



NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115



PROPERTY DESCRIPTION

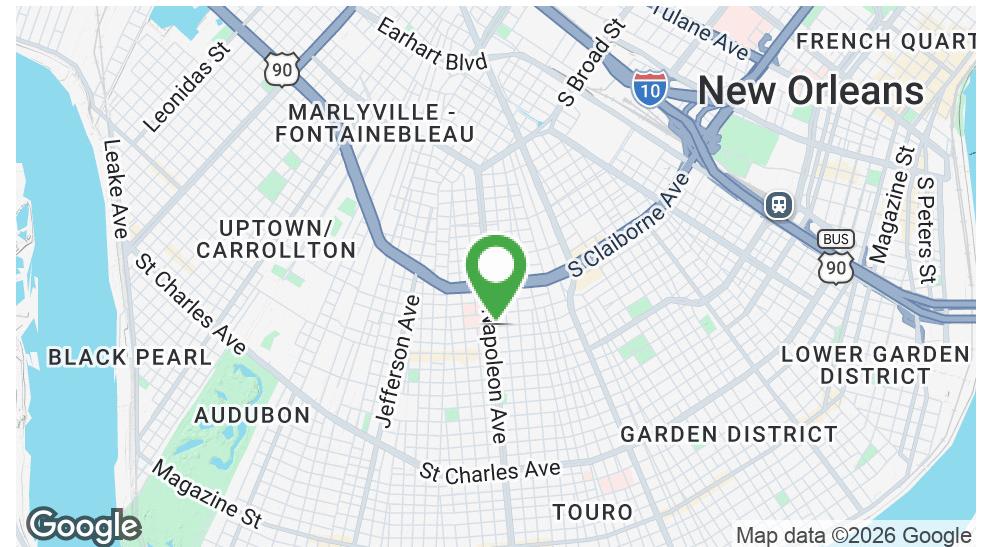
The Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans. The building has started construction on common areas throughout the building along with a complete redesign of the front entrance and drive 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).

