



620 N Carrollton Ave, New Orleans, LA 70119

CHARMING OFFICE FOR LEASE IN MID-CITY

COLLIN HOLMES • DIRECTOR OF BROKERAGE

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MATT EATON, CCIM • PARTNER

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PROPERTY DESCRIPTION

Available for lease or sale, this 2,160 SF, two-story commercial building offers a rare opportunity to own or occupy a beautifully preserved historic property in one of New Orleans' most dynamic neighborhoods. Located at 620 N Carrollton Avenue, the building provides exceptional visibility and convenience for professional office users.

Situated in Mid-City, the property is just minutes from Canal Street, City Park, and a wide variety of restaurants, cafés, and retail amenities. Accessibility is unmatched, with the streetcar running directly in front of the property and I-10 only a few blocks away.

Currently configured for professional office use, the building offers ample off-street parking—an increasingly rare and valuable amenity in the area. The interior highlights classic New Orleans charm, featuring a fireplace, abundant natural light, and distinctive architectural details. The functional layout includes four private offices, a reception area, meeting rooms, and a small kitchenette.

This property is well suited for a wide range of professional users seeking a centrally located, office environment along one of New Orleans' most desirable corridors.

OFFERING SUMMARY

Lease Rate:	\$4,500 per month (MG)
Sale Price:	\$850,000
Available SF:	2,160 SF
Lot Size:	6,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,378	76,778	151,801
Total Population	19,692	165,290	329,911
Average HH Income	\$91,220	\$88,966	\$95,579

OFFICE BUILDING FOR SALE OR LEASE

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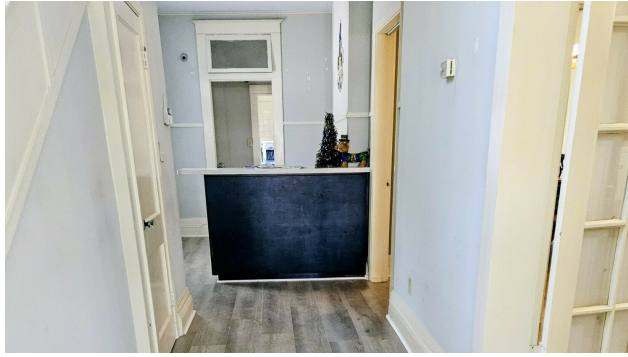
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ADDITIONAL PHOTOS

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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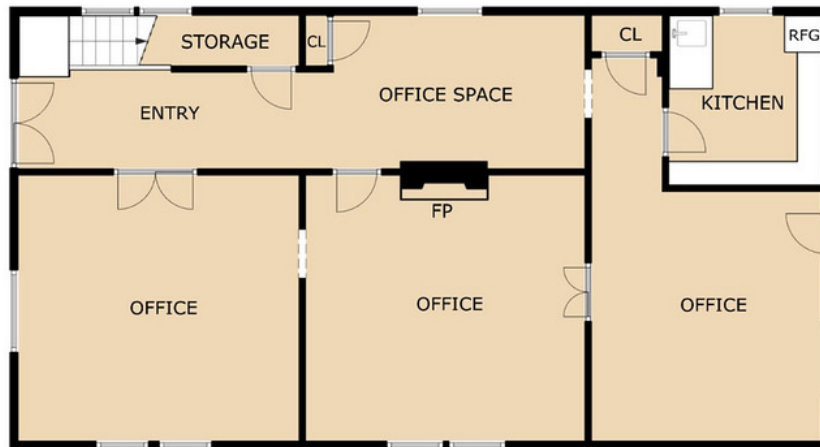
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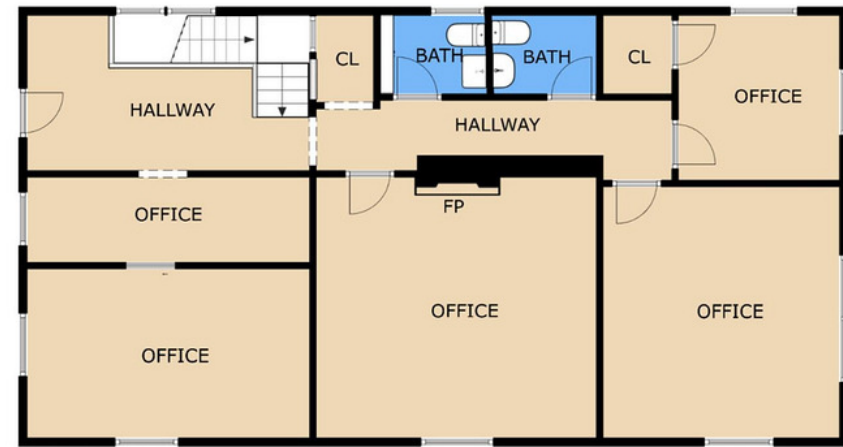
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FIRST FLOOR



