



2633 Napoleon Ave, New Orleans, LA 70115

NAPOLEON AVE MEDICAL CENTER

MATT EATON, CCIM • PARTNER

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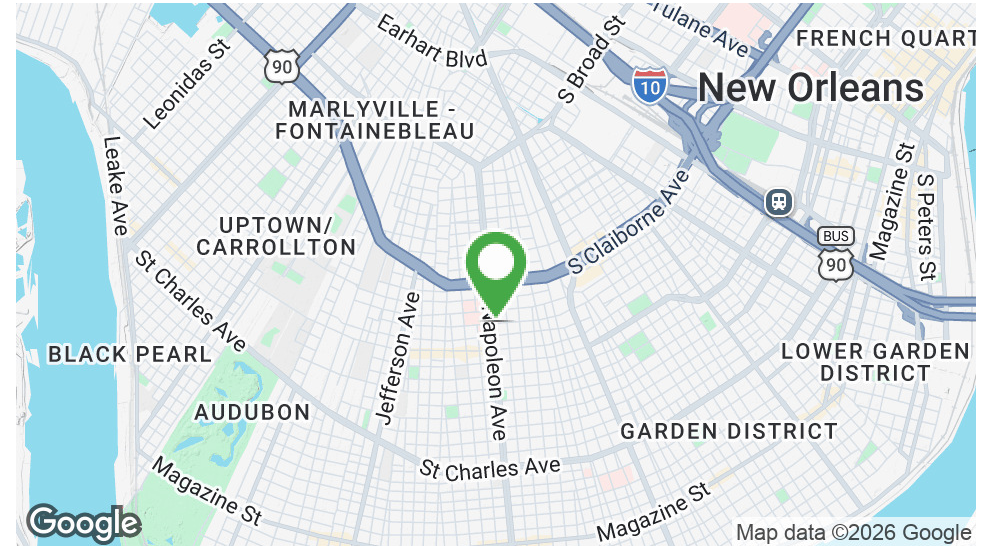
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PROPERTY DESCRIPTION

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.

The building recently underwent a complete redesign of the front drive area. Each floor's lobby and interior spaces have been fully renovated. Elevator improvements are also underway.

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 101	\$10.00 SF/yr	1,317 SF	
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 702	\$27.00 SF/yr	1,100 SF	
Suite 707	\$25.00 SF/yr	4,727 SF	
Suite 809	\$27.00 SF/yr	2,338 SF	Lease Pending
Suite 815	\$27.00 SF/yr	1,114 SF	Lease Pending

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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OFFICE BUILDING FOR LEASE

AERIAL



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REAL ESTATE

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





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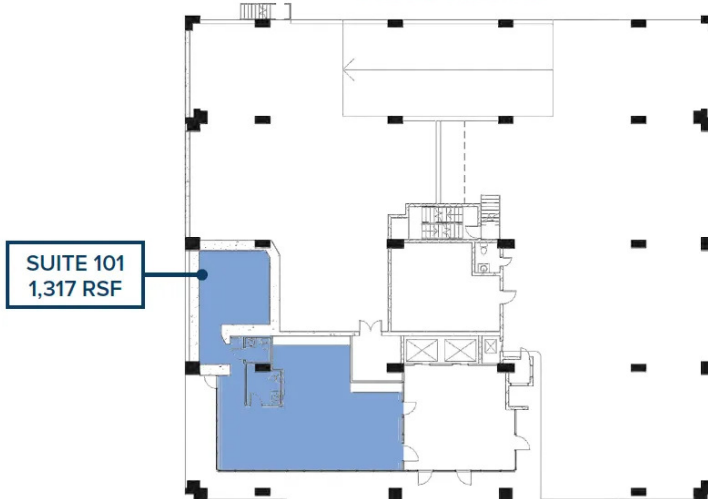
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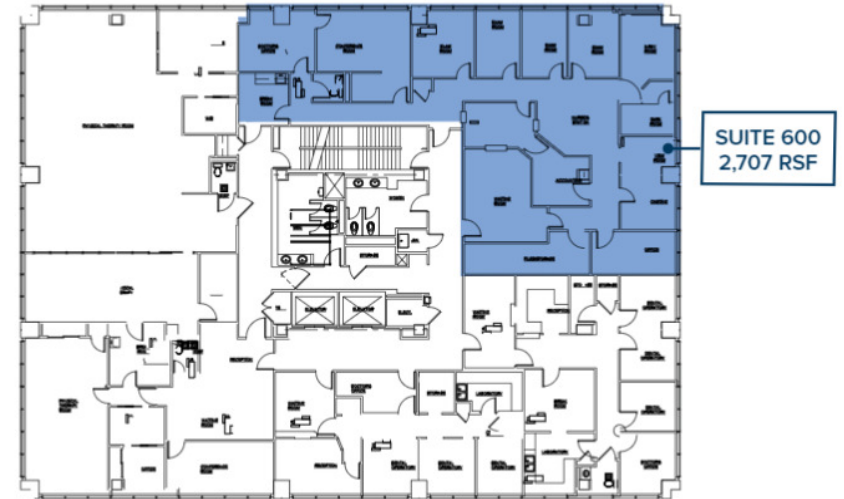
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FIRST FLOOR

