



METAIRIE OFFICE CONDO FOR SALE OR LEASE

2315 North Woodlawn Avenue #200, Metairie, LA 70001

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

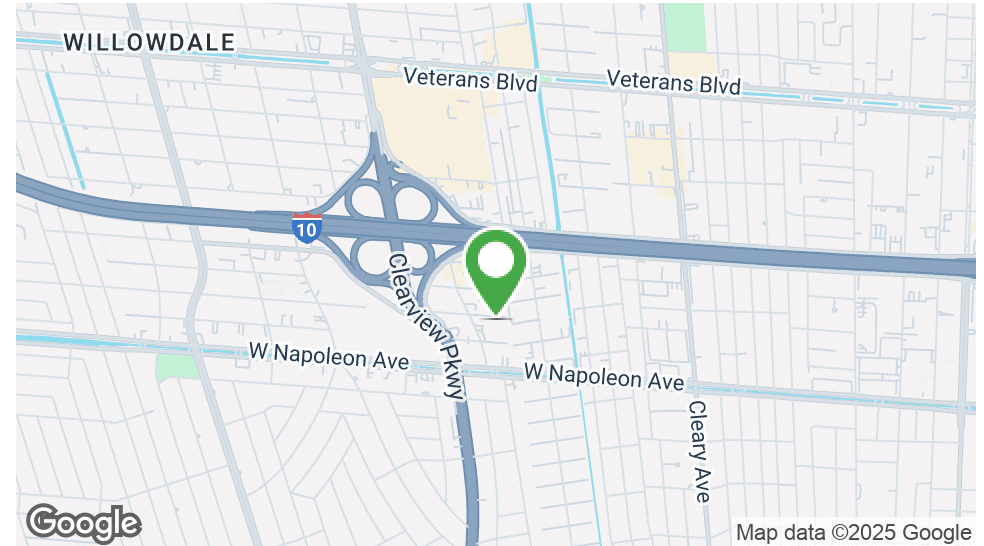
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



PROPERTY DESCRIPTION

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: | \$299,000 |
| Lease Rate: | \$19.41/SF/YR (MG) |
| 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 CONDO FOR SALE OR LEASE

