



CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119



PROPERTY DESCRIPTION

Available for lease, this 2,106 SF, two-story commercial building offers a rare opportunity to occupy a beautifully preserved historic property in one of New Orleans' most dynamic neighborhoods. The property is available for occupancy beginning February 1, with the ability to accommodate an earlier lease start if needed. 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 hardwood floors, 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.

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY

COLLIN HOLMES · VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

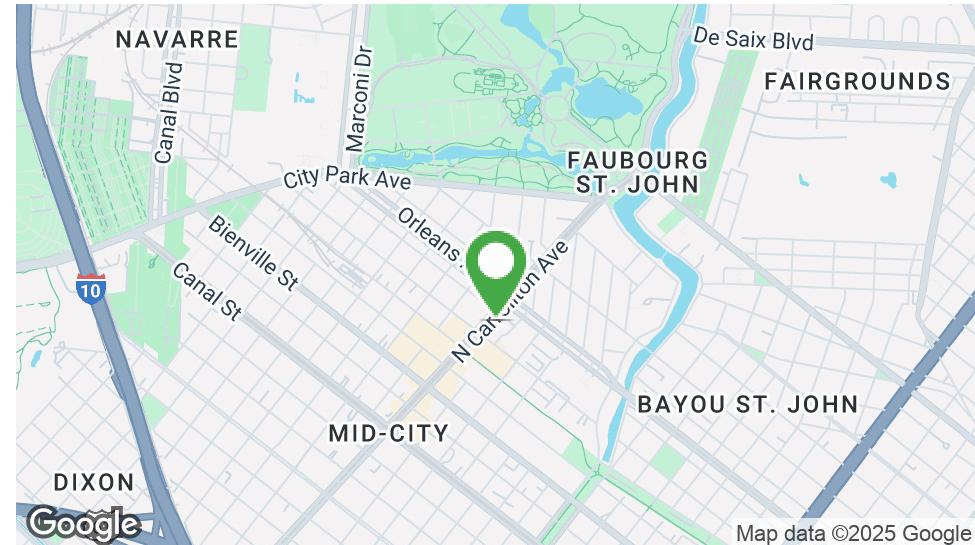
holmes@southeastcre.com

MATT EATON, CCIM · PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



Map data ©2025 Google

OFFERING SUMMARY

Lease Rate: \$4,500.00 per month (MG)

Available SF: 2,160 SF

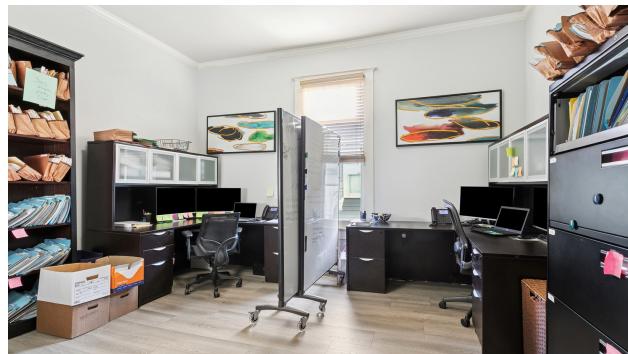
Lot Size: 6,600 SF

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



CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119



OFFICE BUILDING FOR LEASE

ADDITIONAL PHOTOS

COLLIN HOLMES • VP OF OPERATIONS
OFFICE: 504.414.0703
MOBILE: 504.669.0506
holmes@southeastcre.com

