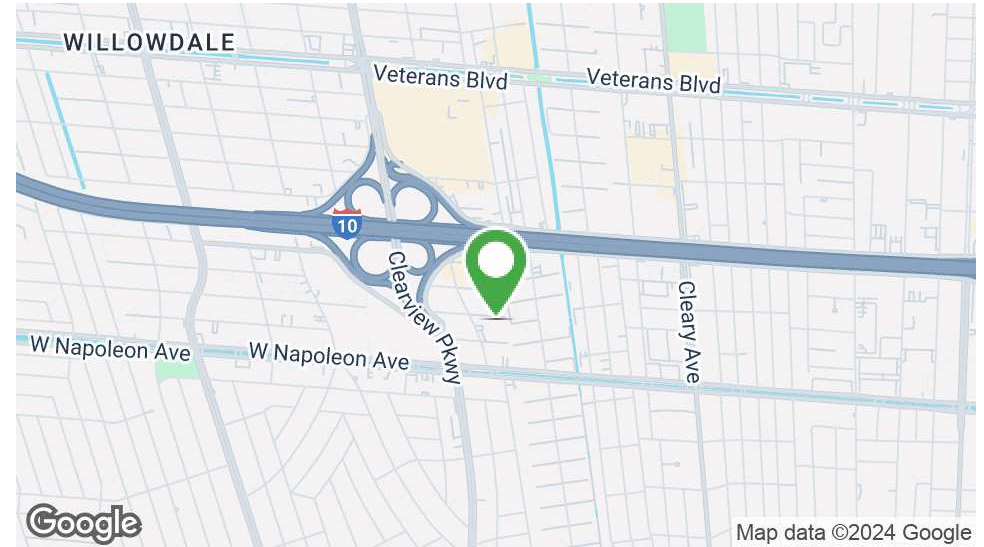


METAIRIE OFFICE CONDO FOR SALE OR LEASE

2315 North Woodlawn Avenue #200, Metairie, LA 70001

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

This fully updated office condo features a modern layout designed for productivity and comfort. The space includes:

- 3 Private Offices
- 1 Conference Room
- Large Bullpen/Meeting Room: Measures approximately 24x49, providing a versatile space for team meetings, collaboration, or additional office setup.
- Full Kitchen
- 1 Full Bath & 1 Half Bath
- Great Natural Light: Large windows throughout create a welcoming and bright atmosphere.

Location Benefits: Situated near W Napoleon Ave and I-10, this office condo offers convenient access across the city and is just minutes from Veterans Blvd, providing ample dining options and amenities for employees. This prime Metairie location is ideal for businesses seeking a central hub with excellent connectivity.

OFFERING SUMMARY

Sale Price:	\$350,000
Lease Price:	\$15.00 YR/SF
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,465	61,365	110,413
Total Population	25,504	137,987	253,647
Average HH Income	\$84,442	\$96,401	\$98,656