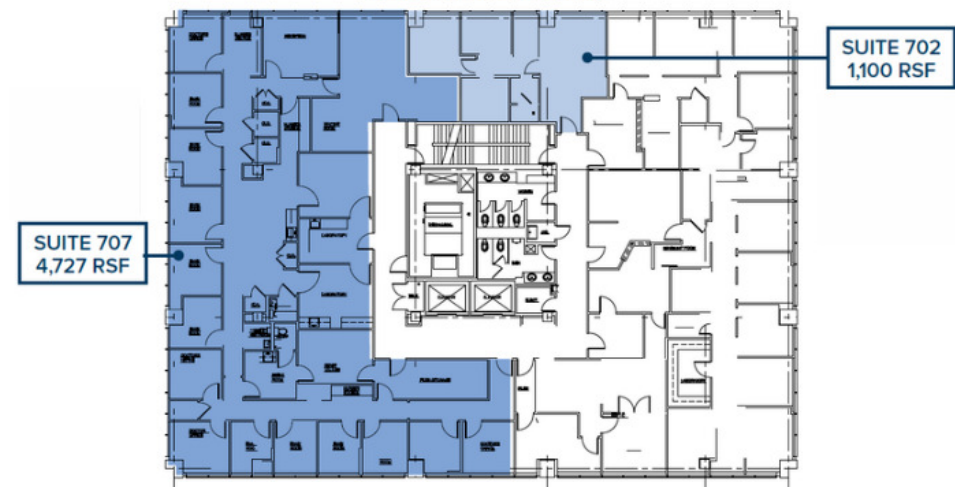


SIXTH FLOOR



SEVENTH FLOOR

Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

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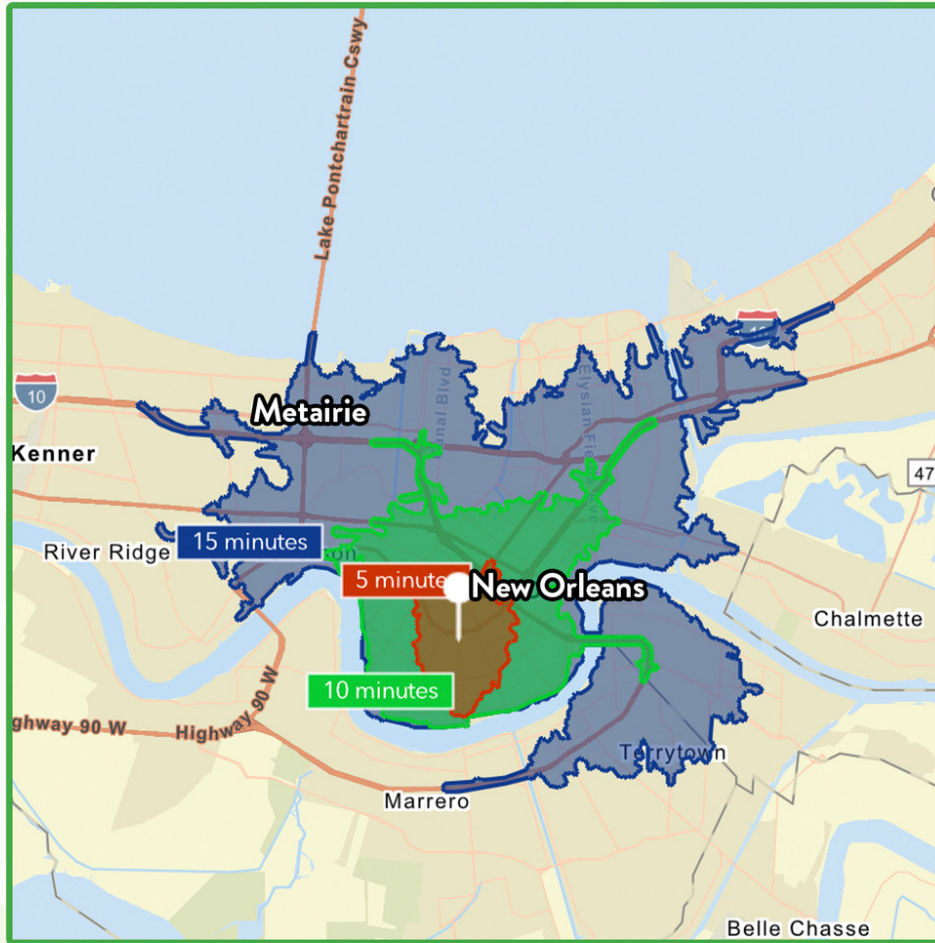
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\$122,768

Average Household Income
within 15 minutes of site.



38.4

Median Age
Within 15 minutes of site.



195,602

Number of housing units
within 15 minutes of site.

2025 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	42,132	148,832	355,780
Average HH Income	\$122,768	\$114,644	\$101,353
2030 Projections	5 Minutes	10 Minutes	15 Minutes
Population	40,572	143,806	344,040
Average HH Income	\$136,606	\$127,501	\$113,285

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR LEASE

AREA DEMOGRAPHICS



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