

## FOR SALE OR LEASE

### PROPERTY OVERVIEW

Welcome to 300 Gateway Drive, