



Elmwood / Metairie Full-Service Office Space

824 Elmwood Park Blvd, New Orleans, LA 70123



Arthur Sterbcow

Sterbcow Development Group
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Elmwood / Metairie Full-Service Office Space

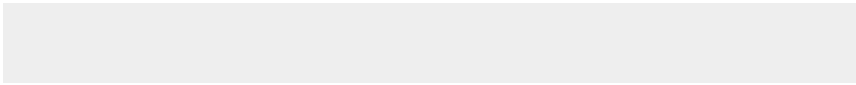
\$21.50 /SF/YR

824 Elmwood Park Blvd offers professional full-service office space for lease in Elmwood/East Jefferson, convenient to Metairie, Harahan, River Ridge, Kenner, the West Bank and Greater New Orleans. Current suites range from approximately 1,100 to 2,600 SF, making the building particularly well suited to small and midsize professional firms that want a private office location without the cost or parking complexity of a traditional high-rise. EXPLORE 824 ELMWOOD View current availability, monthly pricing, individual floor plans, 3D virtual tours, building amenities and everything included in the full-service lease:

<https://metairie-office-space.com/available-suites/>
Prospective tenants can also compare total occupancy costs, parking convenience and commute times before scheduling a private tour. For current availability or a private tour, contact Judy Slack with Rampart Commercial Real Estate. **PREDICTABLE FULL-SERVICE LEASING** The \$21.50/SF lease is a true full-service structure rather than modified gross. Utilities, janitorial service and after-hours HVAC are included, with no separate CAM charges and no base-year operating-expense increases. This allows businesses to compare the actual cost of occupancy and budget more predictably instead of starting with an advertised rental rate and then adding separate operating expenses. Suites start at approximately \$1,992 per month. Smaller firms that are outgrowing executive-suite or shared-office arrangements can gain their own private offices, reception area and company identity while still having access to shared amenities. **EXCEPTIONAL FREE PARKING & EASY BUILDING ACCESS** Approximately 250 free surface parking spaces surround the building on all four sides, providing about 6.3 spaces per 1,000 SF. Three building entrances were designed to allow employees, clients and...

- View floor plans, virtual tours and complete lease details at metairie-office-space.com/available-suites/
- 250 free parking spaces — 6.3/1,000 SF — parking on all four sides with three convenient building entrances with elevator access
- Full-service lease — NOT modified gross: utilities, janitorial and after-hours HVAC included, with no separate CAM fees or operating-expense increases
- New Orleans, LA 70123 is the USPS-recommended mailing city; Elmwood and Harahan are also USPS-recognized mailing-city options
- Free shared 600+ SF AV-equipped conference room with guest Wi-Fi. Host larger meetings without leasing additional conference space.
- Two-story landscaped atrium, multiple high-speed fiber providers, 24/7 keycard access and LoopNet 4-Star Building Quality rating. Flood zone X

Rental Rate:	\$21.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	39,424 SF
Year Built:	1988
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.79 /SF/MO



1st Floor Ste 100

Space Available	2,596 SF
Rental Rate	\$21.50 /SF/YR
Date Available	October 01, 2026
Service Type	Full Service
Built Out As	Financial Services
Space Type	New
Space Use	Office
Lease Term	1 - 20 Years

Suite 100 — 2,596 SF | Approximately \$4,651/Month Full Service
See the complete Suite 100 floor plan, photos, estimated monthly pricing, lease inclusions and current availability:

<https://metairie-office-space.com/suite-100/>

To discuss advance leasing or schedule a private tour, contact Judy Slack

Suite 100 is a 2,596 SF first-floor professional office with an established client-facing layout, convenient first-floor access and space for a growing professional organization.

Formerly occupied by a credit union, the suite is especially well suited for financial services, insurance, accounting, legal, title and closing services, mortgage lending, consulting, healthcare administration or another professional business that regularly receives clients.

At approximately \$4,651/month full service, rent includes utilities, janitorial service and after-hours HVAC, with no separate CAM charges and no base-year operating-expense increases.

