



CHARMING OFFICE FOR LEASE IN MID-CITY

620 N Carrollton Ave, New Orleans, LA 70119

COLLIN HOLMES • VP OF OPERATIONS

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MATT EATON, CCIM • PARTNER

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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.



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

OFFICE BUILDING FOR LEASE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS





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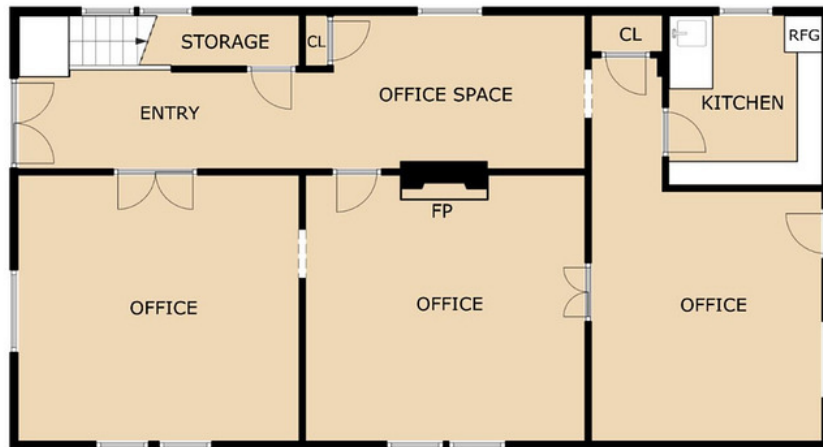
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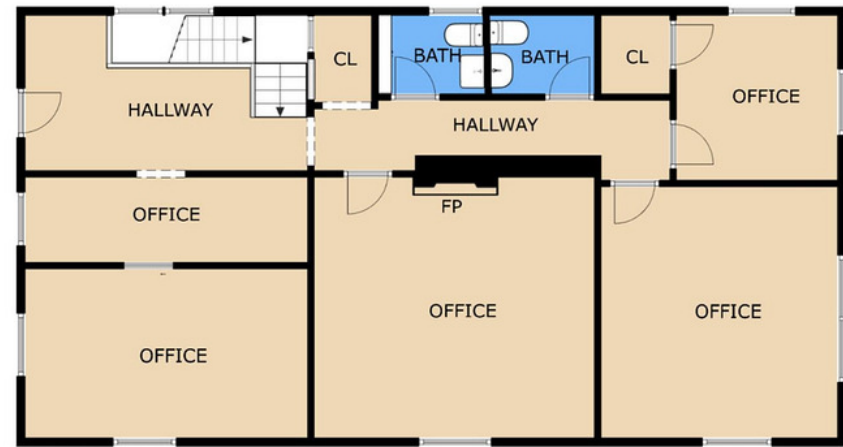
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FIRST FLOOR



SECOND FLOOR

OFFICE BUILDING FOR LEASE

FLOOR PLAN

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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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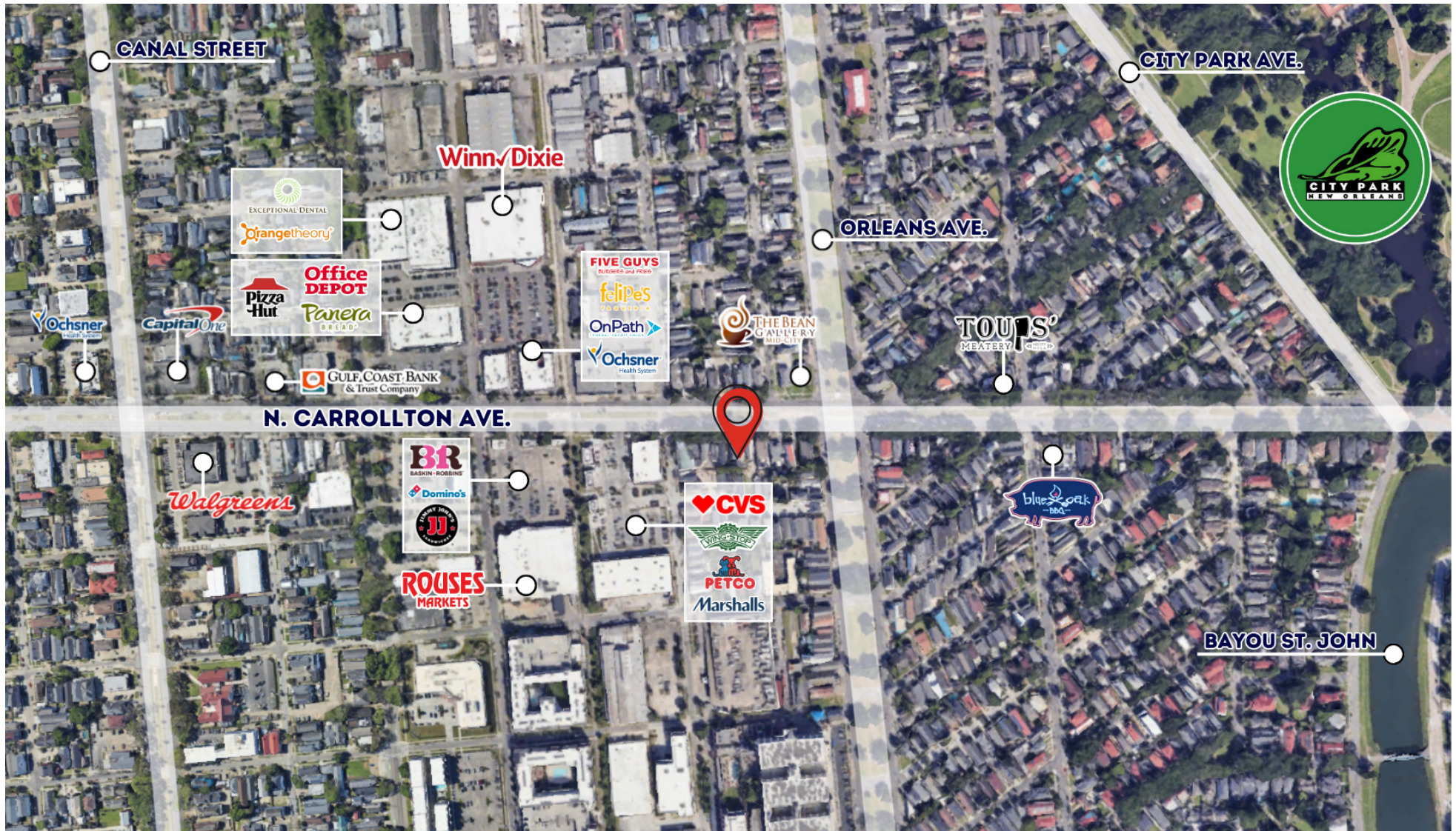
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OFFICE BUILDING FOR LEASE

