



# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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## PROPERTY DESCRIPTION

The Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans. It is perfect for any office tenant services including dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and hearing clinics. The property features onsite management and is easily accessible via South Claiborne Avenue (US-90).

Suite 101 is a former restaurant space / sundry shop with a large outdoor patio.

### Parking:

- 129 surface parking spaces
- 79 covered parking spaces

Please see the virtual tour links via QR code on the floor plan pages.

## AVAILABLE SPACES

## LEASE RATE

## SPACE SIZE

Suite 101	Contact Agent	1,317 SF
Suite 530	Contact Agent	4,425 SF
Suite 600	Contact Agent	2,707 SF
Suite 702	Contact Agent	1,100 SF
Suite 707	Contact Agent	4,727 SF
Suite 800	Contact Agent	3,344 SF
Suite 814	Contact Agent	2,230 SF
Suite 815	Contact Agent	1,114 SF
Suite 1001	Contact Agent	5,349 SF

## OFFICE BUILDING FOR LEASE

### PROPERTY SUMMARY



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

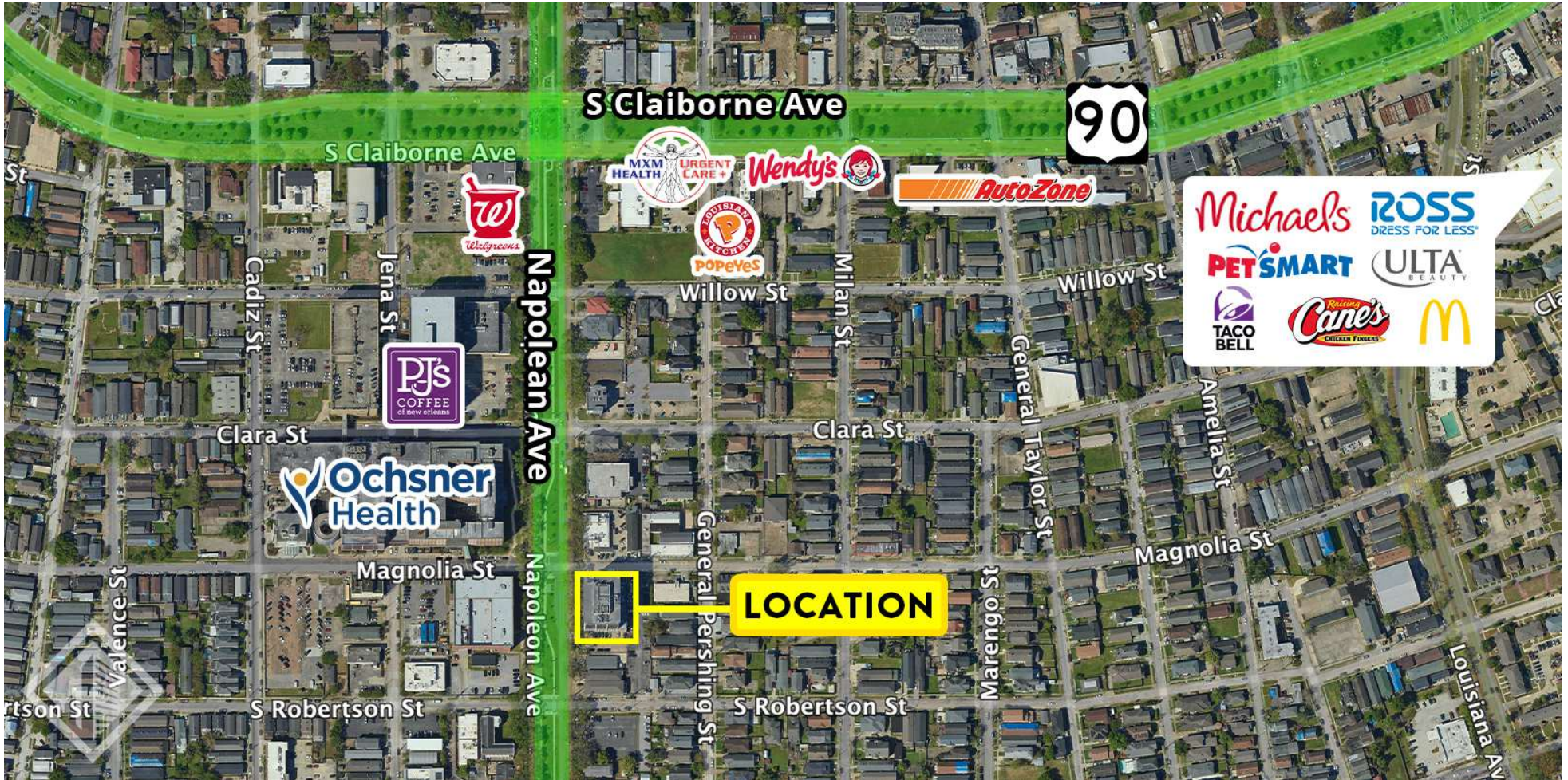


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OFFICE BUILDING FOR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



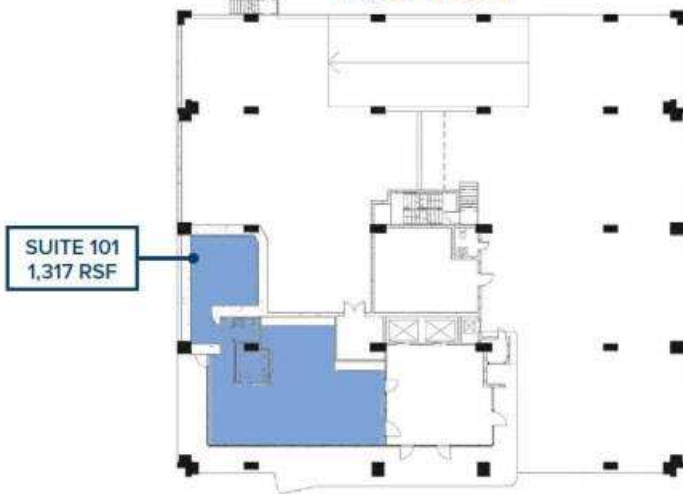
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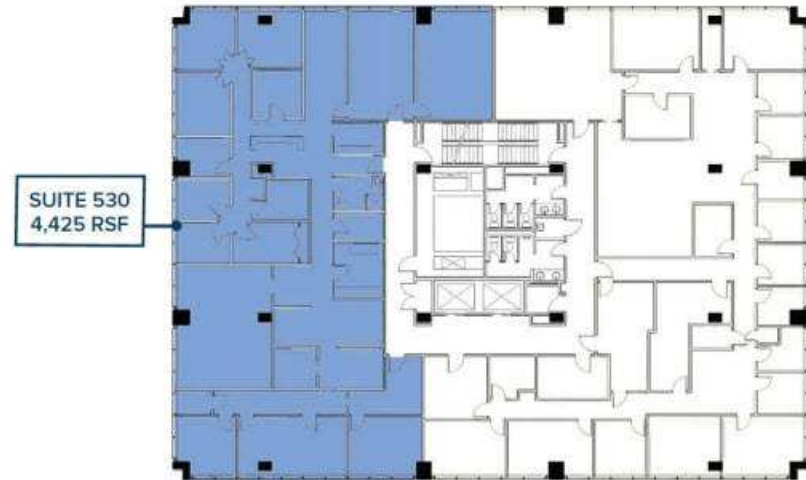
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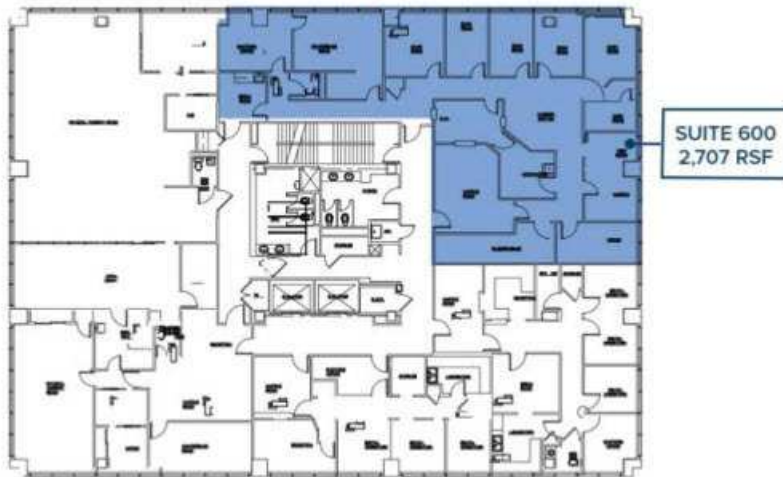
### FIRST FLOOR