Tenants also receive approximately 250 free parking spaces, parking on all four sides of the building, three convenient entrances, 24/7 keycard access and complimentary use of the 600+ SF AV-equipped shared conference room.

Tours can be scheduled now for October occupancy.

1st Floor Ste 105

Space Available	1,392 SF
Rental Rate	\$21.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

Suite 105 — 1,392 SF | Approximately \$2,494/Month Full Service | Available Now

An efficient first-floor open-plan professional office for companies that want flexible team space without paying rent on unnecessary hallways and numerous small offices. See the complete Suite 105 floor plan, photos, monthly pricing, lease inclusions and virtual-tour links:

<https://metairie-office-space.com/suite-105/>

Matterport 3D tour:

<https://my.matterport.com/show/?m=rD8X9P54WMo>

To schedule a private tour, contact Judy Slack

The 1,392 SF layout provides a large flexible workstation/collaborative area, private office space and dedicated meeting space. Convenient first-floor access makes the suite especially easy for employees and visitors.

At approximately \$2,494/month full service, rent includes utilities, janitorial service and after-hours HVAC, with no separate CAM charges and no base-year operating-expense increases.

Tenants also receive approximately 250 free parking spaces, parking on all four sides of the building, three convenient entrances, 24/7 keycard access and complimentary use of the building's 600+ SF AV-equipped shared conference room.

Ideal for technology, engineering, consulting, insurance, administrative, healthcare, creative or other professional teams that prefer a collaborative workspace.

3D Virtual Tour:

<https://my.matterport.com/show/?m=rD8X9P54WMo>

Schedule a private tour of Suite 105.

2nd Floor Ste 290

Space Available	1,112 SF
Rental Rate	\$21.50 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

1,112 SF | 5 Private Offices + Reception | \$1,992/Mo. Full Service | Available Now

See the complete Suite 290 floor plan, photos, monthly pricing, lease inclusions and virtual-tour links:

<https://metairie-office-space.com/suite-290/>

Matterport 3D tour:

<https://my.matterport.com/show/?m=GjB6xsw63uC>

To schedule a private tour, contact Judy Slack
Outgrowing an executive suite or shared office? Suite 290 offers a small professional company the opportunity to move into its own private office without leasing unnecessary space.

This renovated, move-in-ready second-floor suite provides an efficient professional layout for a small company that wants the privacy, identity and convenience of its own office.

At approximately \$1,992/month full service, rent includes utilities, janitorial service and after-hours HVAC, with no separate CAM charges and no base-year operating-expense increases.

Tenants also receive approximately 250 free parking spaces, parking on all four sides of the building, three convenient entrances, 24/7 keycard access and complimentary use of the building's 600+ SF AV-equipped shared conference room.

Ideal for a small law, accounting, financial, insurance, consulting, technology or other professional firm.

