

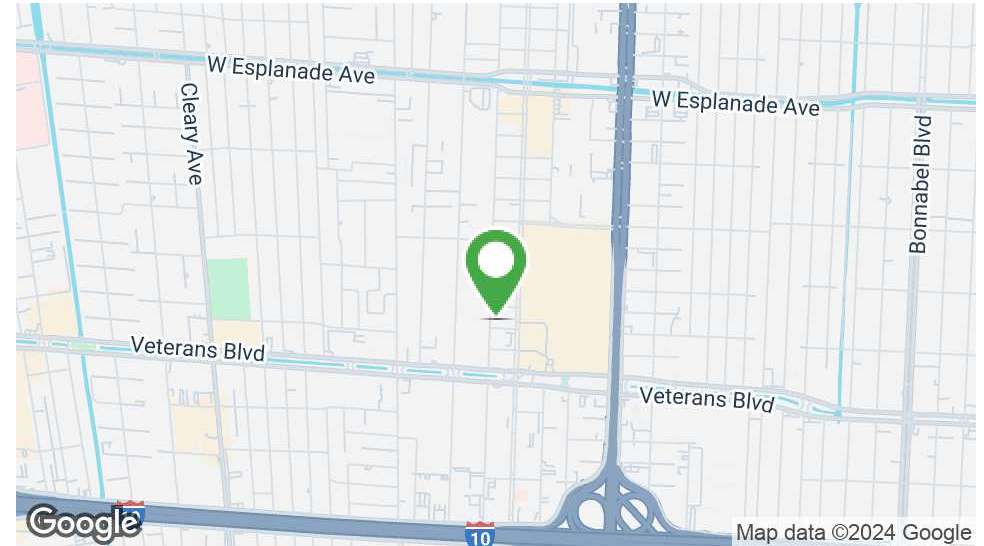


# N. ARNOULT OFFICE/RETAIL SPACE FOR LEASE

3001 North Arnoult Road, Metairie, LA 70002

MATT EATON, CCIM • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.616.5700  
momiller@ccim.net



## PROPERTY DESCRIPTION

3001 N. Arnoult, located in the heart of Metairie, LA, where modern design meets optimal location. This newly renovated mixed-use building stands ready to cater to your unique business needs.

Situated with easy access to Veterans and Causeway Blvd, 3001 N Arnoult ensures that you remain connected to the pulse of the city. With plenty of parking available, both you and your clients can enjoy seamless visits, every time.

2nd floor spaces include elevator access and are perfect for medical use.

Suite 5: 3 private offices, 2 bathrooms, a reception area, and a copy / file room.

Suite 6: 4 large rooms, a bathroom, and a kitchenette. 3 of the 4 large rooms with large windows.

SPACES	LEASE RATE	SPACE SIZE
5	\$17.00 SF/yr	1,650 SF
6	\$15.00 SF/yr	1,588 SF
7	\$15.00 SF/yr	3,238 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,789	54,614	109,297
Total Population	22,973	122,455	248,695
Average HH Income	\$91,854	\$101,286	\$100,856

## OFFICE BUILDING FOR LEASE

### PROPERTY SUMMARY





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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