PROPERTY SUMMARY





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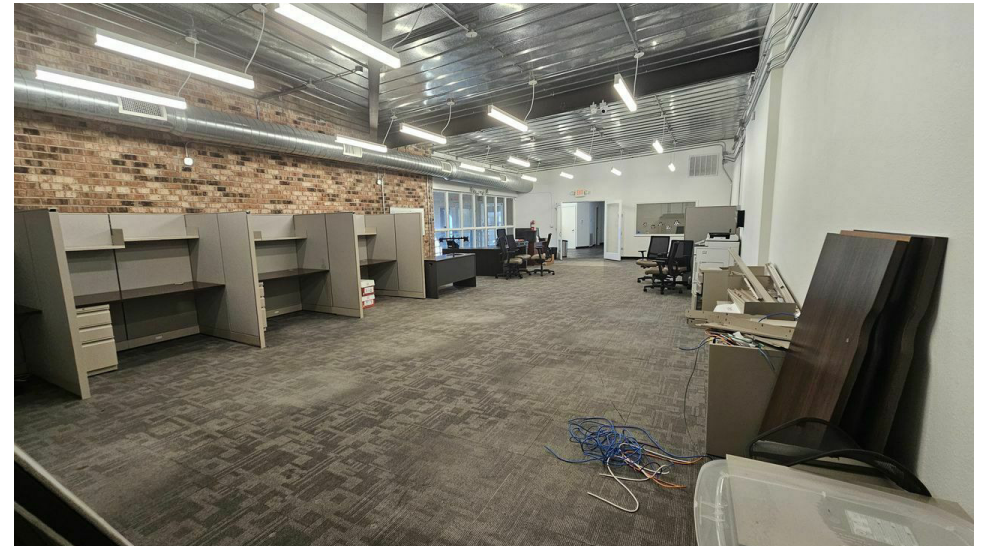
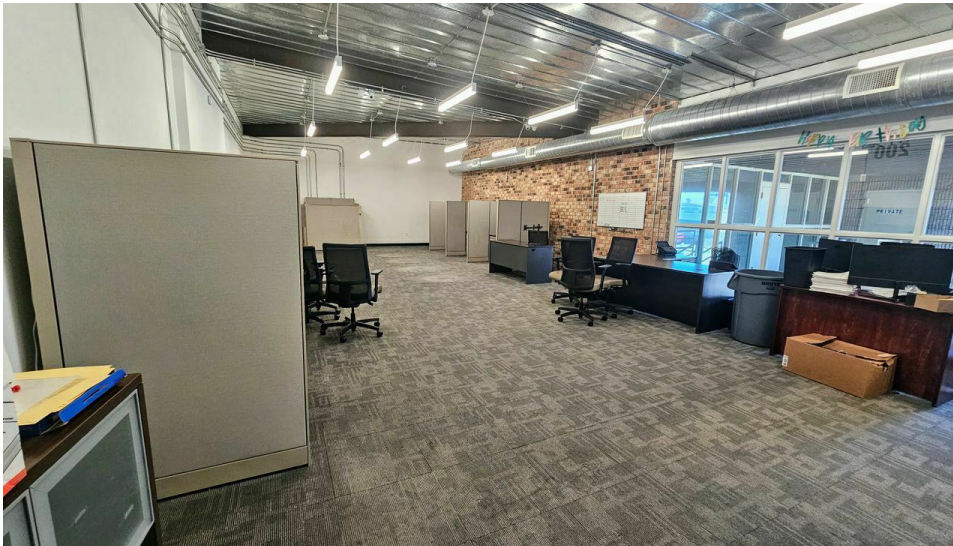
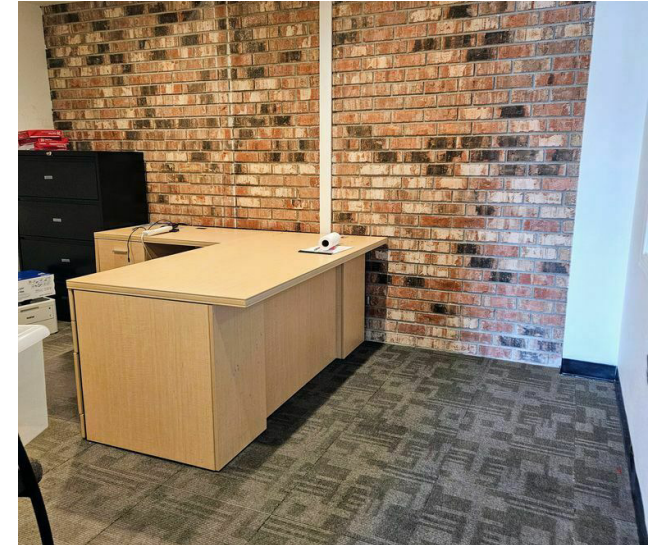
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OFFICE CONDO FOR SALE OR LEASE

INTERIOR PHOTOS

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



SOUTHEAST
COMMERCIAL
REAL ESTATE



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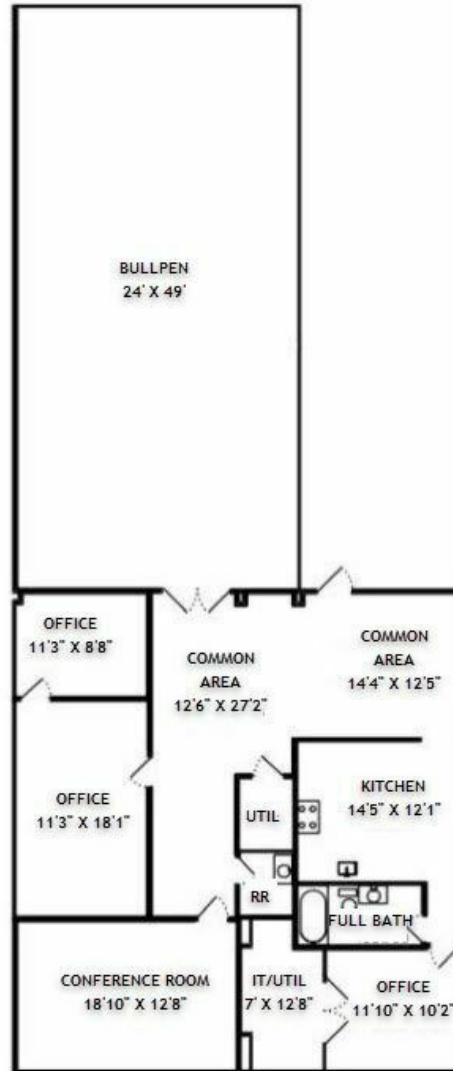
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OFFICE CONDO FOR SALE OR LEASE