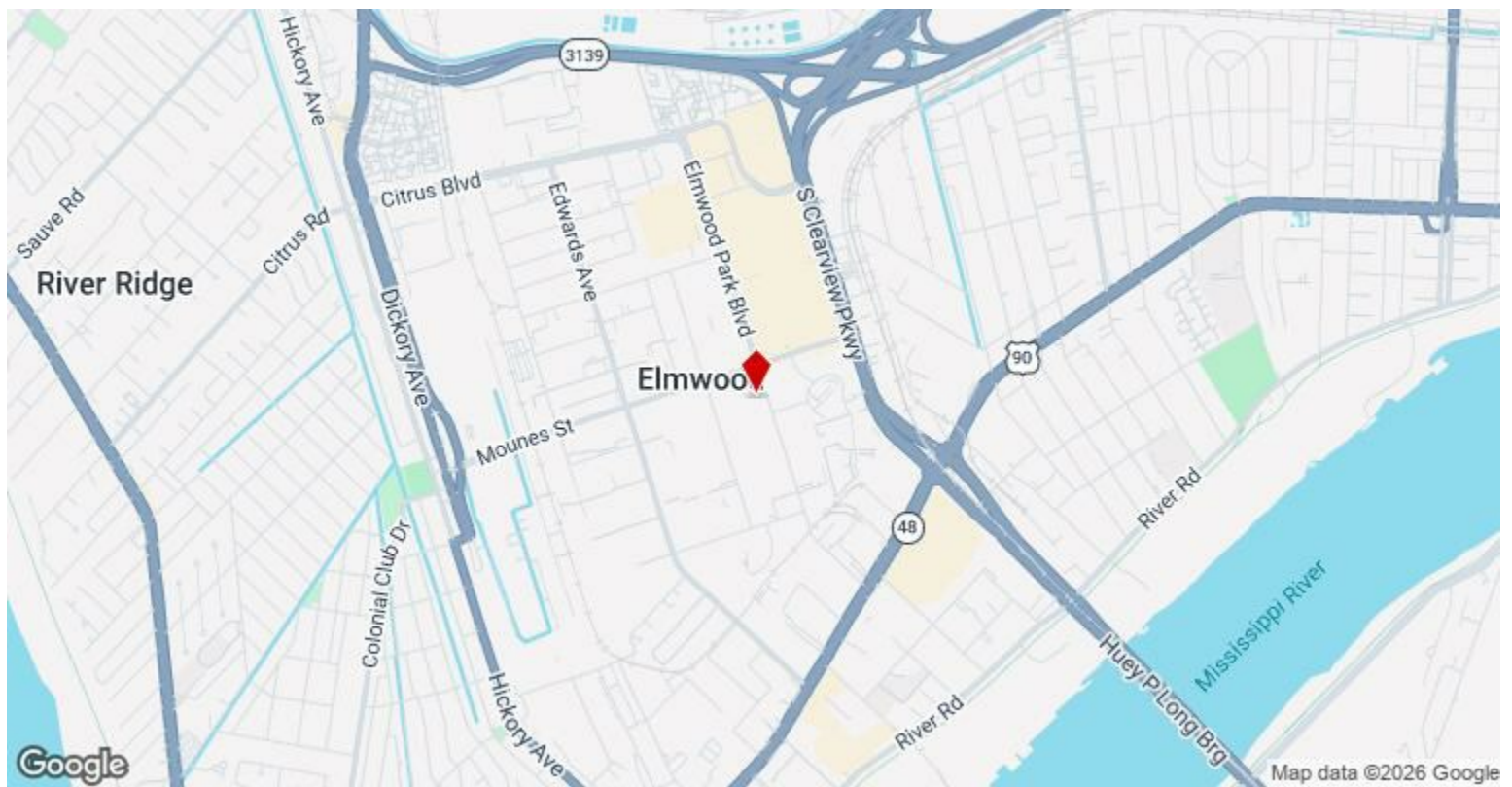
3D Virtual Tour:

<https://my.matterport.com/show/?m=GjB6xsw63uC>

Schedule a private tour and compare the cost of having your own office with remaining in executive or shared office space.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cheramie & Kissee	-	
Edward Jones	-	
Interactive Technology Services	-	
Marketing Creators, Inc.	-	
Sterbcow Development Group	-	
Sterbcow Law Group	-	



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EXPLORE 824 ELMWOOD

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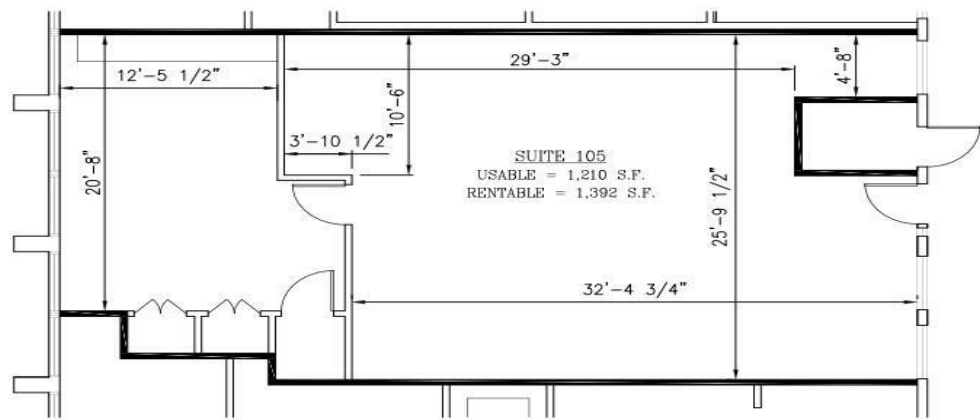
PREDICTABLE FULL-SERVICE LEASING