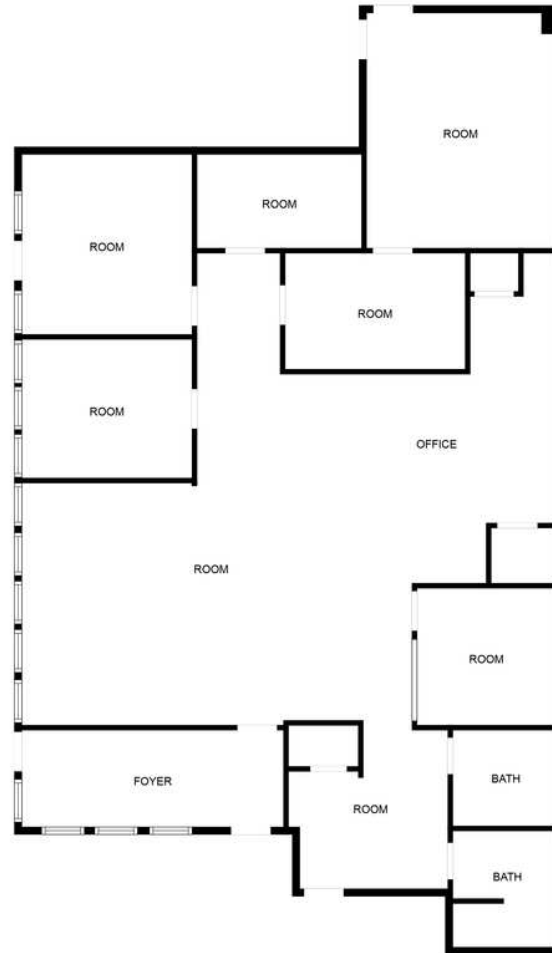


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

OFFICE BUILDING FOR LEASE

**SUITE 5 FLOOR PLAN**

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**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