FLOOR PLAN





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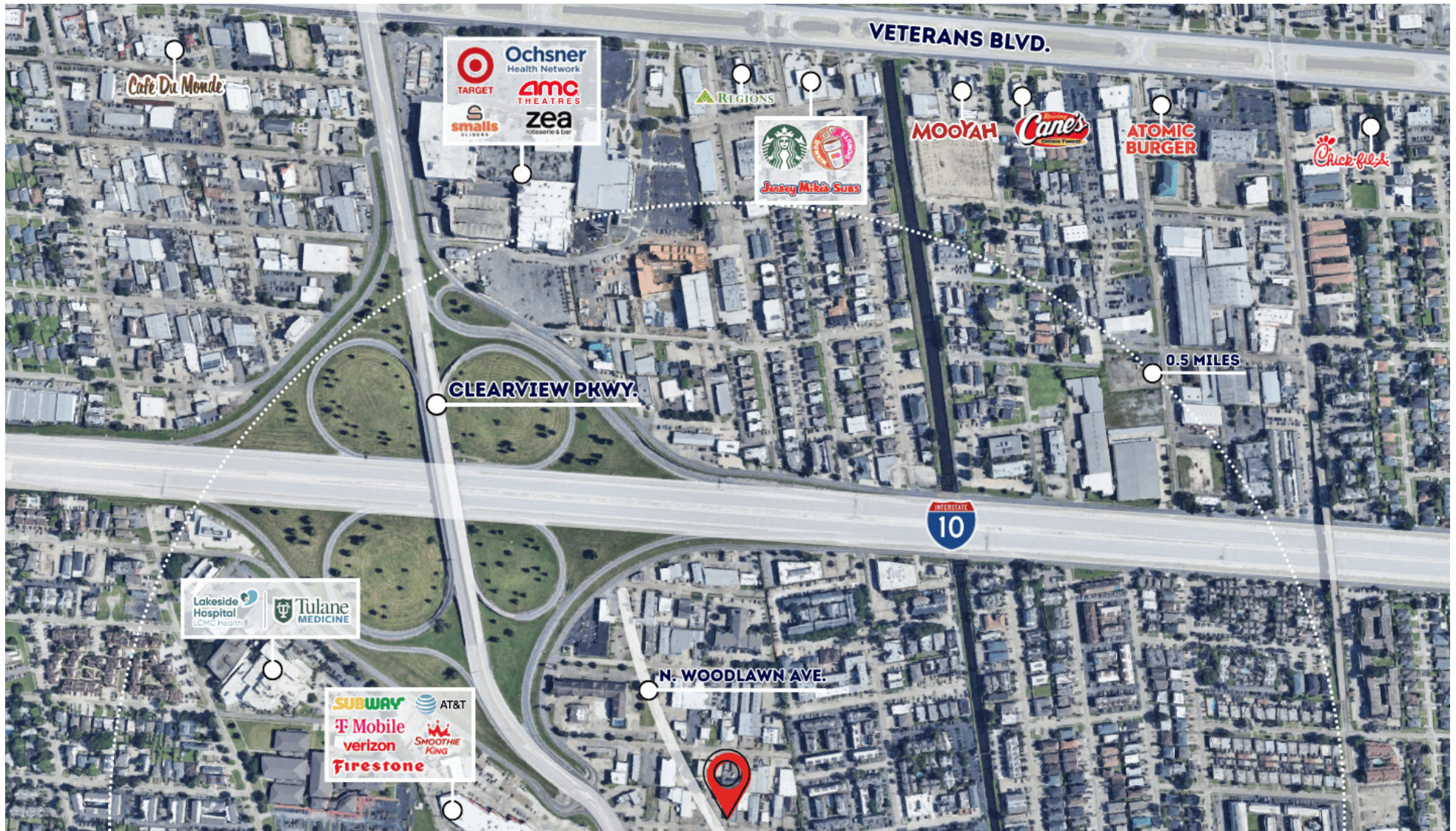
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OFFICE BUILDING FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