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com



CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119

ATTORNEYS • ABOGADO

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

MOBILE: 504.669.0506

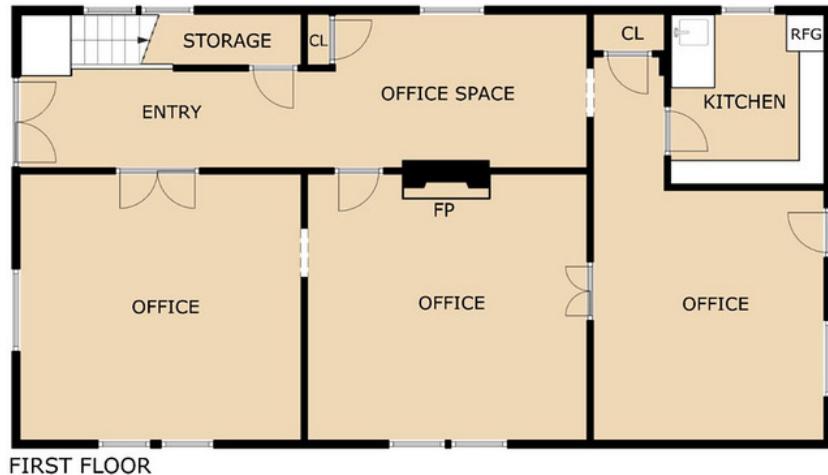
holmes@southeastcre.com

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com



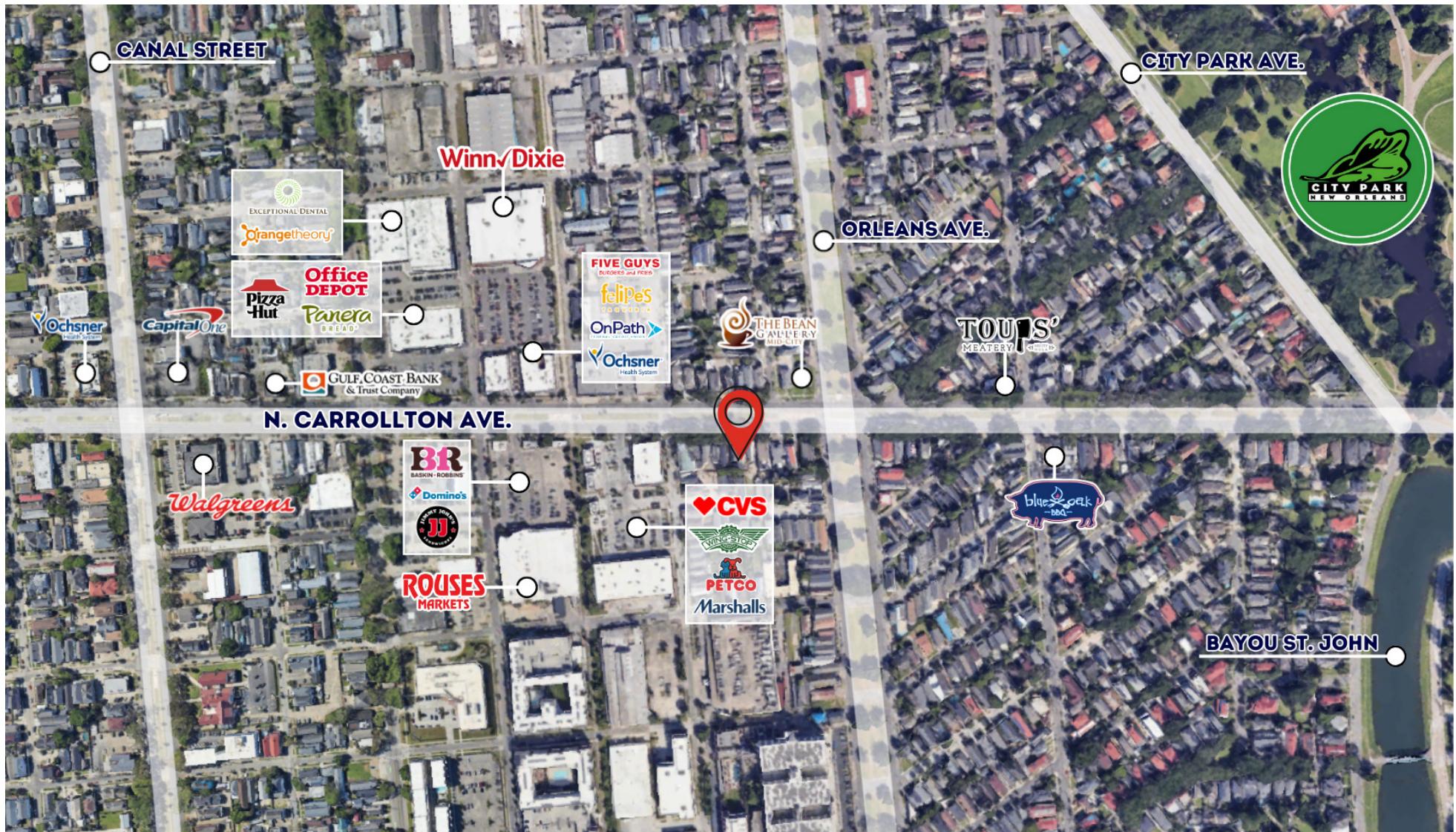
OFFICE BUILDING FOR LEASE

FLOOR PLAN



CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119



OFFICE BUILDING FOR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

COLLIN HOLMES • VP OF OPERATIONS
OFFICE: 504.414.0703
MOBILE: 504.669.0506
holmes@southeastcre.com