SECOND FLOOR

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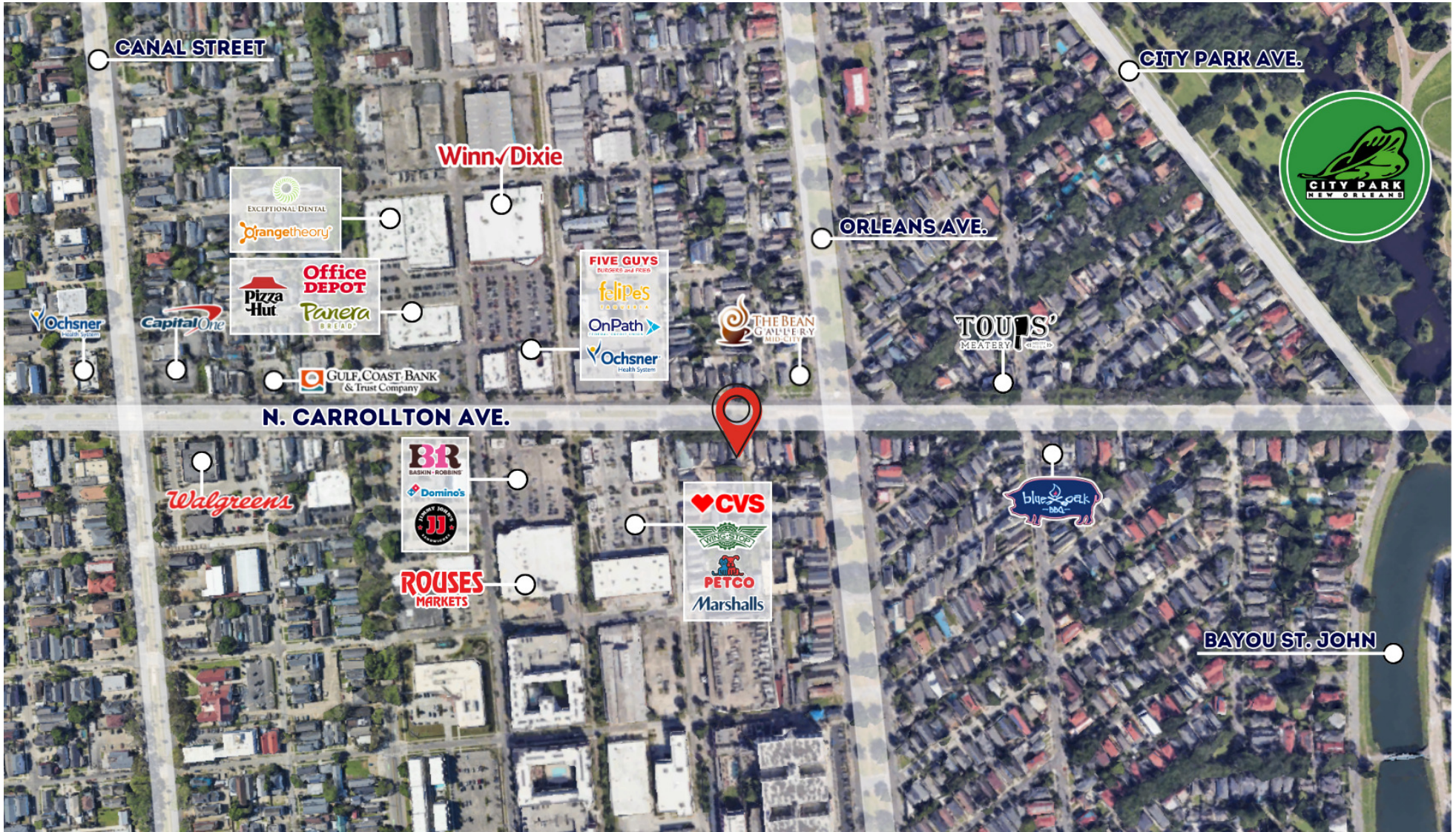
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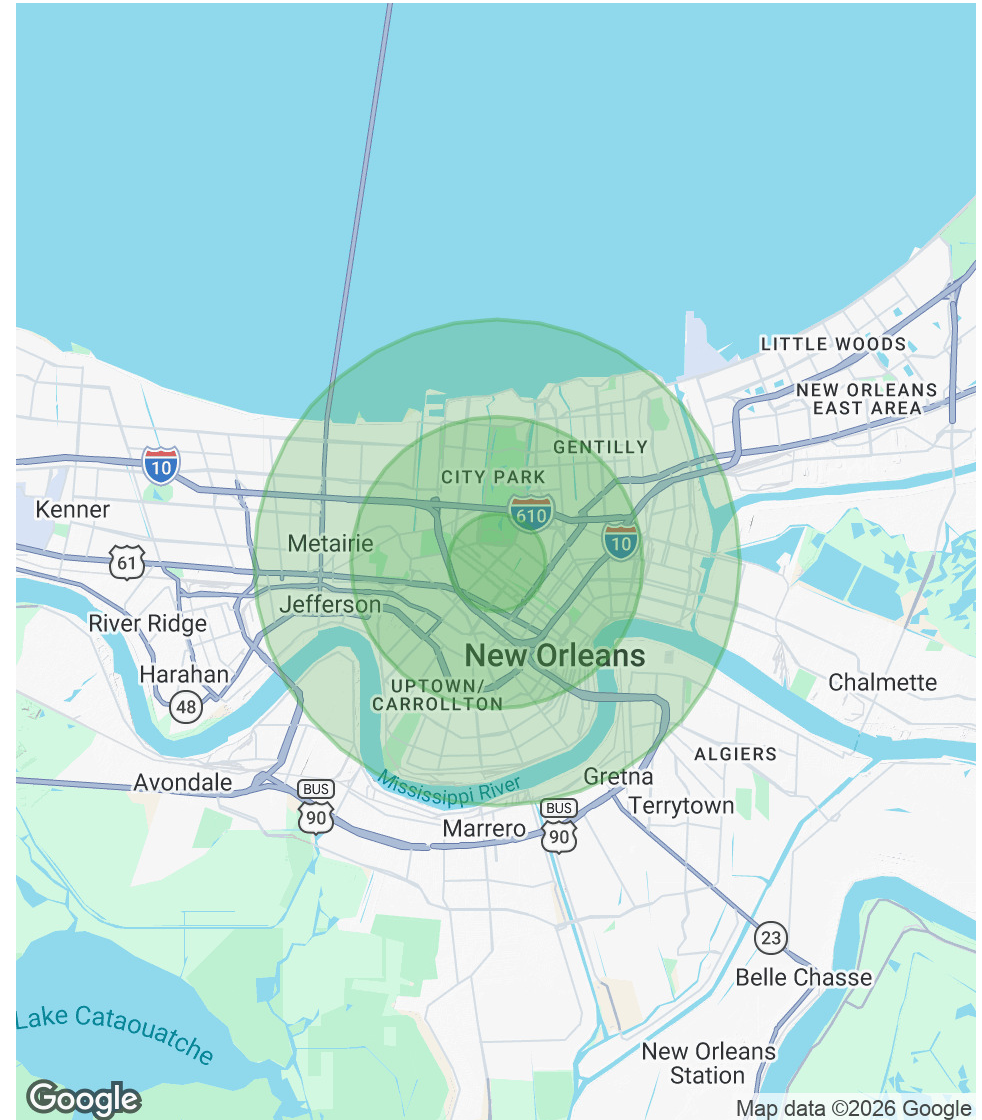
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,692	165,290	329,911
Average Age	41	40	41
Average Age (Male)	41	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,378	76,778	151,801
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$91,220	\$88,966	\$95,579
Average House Value	\$493,893	\$473,832	\$477,438

2020 American Community Survey (ACS)



OFFICE BUILDING FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT



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