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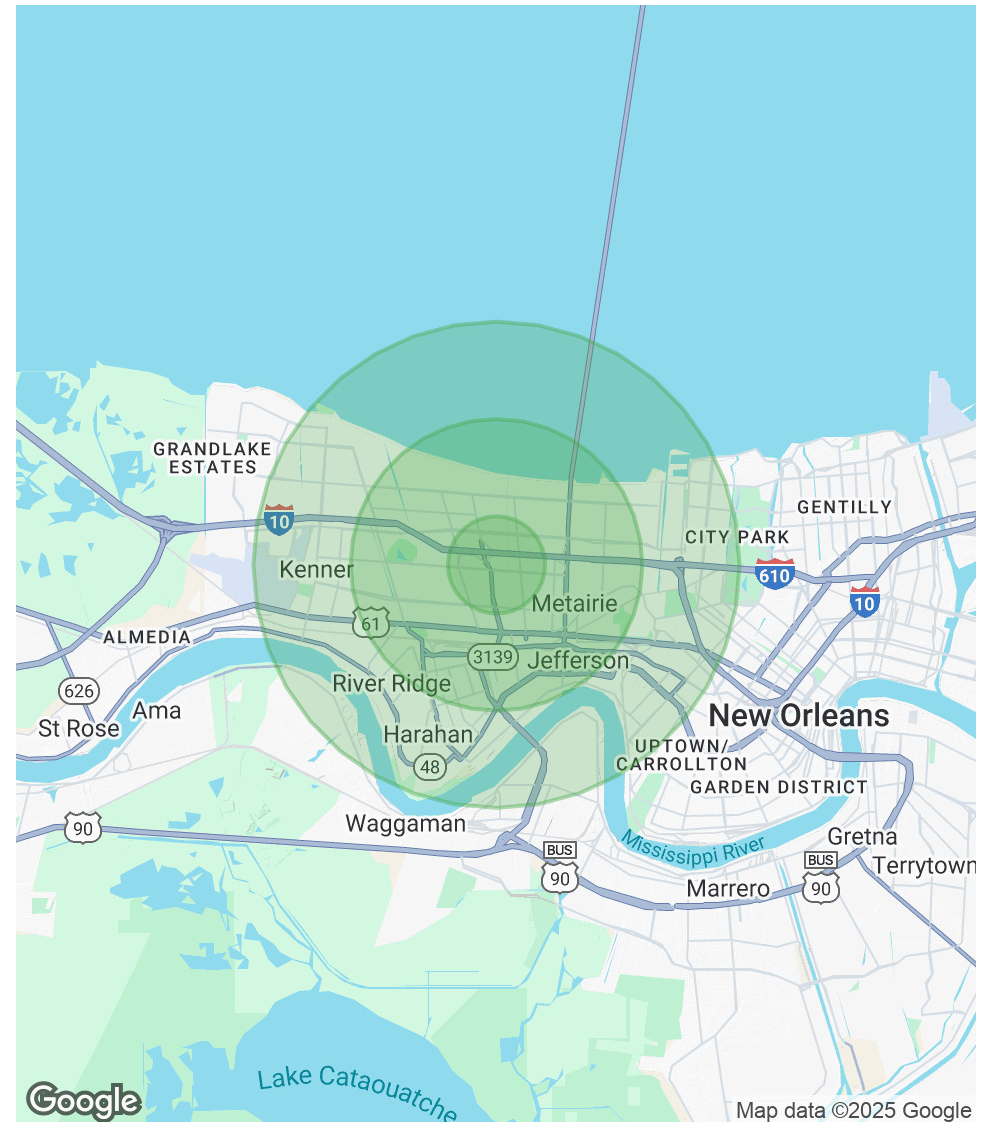
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 25,504 | 137,987 | 253,647 |
| Average Age | 40 | 43 | 42 |
| Average Age (Male) | 39 | 41 | 41 |
| Average Age (Female) | 41 | 44 | 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 CONDO FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT