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY



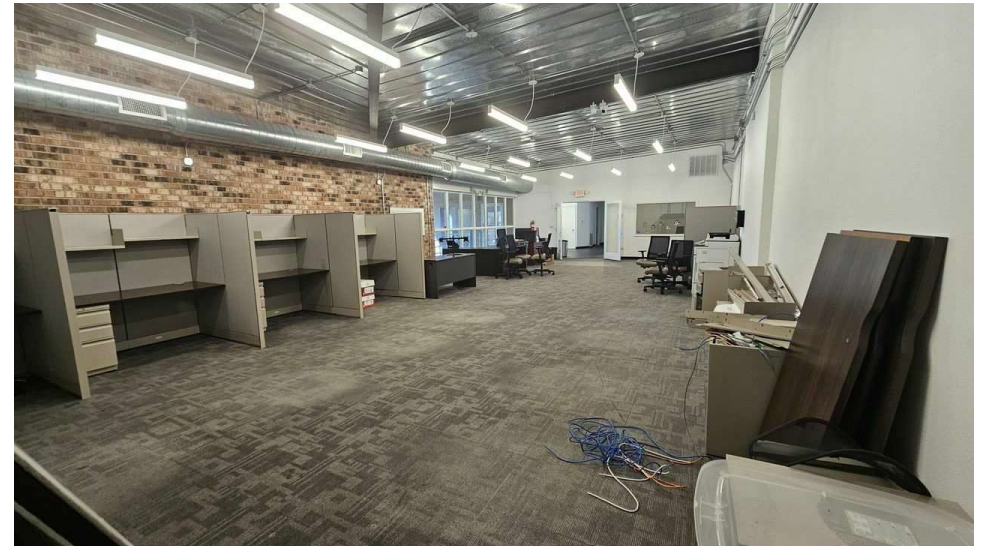
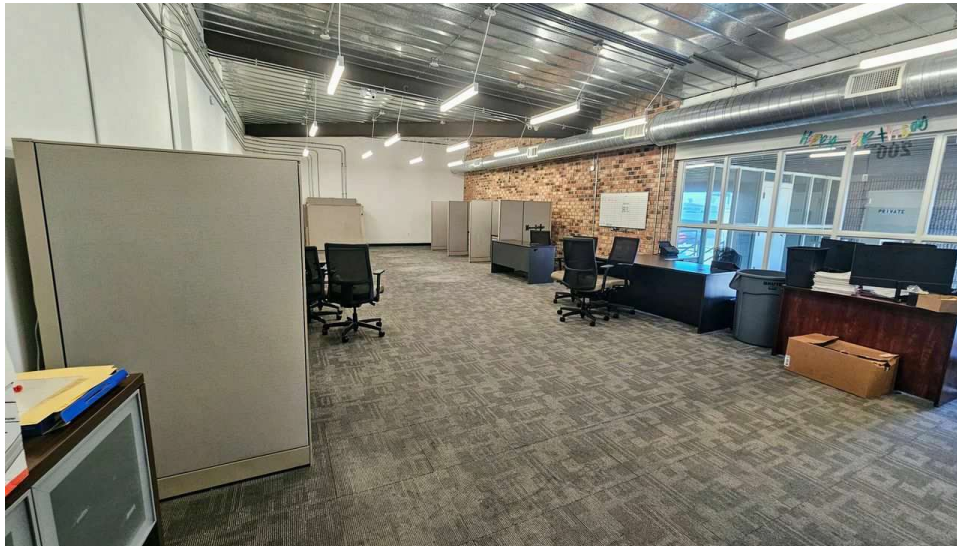
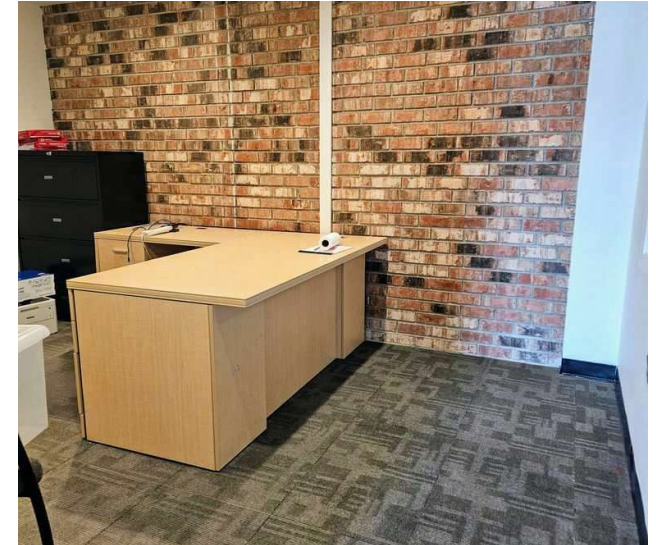
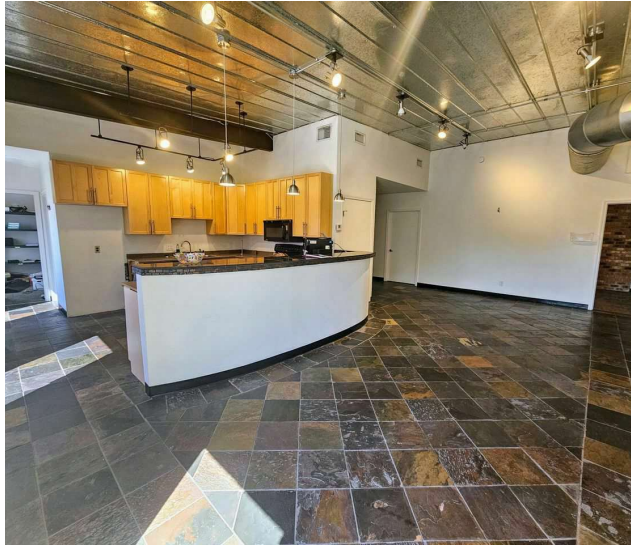


