

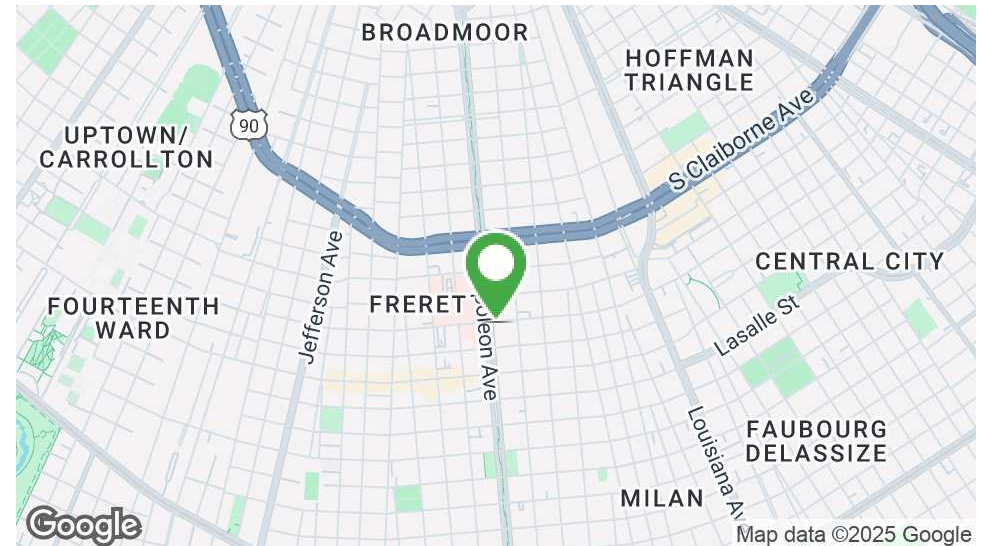


# UPTOWN OFFICE/RETAIL SPACE FOR LEASE

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



## PROPERTY DESCRIPTION

Napoleon Medical Building is a Class-A office building and outpatient medical facility located across the street from Ochsner Baptist in Uptown New Orleans. Perfect for any office Tenant services include dentistry, plastic surgery, cardiology, physical therapy, internal medicine, dermatology, orthopedics, and a hearing clinic. The property features onsite management and is easily accessible via South Claiborne Avenue (US-90).

Suite 101 is a former restaurant space / sundry shop with large outdoor patio and is also available for lease.

Parking: 129 Surface Parking Spaces, 79 Covered Parking Spaces

## OFFERING SUMMARY

Lease Rate:	\$10.00 - 27.00/SF/YR
Available SF:	1,114 - 4,727 SF
Building Size:	75,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,298	71,065	151,645
Total Population	29,284	151,961	333,986
Average HH Income	\$108,462	\$99,658	\$88,248

