



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

## COMMERCIAL SPACE | FOR SALE & FOR LEASE Fully Furnished Office/Warehouse in Metairie

**3020 20th Street**  
METAIRIE, LA 70002

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## MOVE-IN READY SPACE IN METAIRIE CBD

3020 20th Street, Metairie, LA 70002

### DESCRIPTION

Fully furnished, move-in ready two-story office/warehouse is available for sale and for lease. The property contains approximately 6,600 sf of office space and a small warehouse with high ceilings. It has a large training room, a conference room, offices, and reception area. Recently renovated, this building is ready to use and features 10-12 off-street parking spots. Furniture may be available to purchase.

This property is just one-and-a-half blocks from North Causeway Blvd and four blocks from Veterans Memorial Blvd, as well as approximately half a mile from I-10. This central location and zoning make it easily accessible and ideal for a variety of professional uses.

### OVERVIEW

SIZE	7,160 sf <ul style="list-style-type: none"> <li>• 6,600 sf office</li> <li>• 500 sf warehouse</li> </ul> <i>(square footages are approximate)</i>
SALE PRICE	\$1,150,000
RENTAL RATE	\$7,000/month, NNN
PARKING	10 - 12 spaces
ZONING	GO-1 General Office District



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# 3020 20<sup>TH</sup> STREET

## INTERIOR IMAGES



EXECUTIVE OFFICE



OFFICE



OFFICE



CONFERENCE ROOM



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## INTERIOR IMAGES



2<sup>ND</sup> FLOOR COFFEE BAR



TRAINING ROOM



COMMON AREA



OPEN WORK AREA



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# 3020 20<sup>TH</sup> STREET NEIGHBORHOOD



## AREA DESCRIPTION

This is a standalone property in a convenient location that provides easy access to Metairie, the Northshore, and New Orleans via a rapid connection to I-10. In the heart of the Metairie Central Business District, it is surrounded by office towers and some of the region's best performing retail. Within a one-mile radius there is a daytime population of 31,423.

## ZONING

The purpose of the **General Offices (GO-1) District** is to create an environment suited to a group of professional, general administrative, and general sales offices, together with certain commercial uses that primarily to serve employees in the district.

Permitted uses include, but are not limited to, general and professional offices; laboratories; retail and service facilities; data processing centers; and medical, dental, or chiropractic establishments.



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## CENTRAL LOCATION

The property is located

- » 1½ blocks to Lakeside Mall
- » .8 miles to the Lakeway Office Complex
- » .6 miles to I-10



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