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Suites start at approximately \$1,992 per month. Smaller firms that are outgrowing executive-suite or shared-office arrangements can gain their own private offices, reception area and company identity while still having access to shared amenities.

EXCEPTIONAL FREE PARKING & EASY BUILDING ACCESS

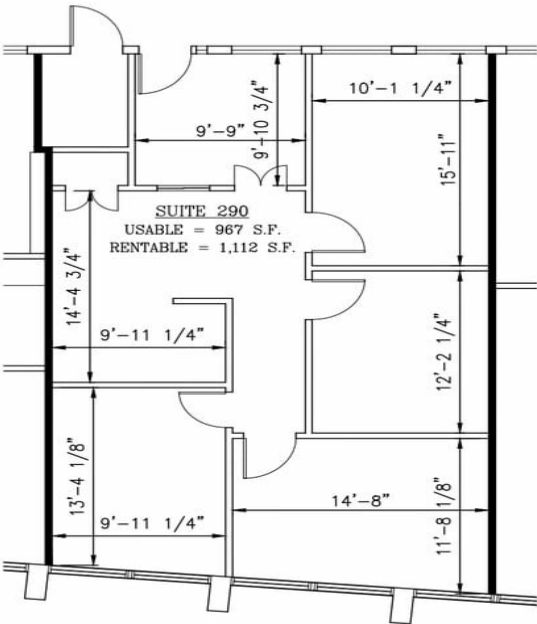
Property Photos



1 SUITE 105 FLOOR PLAN
SCALE: 1/8"=1'-0"

SCALE: AS SHOWN	FILE NAME: 00015\1STFLRplan...
DATE: 19 Sept. 2018	CURRENT: B
 STEVEN J. PINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevepineganarchitect.com E-MAIL: stevepinegan@coxmail.com	
SUITE 105 824 ELMWOOD PARK BLVD. HARAHAN, LA 70123	
A-105	

Property Photos



1 SUITE 290 FLOOR PLAN
SCALE: 1/8"=1'-0"

SCALE: AS SHOWN	FILE NAME: 09012\290FLRplan_
DATE: 19 Sept. 2018	CURRENT: 5
 STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierce St. - New Orleans, LA 70119 (504)486-5744 www.stevfineganarchitect.com E-MAIL: stevfinegan@nccoxmail.com	
SUITE 290 824 ELMWOOD PARK BLVD. HARAHAN, LA 70123	
A-290	



