

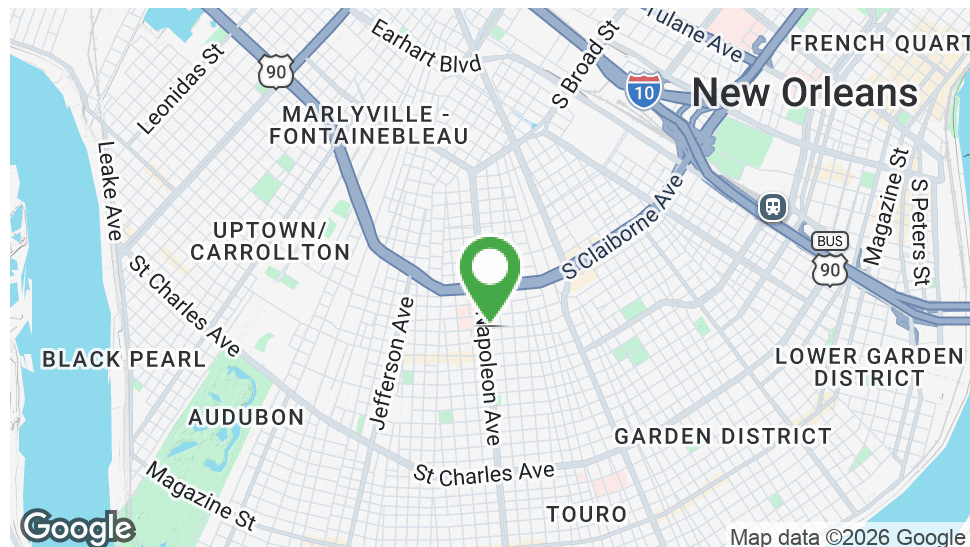


# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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

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. The building has started construction on common areas throughout the building along with a complete redesign of the front entrance and drive area, including concrete work for improved accessibility, aesthetics, and traffic flows.

Building amenities include a new deli/sundry shop which will open early 2026!

These spaces are perfect for any medical office services including dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and hearing clinics. The property features onsite management, ample parking including 129 surface spaces and 79 covered spaces, as well as easy access across the city via South Claiborne Avenue (US-90).

## AVAILABLE SPACES

## LEASE RATE\*

## SPACE SIZE

Suite 530	\$25.00 SF/yr	4,425 SF
Suite 600	\$27.00 SF/yr	2,707 SF
Suite 701 (Dental Office)	\$27.00 SF/yr	1,900 SF
Suite 707	\$25.00 SF/yr	4,727 SF
Suite 815	\$27.00 SF/yr	1,114 SF
Suite 809	\$27.00 SF/yr	2,338 SF

## OFFICE BUILDING FOR LEASE

### PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE







# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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



OFFICE BUILDING FOR LEASE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)







# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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