### FIFTH FLOOR

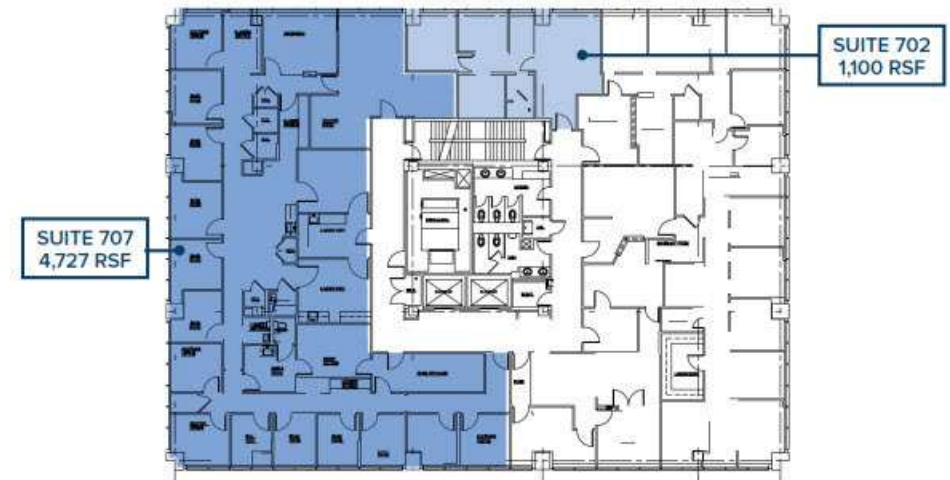


### SIXTH FLOOR



### SEVENTH FLOOR

Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

**FLOOR PLANS**



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



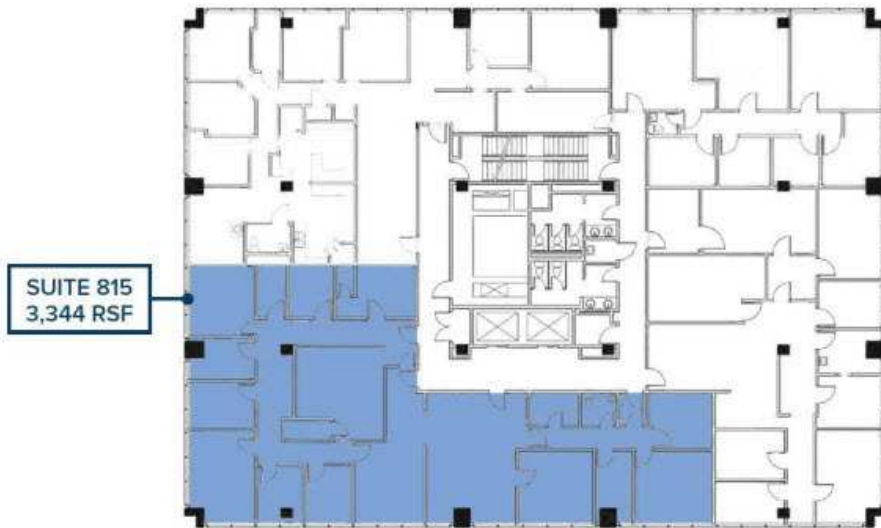
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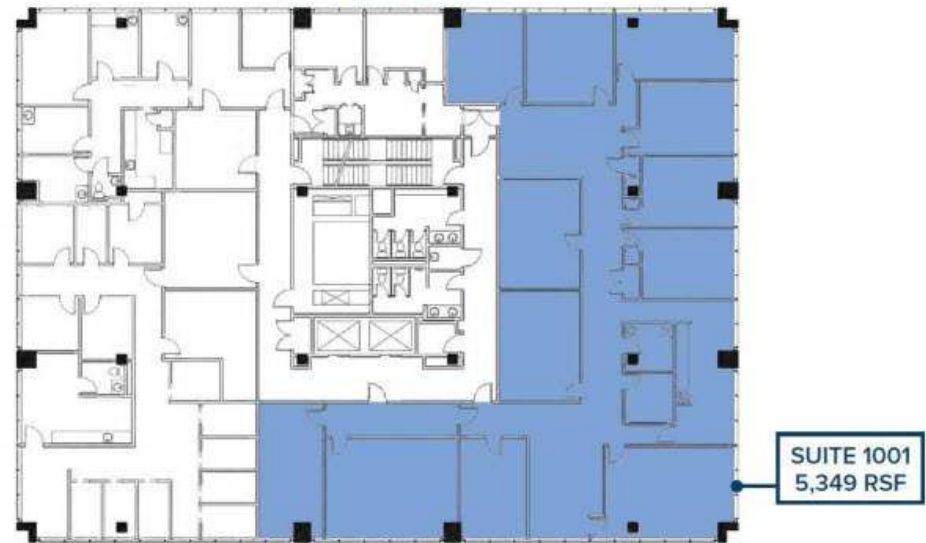
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EIGHTH FLOOR