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

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



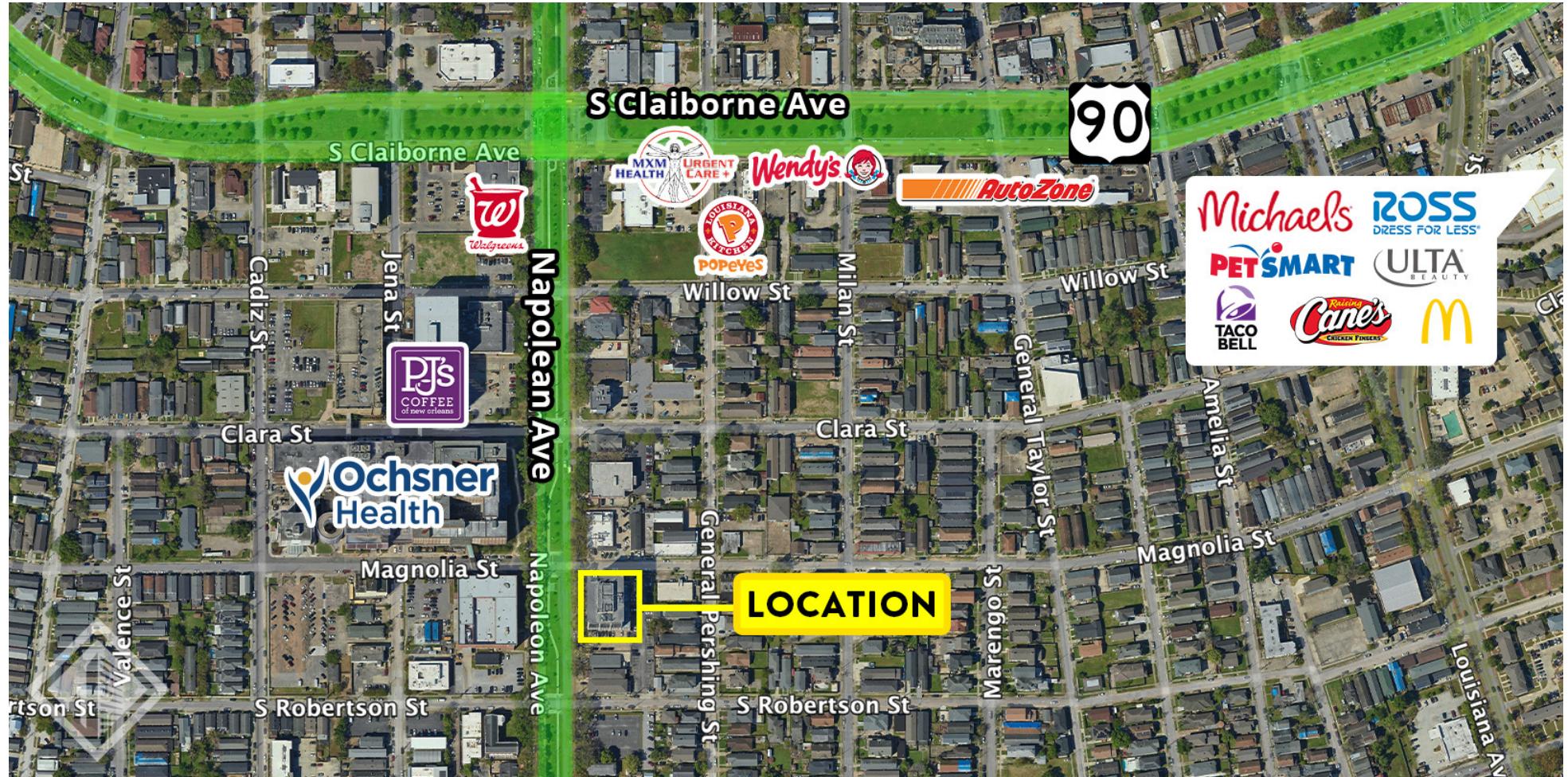


NAPOLEON AVE MEDICAL CENTER

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



OFFICE BUILDING FOR LEASE

AN AERIAL

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





NAPOLEON AVE MEDICAL CENTER

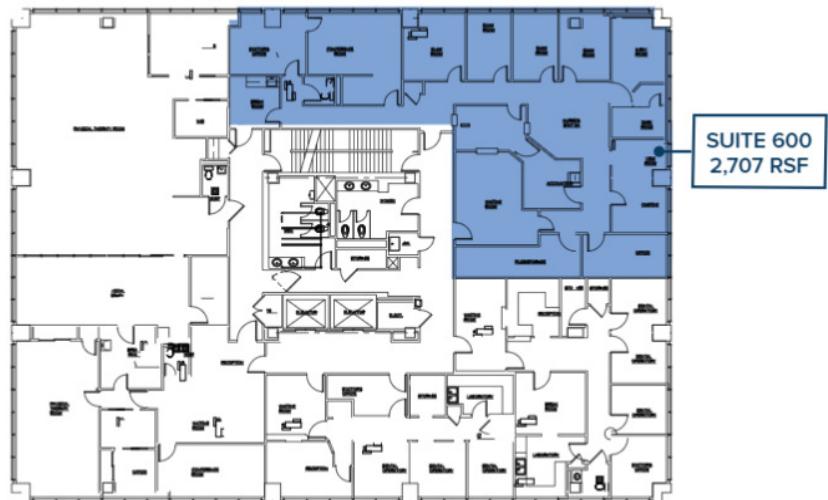
2633 Napoleon Ave, New Orleans, LA 70115



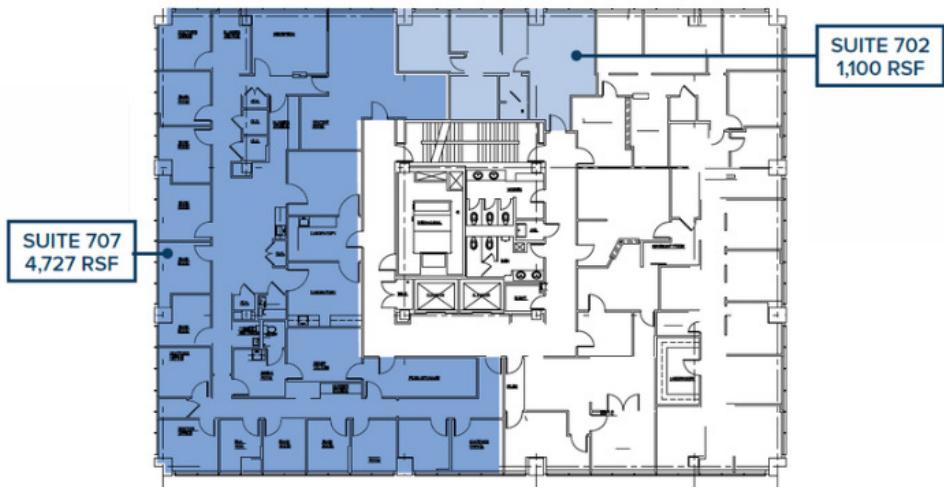
MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