## OFFICE BUILDING FOR LEASE

### PROPERTY SUMMARY





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OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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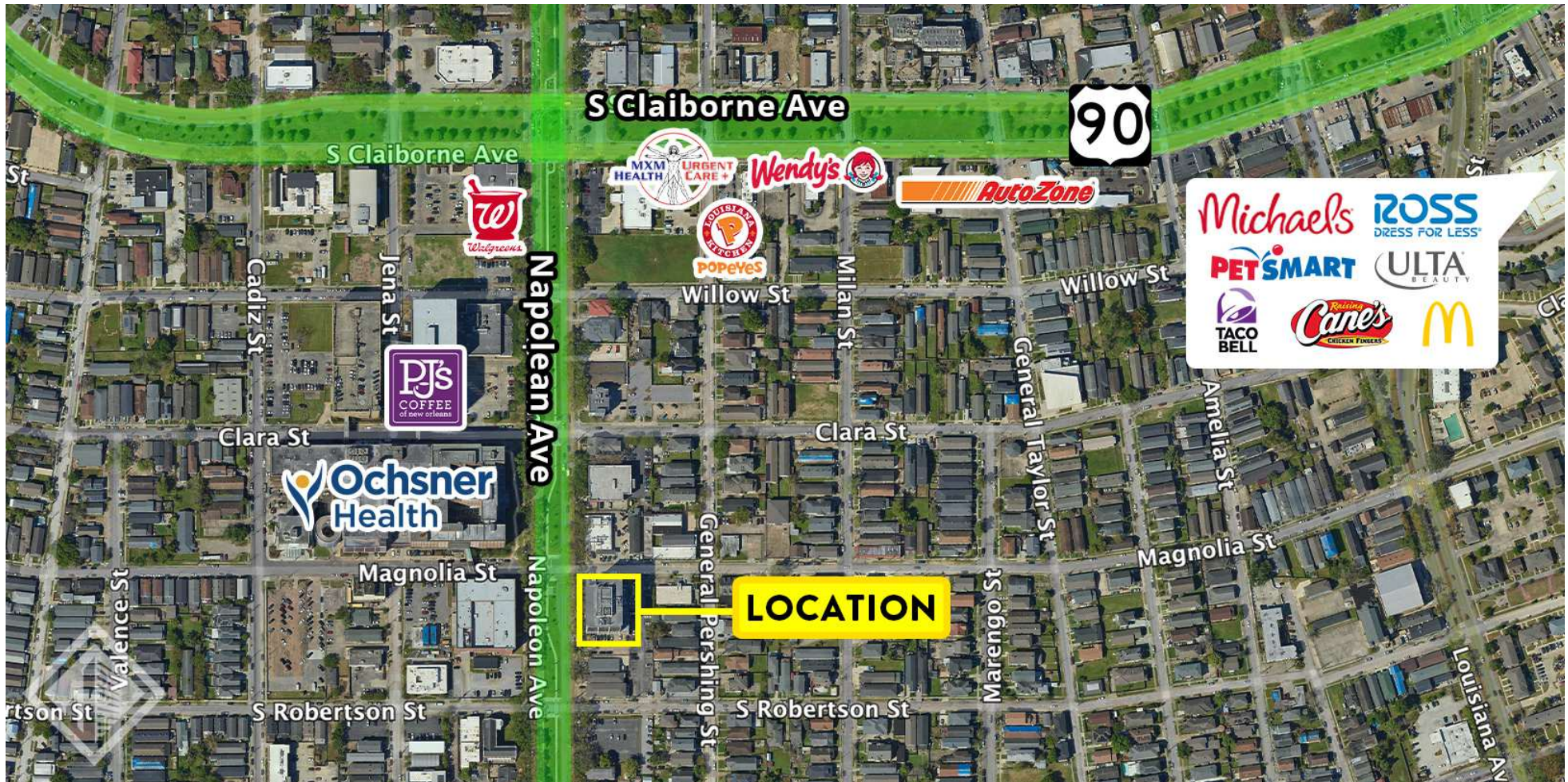
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AERIAL

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ADDITIONAL AERIALS

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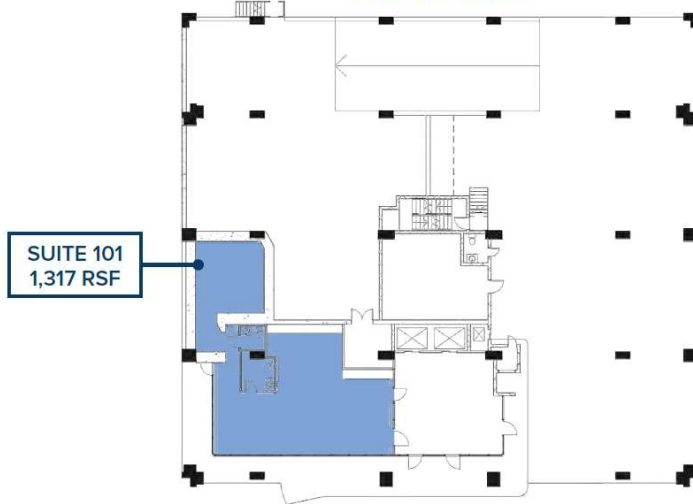
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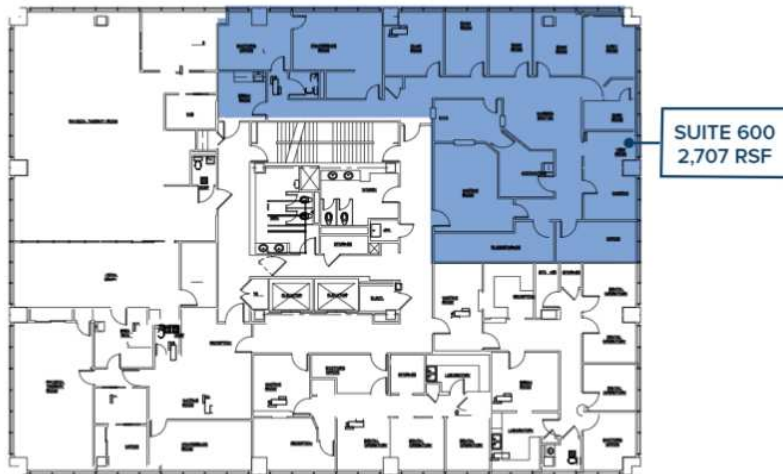
FIRST FLOOR