TENTH FLOOR



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FLOOR PLANS

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OFFICE BUILDING FOR LEASE

NEARBY HEALTHCARE TENANTS/UNIVERSITIES



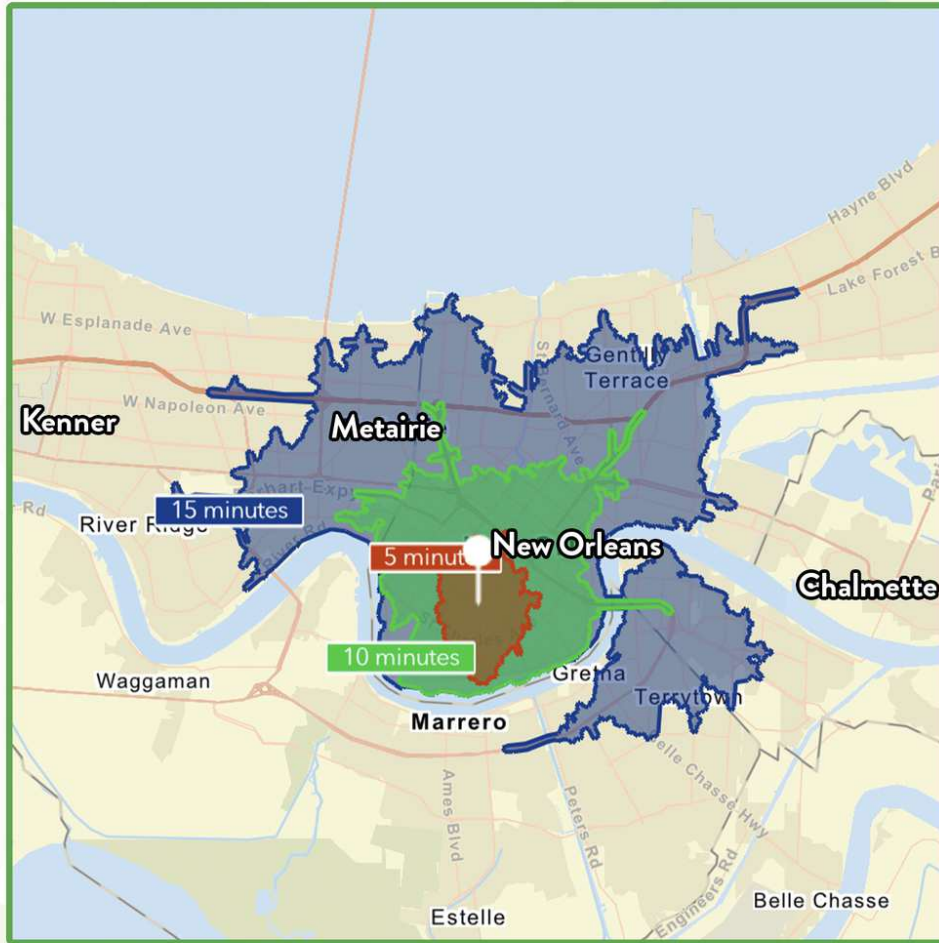


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**\$91,276**

Average Household Income within 15 minutes of site.



**38.5**

Median Age

Within 15 minutes of site.



**172,017**

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	37,220	141,559	316,386
Average HH Income	\$107,314	\$98,383	\$91,276
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	36,684	140,330	313,017
Average HH Income	\$123,538	\$112,722	\$104,600

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST COMMERCIAL REAL ESTATE**