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

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





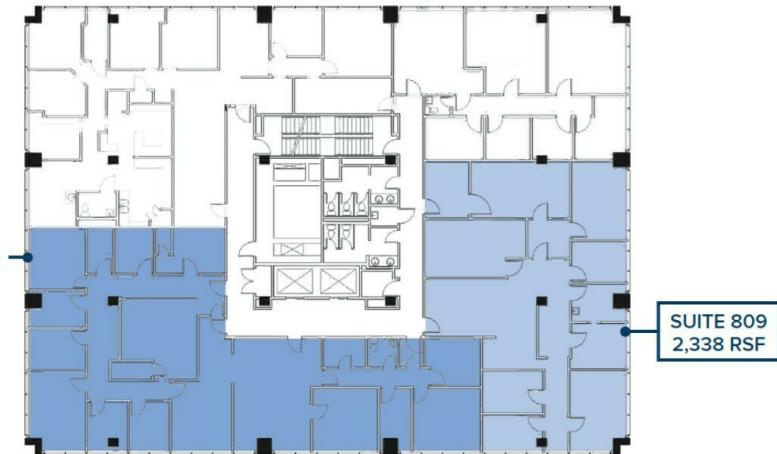
NAPOLEON AVE MEDICAL CENTER

2633 Napoleon Ave, New Orleans, LA 70115

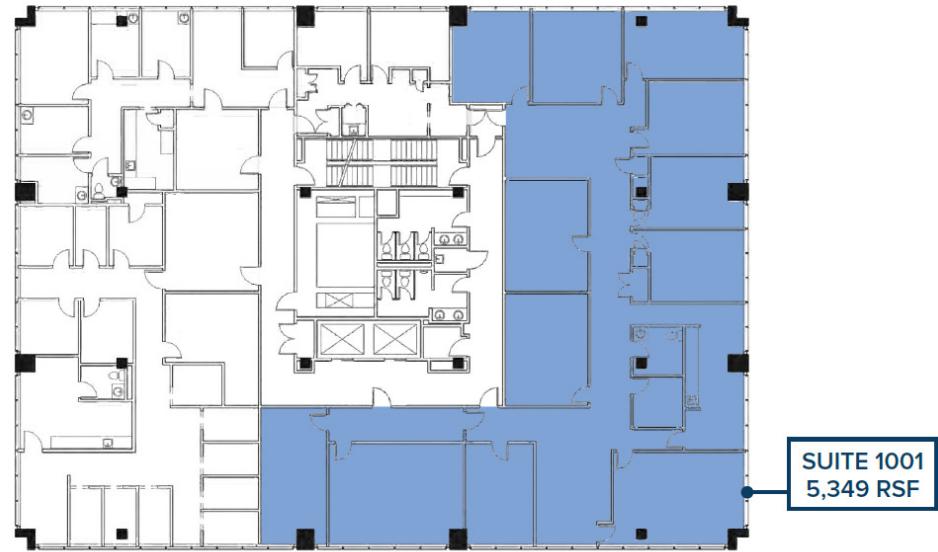
EIGHTH FLOOR



EIGHTH FLOOR Max Contiguous – 5,682 RSF



TENTH FLOOR



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

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



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

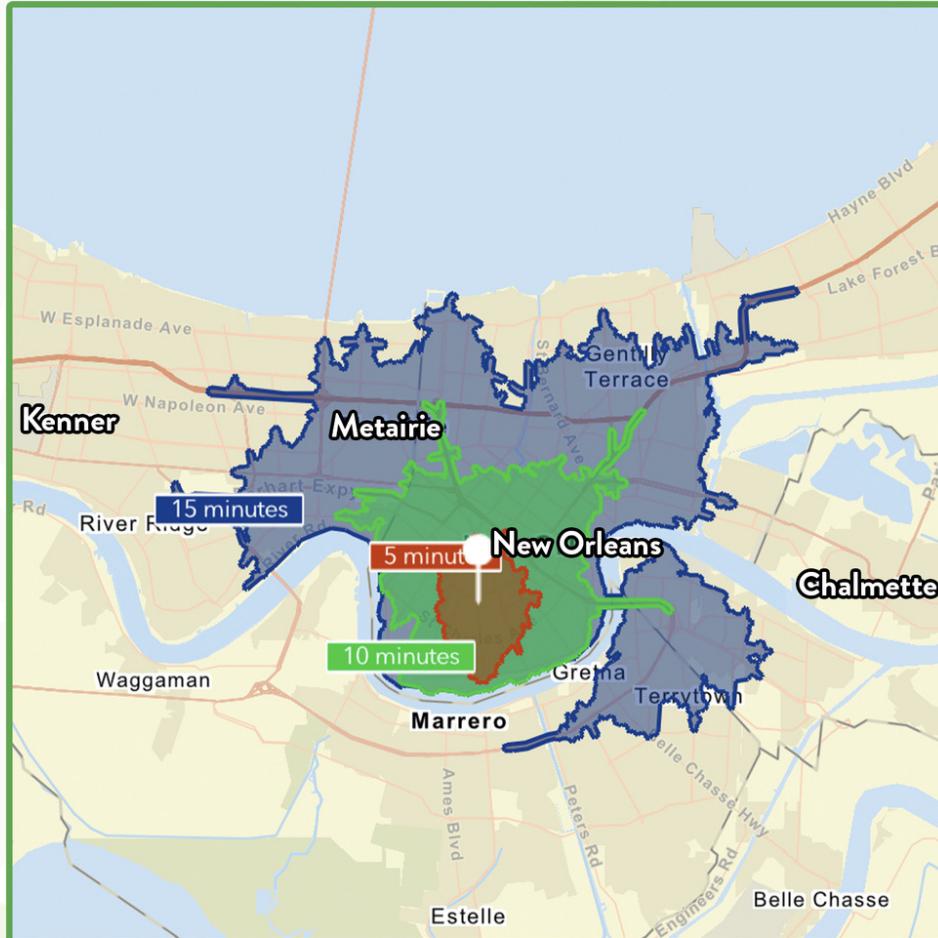


NAPOLEON AVE MEDICAL CENTER

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