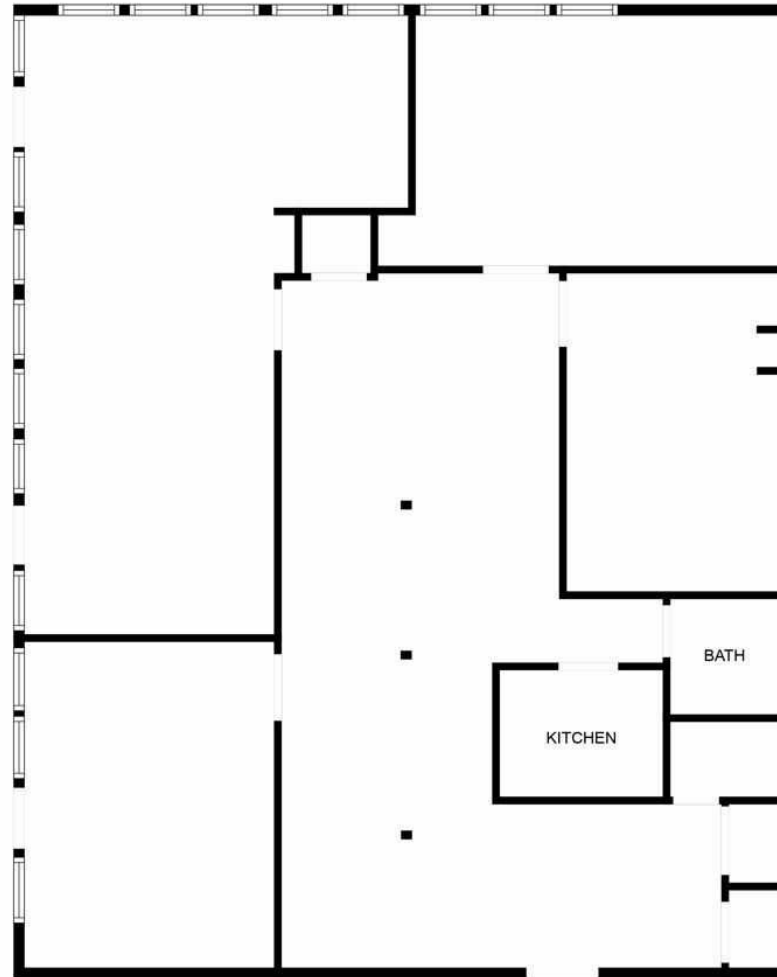


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OFFICE BUILDING FOR LEASE

SUITE 6 FLOOR PLAN

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SOUTHEAST  
COMMERCIAL  
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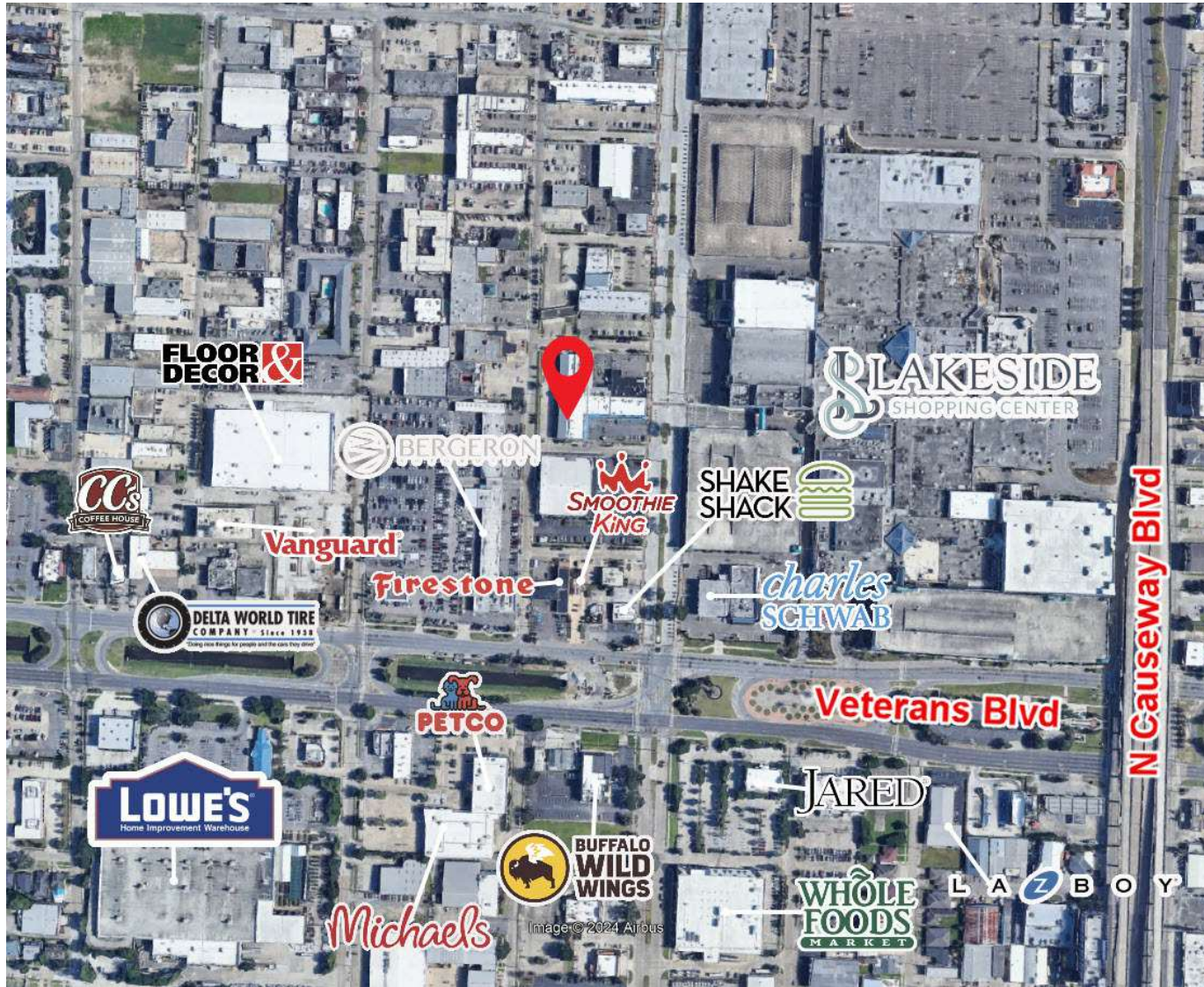


