



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## UPTOWN OFFICE SPACE FOR LEASE

7219 Perrier Street, New Orleans, LA 70118



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## DESCRIPTION

Available for lease, 7219 Perrier Street offers prime Uptown office space in the heart of the Black Pearl neighborhood, immediately next door to Tartine, one of the well-known neighborhood cafés. The property features up to ±1,946 SF of newly renovated office space, with the flexibility to accommodate a single user or be divided into ±850 SF and ±1,096 SF suites.

The space provides a clean, modern office environment ideal for professional, creative, or boutique service users seeking a quiet, neighborhood setting with convenient access to the surrounding Uptown, Carrollton, and Riverbend areas. Its location just off major Uptown corridors allows for easy accessibility while maintaining the character and charm of Uptown New Orleans.

The property is also supported by strong surrounding demographics, with a dense and affluent residential base nearby and walking distance to Audubon Park, Tulane University, and The Batture.

**SIZE:** 850-1,946 SF

**LEASE PRICE:** \$30/SF

**ZONING:** MU-1 SF

**LEASE TYPE:** Modified Gross

## DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	4,218	13,249	64,774
<b>AVERAGE HH INCOME</b>	\$206,343	\$195,317	\$144,246





Broadway Street

Perrier Street

Magazine Street

Leake Ave

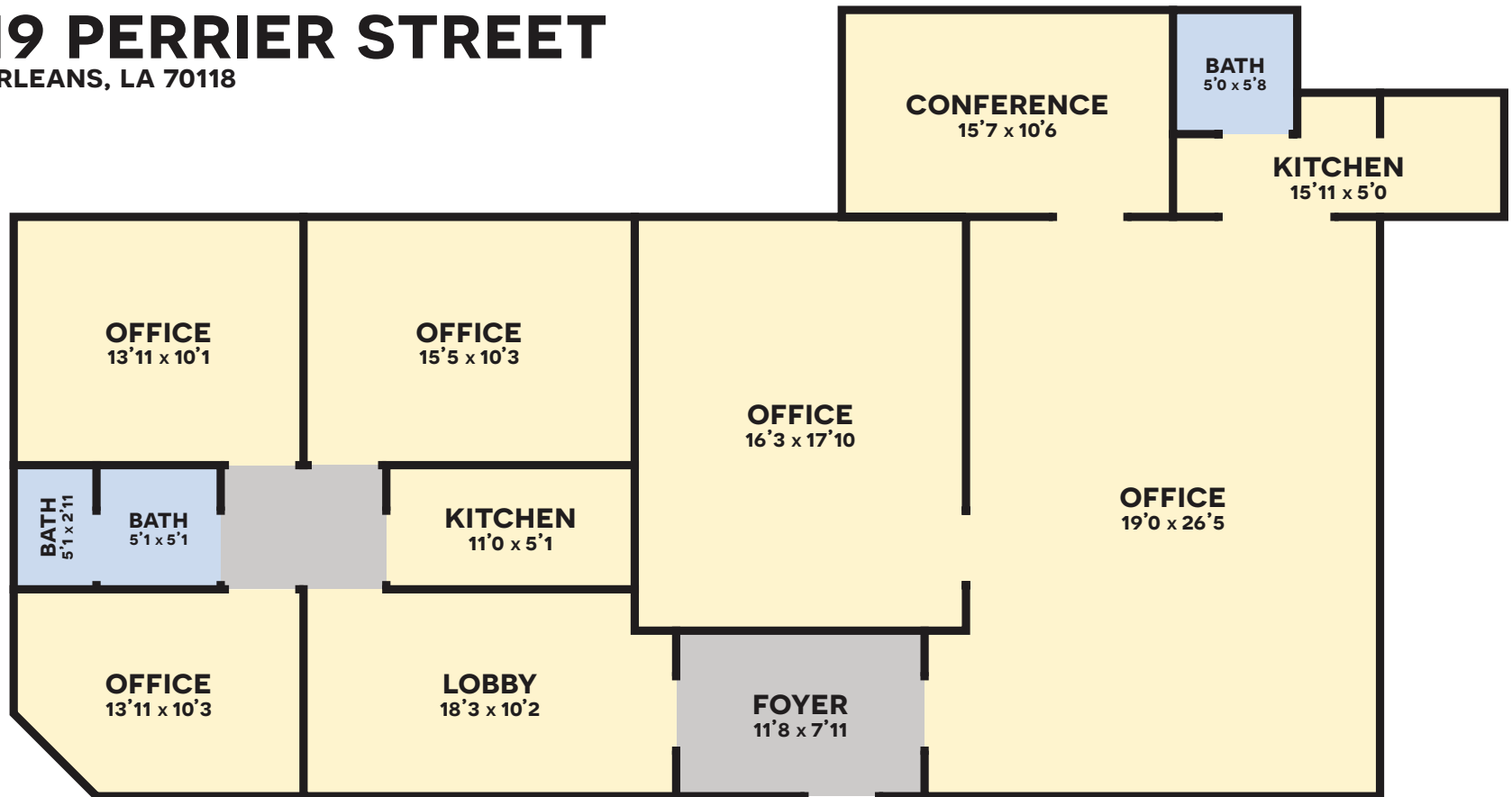


## AERIAL VIEW

7219 Perrier Street, New Orleans, LA 70118

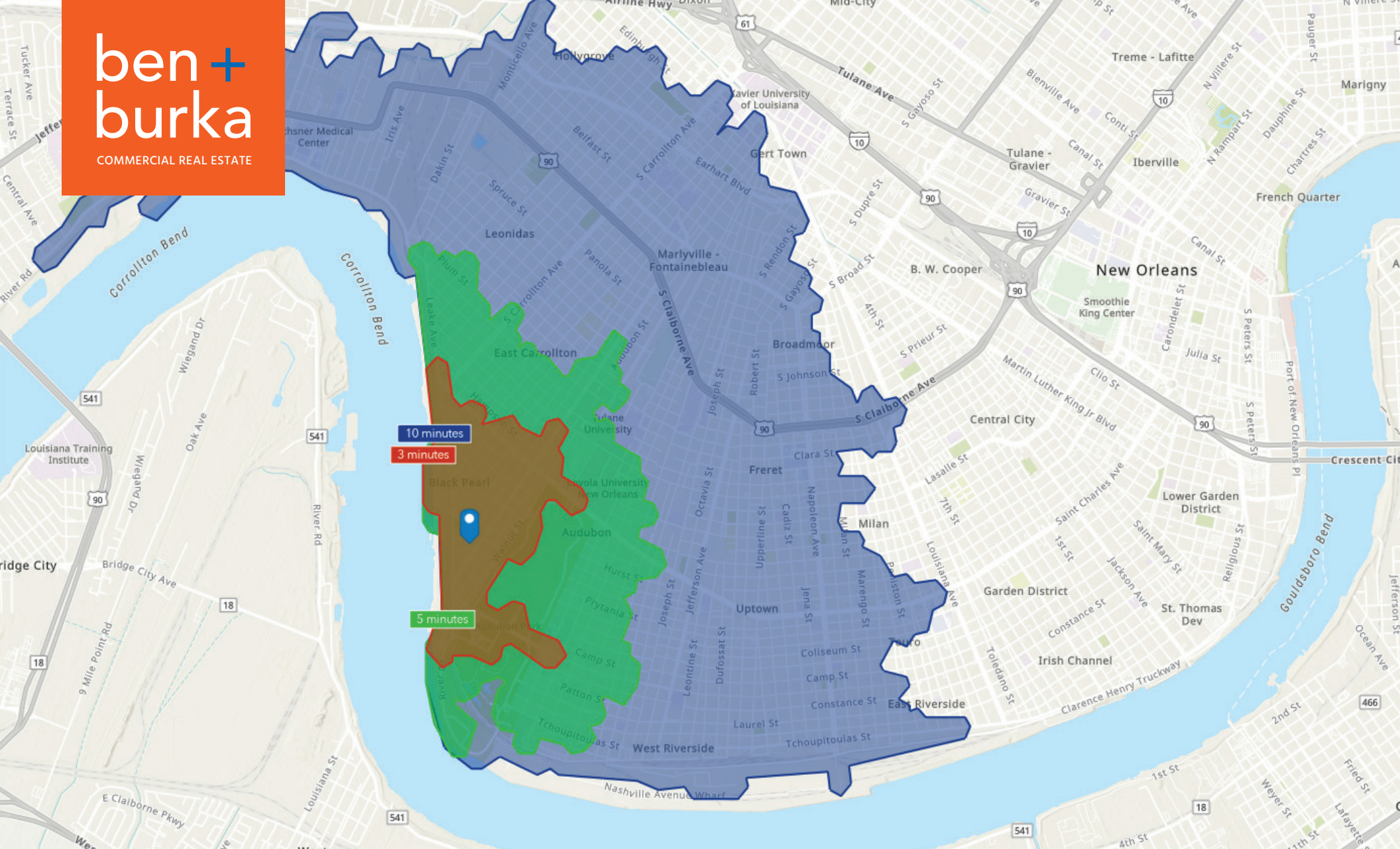
# 7219 PERRIER STREET

NEW ORLEANS, LA 70118



FLOOR PLAN





## DRIVE TIME MAP

📍 7219 Perrier Street, New Orleans, LA 70118

For more information, please contact the Owner's exclusive representative:

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**AARON KAZANOFF**  
**AGENT**

25 Walnut Street  
New Orleans, LA 70118  
504.301.1002  
aaron@benburka.com

**CASEY BURKA**  
**AGENT**

25 Walnut Street  
New Orleans, LA 70118  
504.301.1002  
casey@benburka.com

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