Free Shared Conference Room — AV Equipped

Property Photos



Property Photos



security cameras and lighting



Second-Floor Atrium Walkway with Elevator Access

Property Photos



Property Photos



building photo at night



second floor walkway

Property Photos



Property Photos



Property Photos



Second floor walkway



landscaped ponds in atrium

Property Photos



bridge and walkway over ponds



Southern entryway fountain

Property Photos



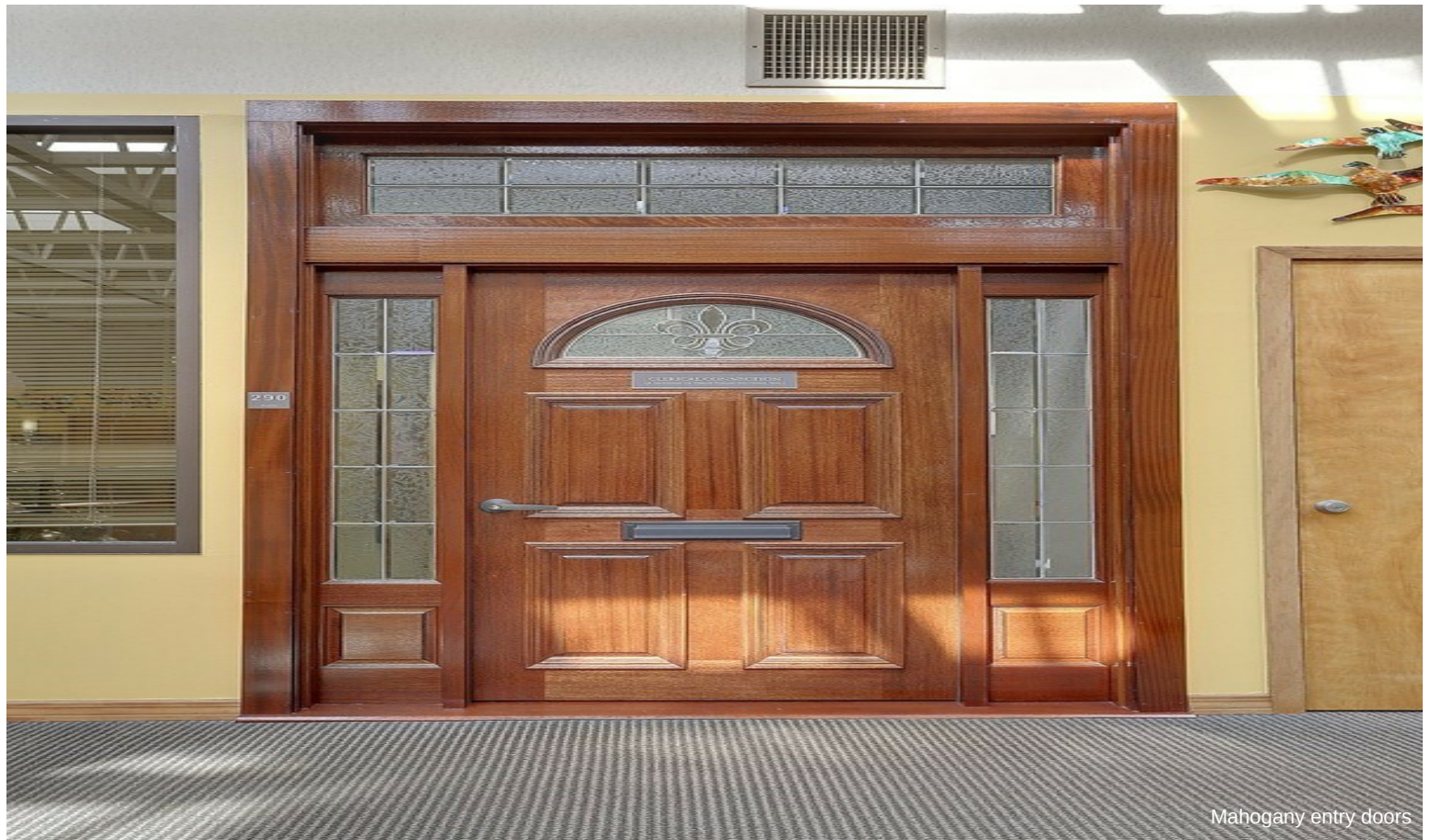
Property Photos



Property Photos



Second floor view



Mahogany entry doors

Property Photos



Balcony view of west atrium



Atrium with ponds, fountains and walking paths

Property Photos



2nd atrium floor view of ponds



Walking path and bridge over stream in atrium

Property Photos



connecting stream between ponds in lush atrium area 824 Elwood Park Blvd.