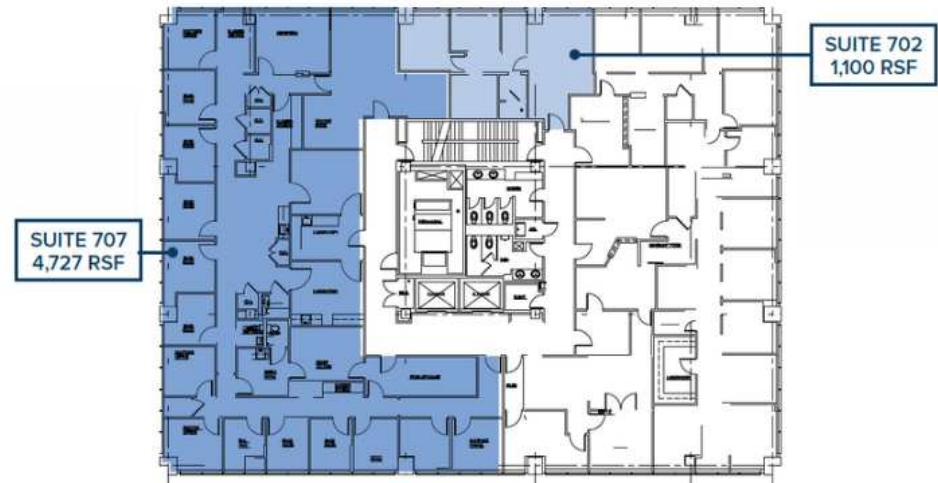
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR  
Max Contiguous – 5,827 RSF



OFFICE BUILDING FOR LEASE

FLOOR PLANS





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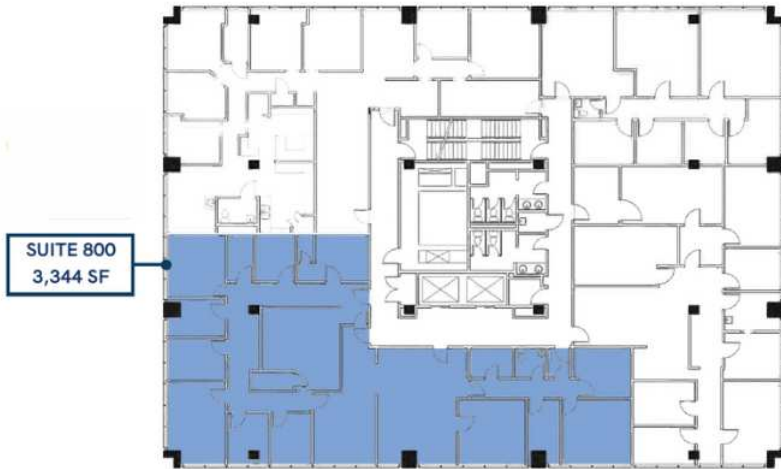
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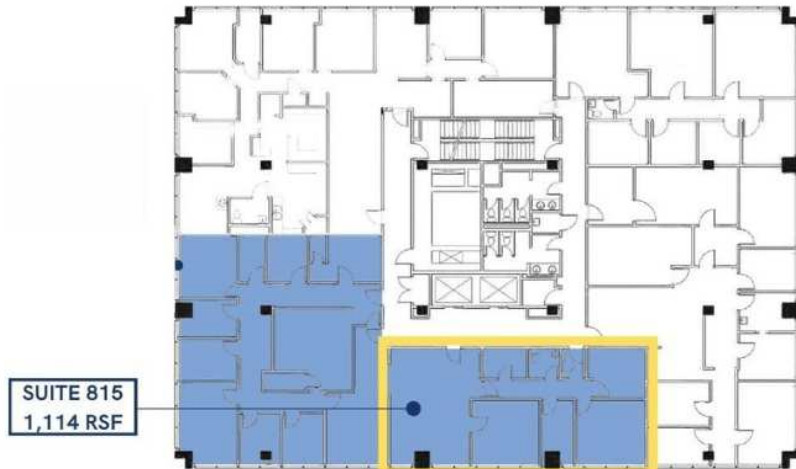
EIGHTH FLOOR