AERIAL



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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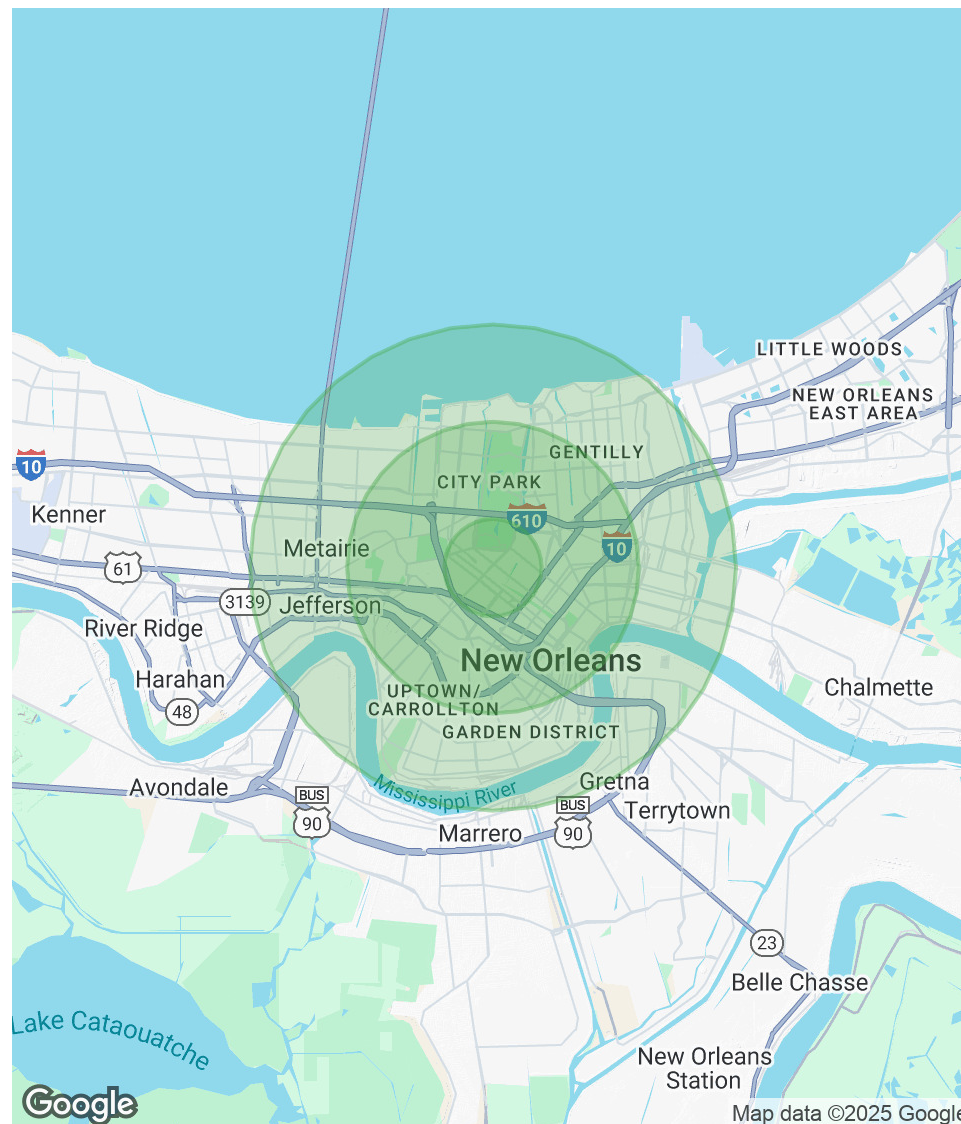
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,692	165,290	329,911
Average Age	41	40	41
Average Age (Male)	41	40	40
Average Age (Female)	41	41	42

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

Demographics data derived from AlphaMap



OFFICE BUILDING FOR LEASE

DEMOGRAPHICS MAP & REPORT