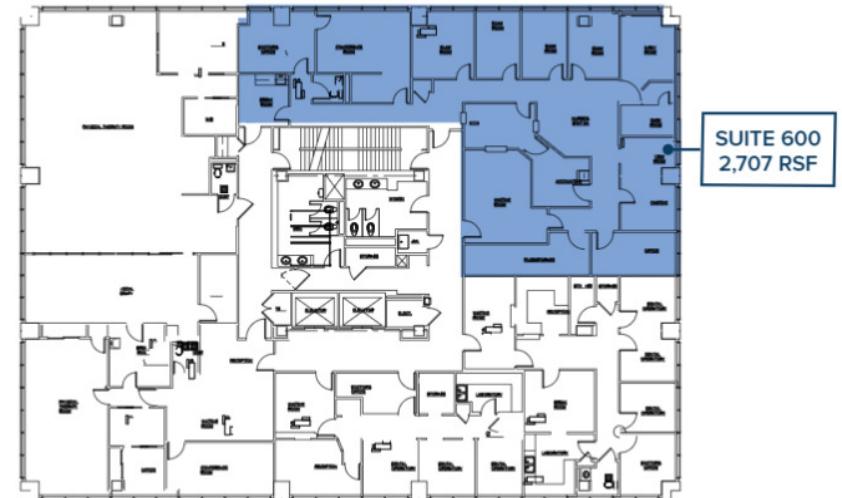
MOBILE: 504.616.5700

momiller@ccim.net

## FIFTH FLOOR

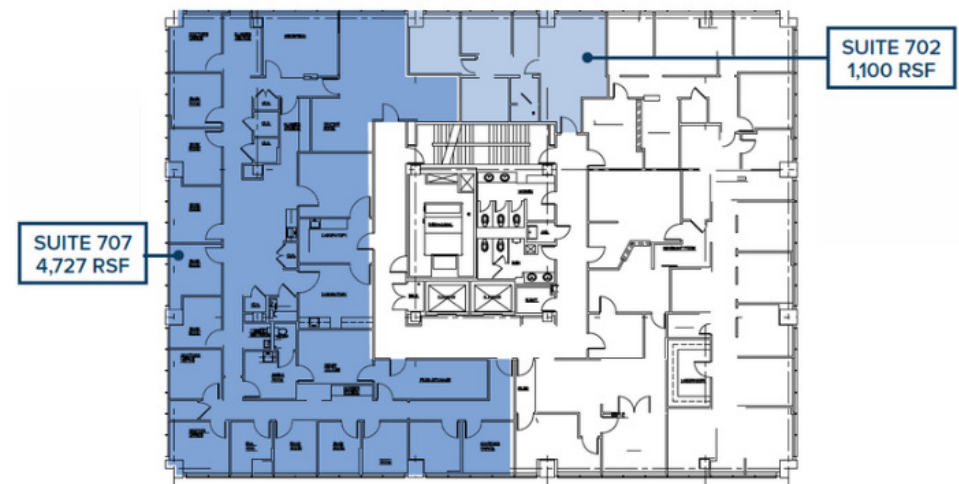


## SIXTH FLOOR



## SEVENTH FLOOR

Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE





# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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