# N. ARNOULT OFFICE/RETAIL SPACE FOR LEASE

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OFFICE BUILDING FOR LEASE

**AERIAL**



**SOUTHEAST  
COMMERCIAL  
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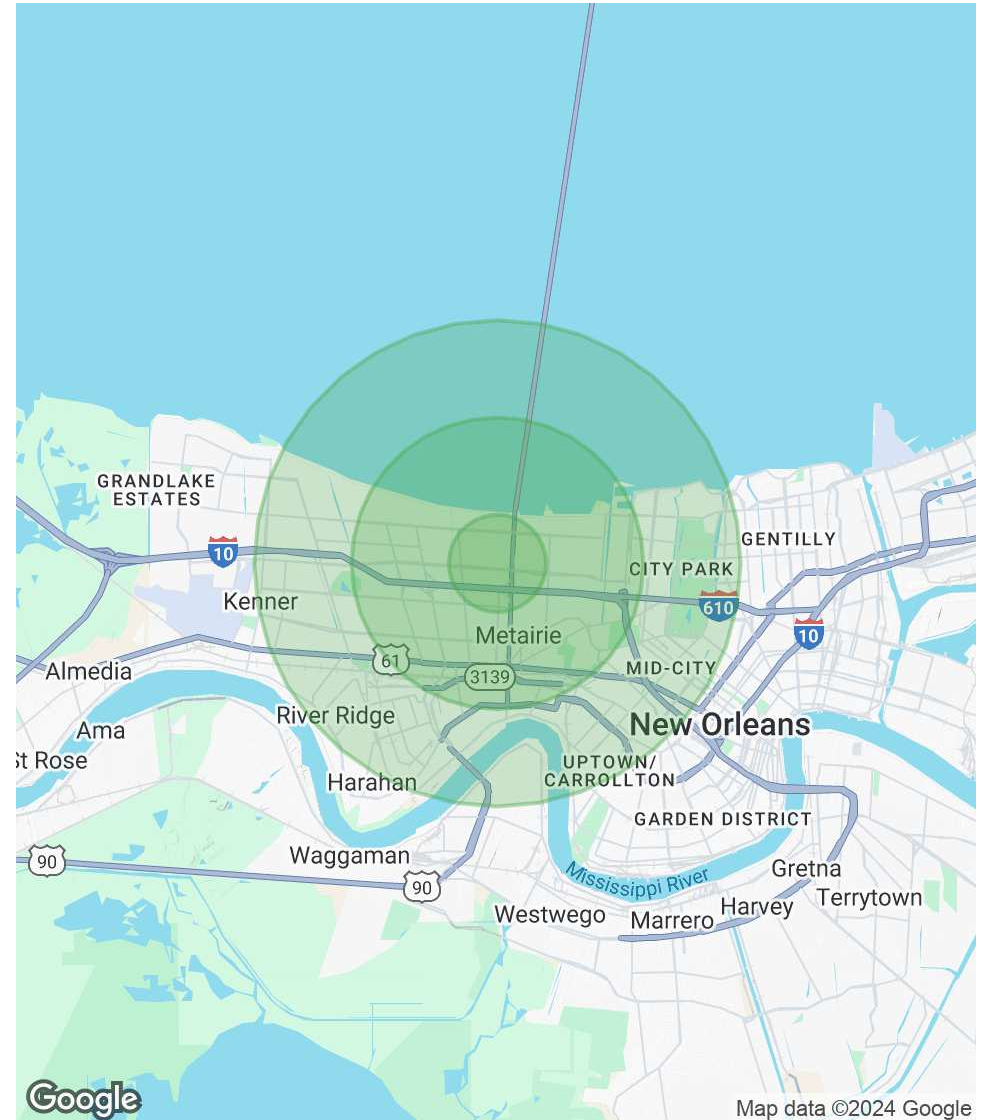
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,973	122,455	248,695
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,789	54,614	109,297
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$91,854	\$101,286	\$100,856
Average House Value	\$353,280	\$394,114	\$386,669

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST  
COMMERCIAL  
REAL ESTATE