

METAIRIE OFFICE SPACE (w/parking) FOR LEASE

2332 N. Arnoult St., Metairie, LA 70002



- Building:** 2332 N. Arnoult St. is a two story 8,000 sq. ft. office building located in Central Metairie on N. Arnoult St. South of the Interstate, between the I-10 Service Rd and W. Napoleon Ave. The first floor is occupied and the entire second floor is available for lease.
- Available:** 4,000 total sq. ft. of office space on second floor beginning January 1, 2024
- Suite:** Renovated in 2021, the second floor suite includes 18 private offices, two large conference rooms, kitchenette with sink, IT room, LVT flooring throughout hallways, and carpet in private offices. Suite is accessed by two staircases.
- Parking:** There are 14 free parking spaces in front of the property available to the second floor tenant
- Lease Rate:** \$5,833 per month on a modified gross basis, tenant pays for their utilities and janitorial.
- Zoning:** C-2 Commercial
- Notes:** Free standing building in a great location, just minutes from the Causeway Corridor. Easy access to W. Napoleon Ave. Premises are built out and ready for occupancy.



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