Abundant free parking

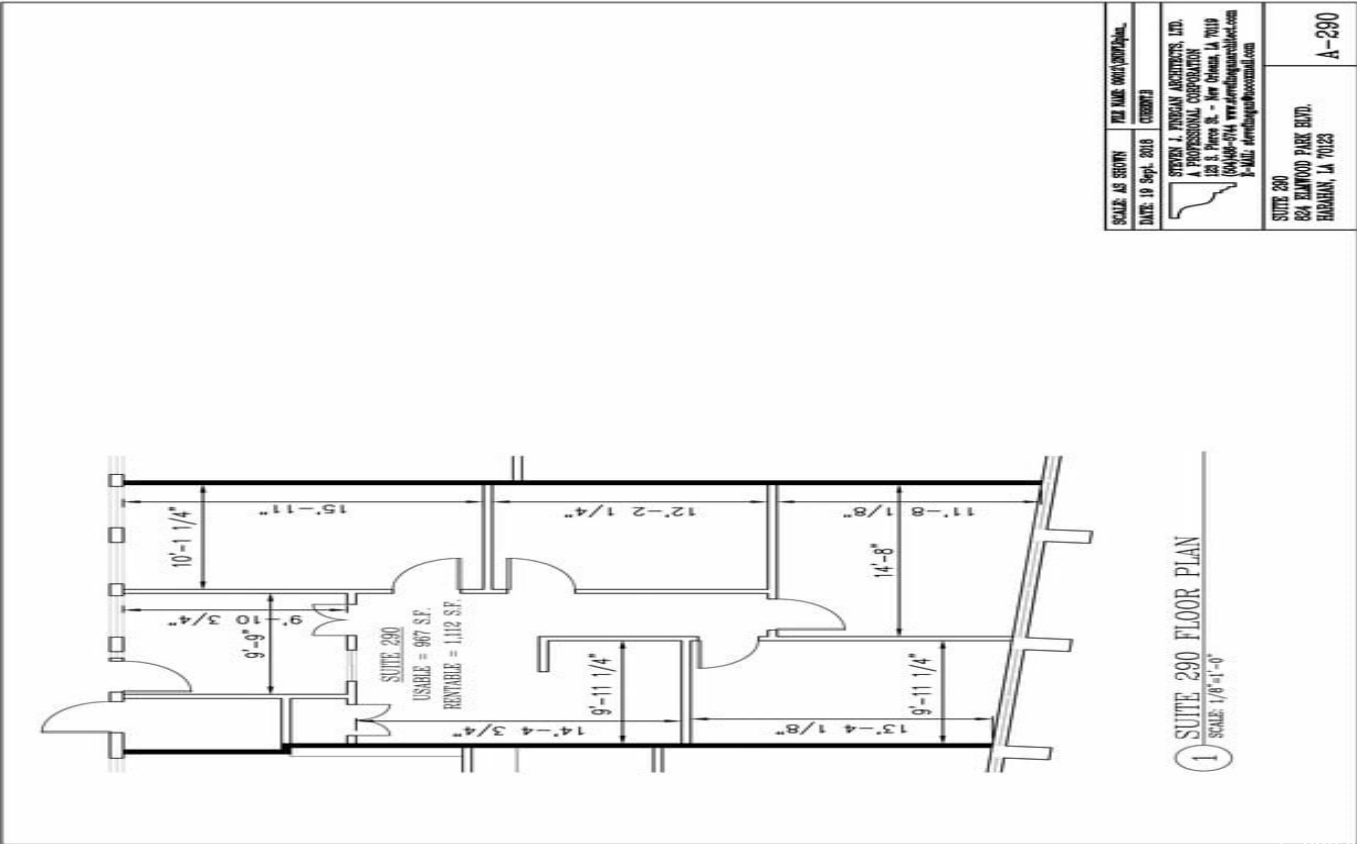
Property Photos



Property Photos



One of Three Convenient Building Entrances



SUITE 100
USABLE = 2,257 S.F.
RENTABLE = 2,596 S.F.

1 SUITE 100 FLOOR PLAN
SCALE: 1/8"=1'-0"

1

SCALE: AS SHOWN
DATE: 19 Sept. 2016
CDR0073

FOR MR. MATT JORDAN

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SUITE 100
801 KATWOOD PARK BLVD.
BARRAN, LA 70123
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1 SUITE 100 FLOOR PLAN