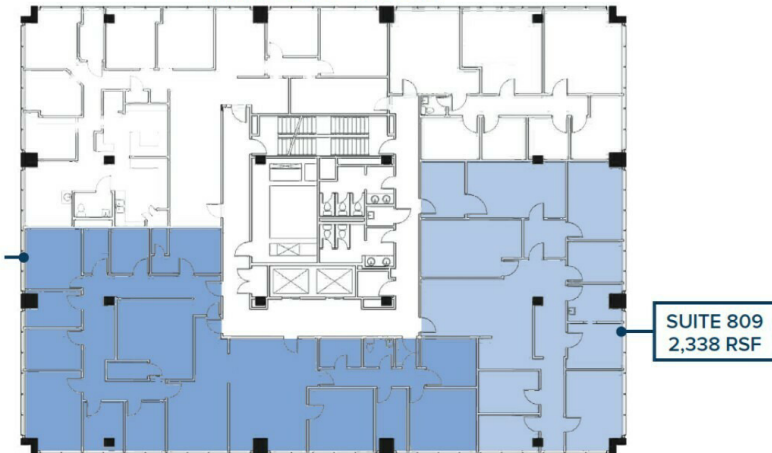
MOBILE: 504.616.5700

momiller@ccim.net

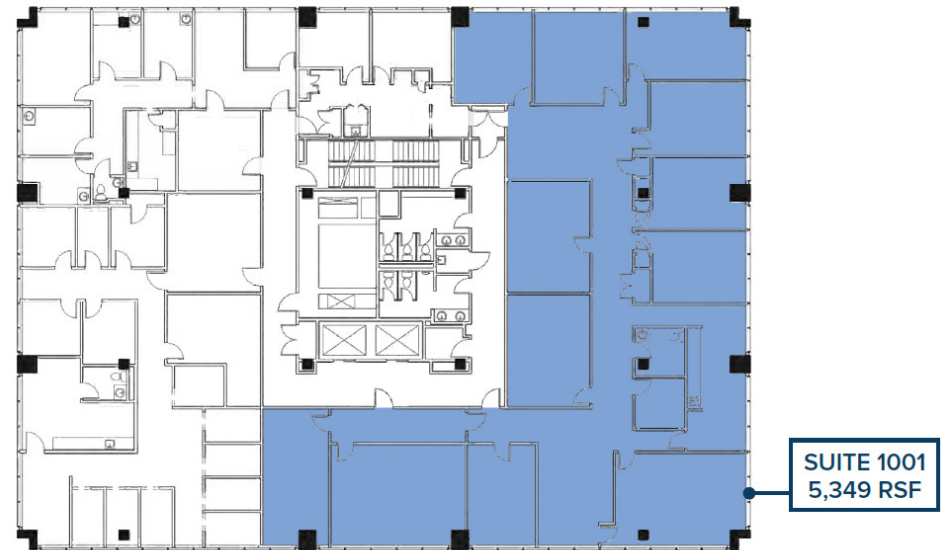
## EIGHTH FLOOR



## EIGHTH FLOOR Max Contiguous – 5,682 RSF



## TENTH FLOOR



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE







# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

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



OFFICE BUILDING FOR LEASE

AERIALS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE







# NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

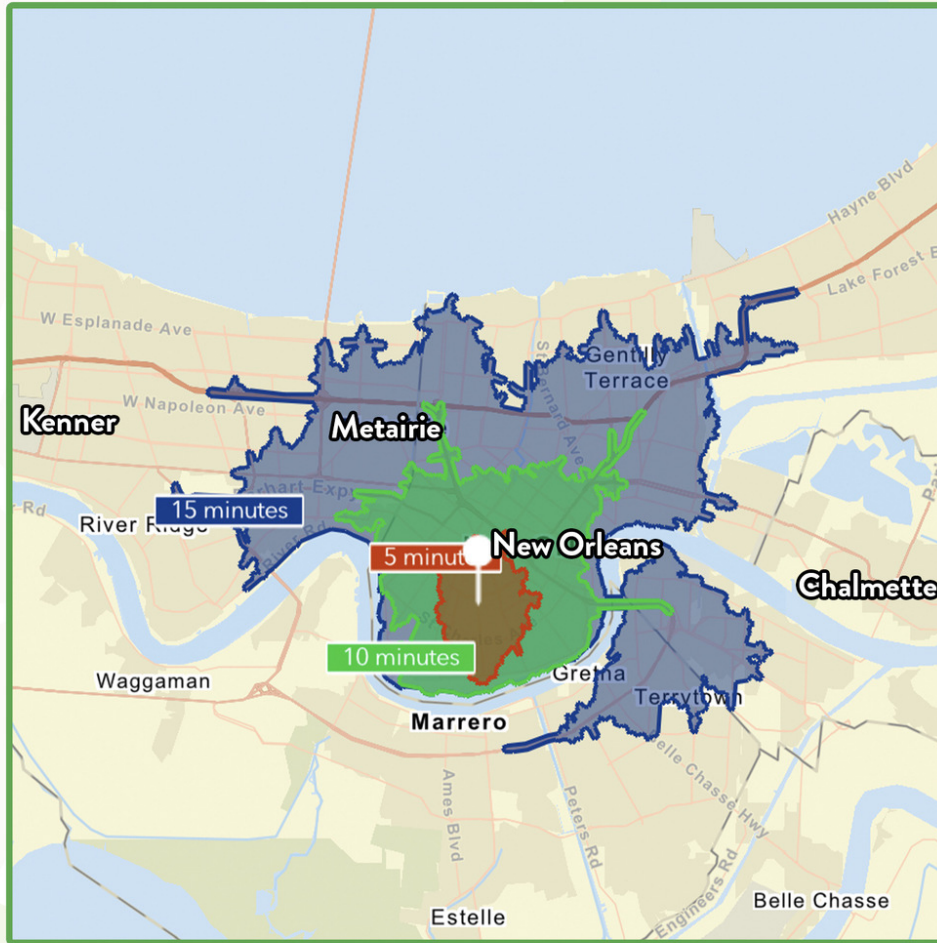
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



**\$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 | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE