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OFFICE BUILDING FOR SALE

PHOTOS

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REAL ESTATE

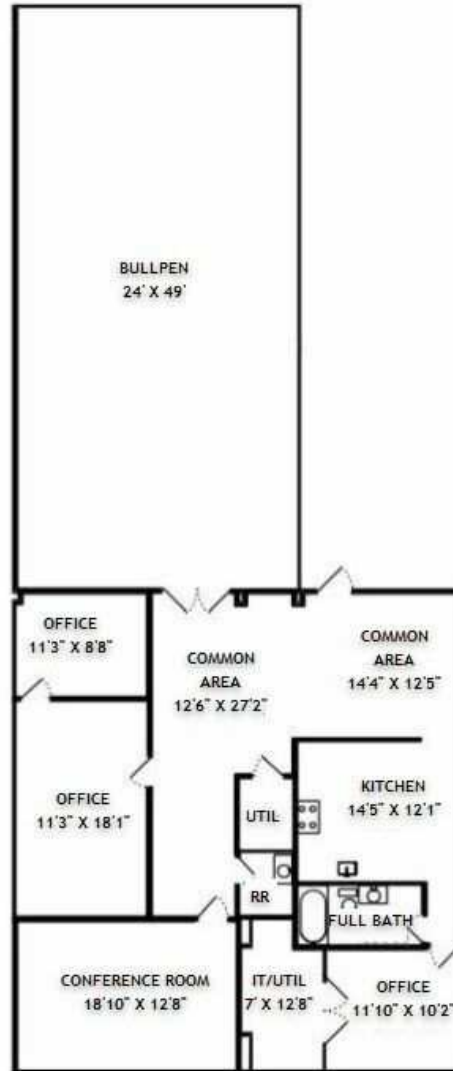


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OFFICE BUILDING FOR SALE

FLOOR PLAN



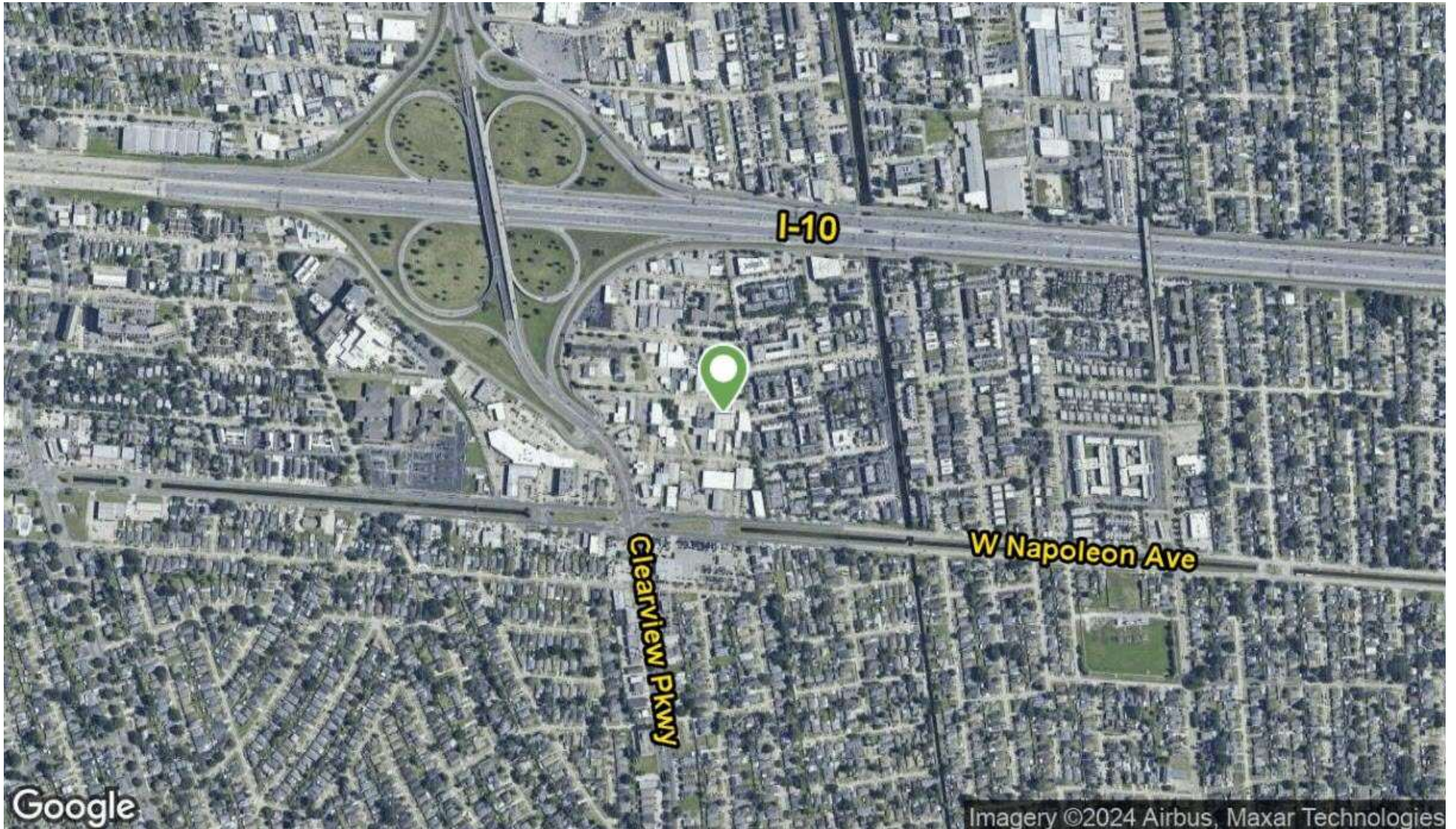


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OFFICE BUILDING FOR SALE

AERIAL MAP

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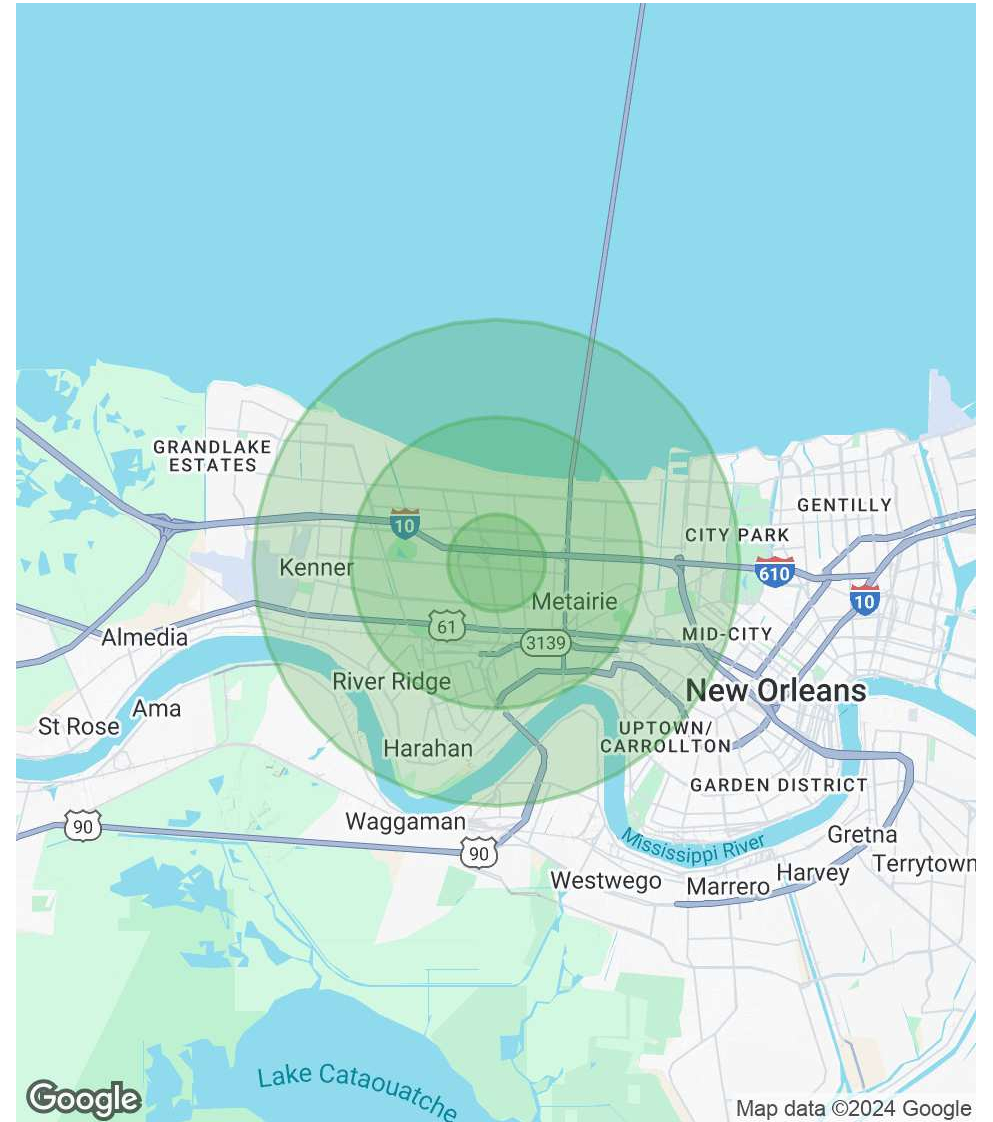
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,504	137,987	253,647
Average Age	40	43	42
Average Age (Male)	39	41	41
Average Age (Female)	41	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,465	61,365	110,413
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$84,442	\$96,401	\$98,656
Average House Value	\$297,536	\$343,142	\$362,551

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



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