EIGHTH FLOOR



EIGHTH FLOOR



OFFICE BUILDING FOR LEASE

FLOOR PLANS





# UPTOWN OFFICE/RETAIL SPACE FOR LEASE

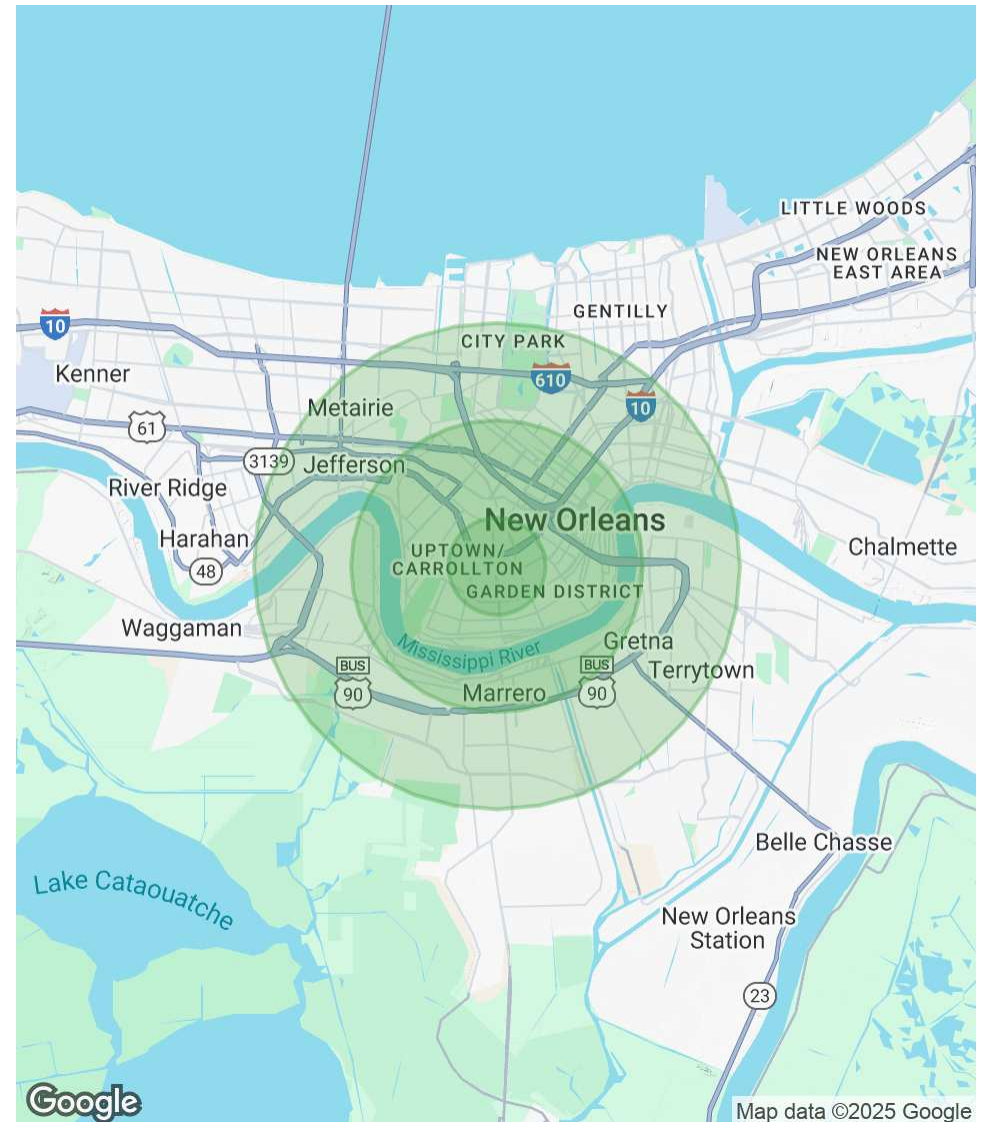
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,284	151,961	333,986
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,298	71,065	151,645
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$108,462	\$99,658	\$88,248
Average House Value	\$575,350	\$560,878	\$441,094

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT