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

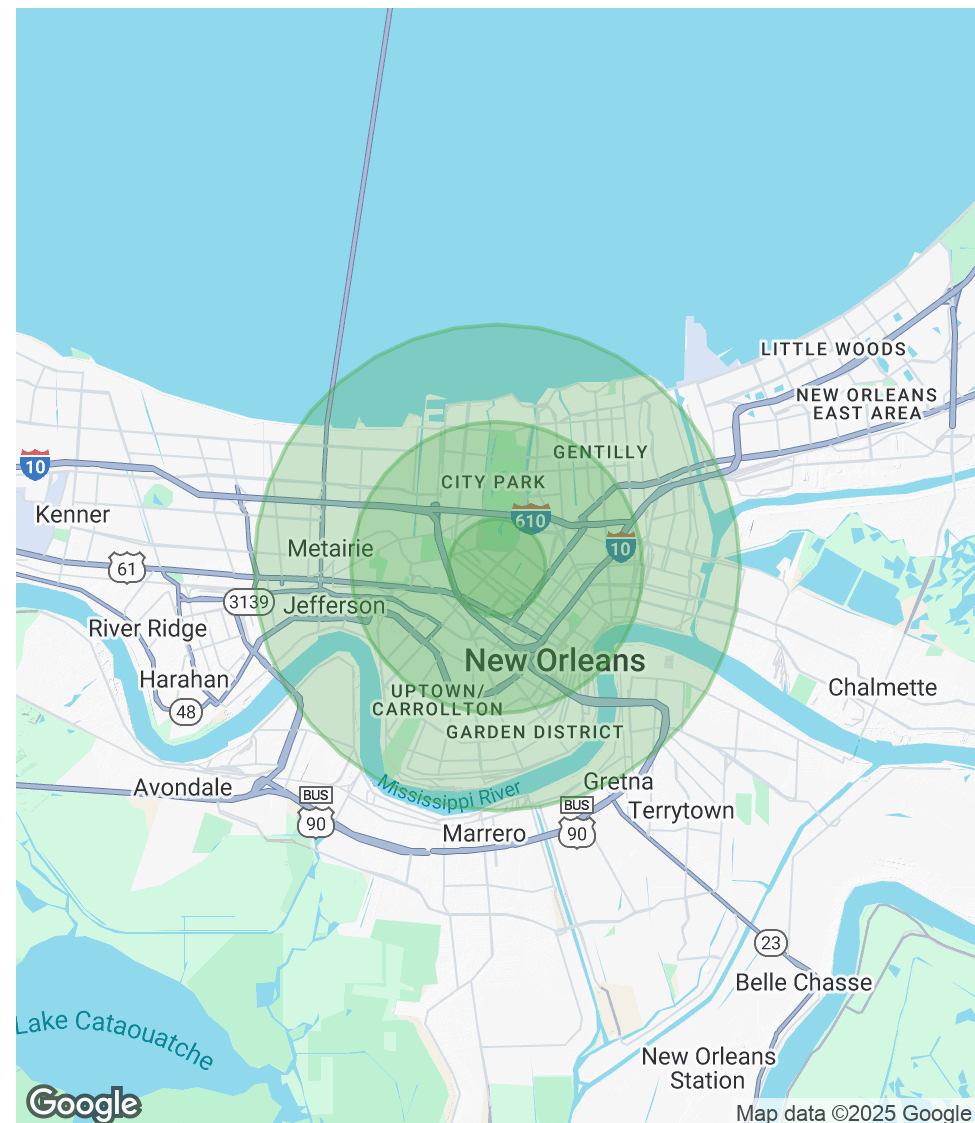


CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119

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

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT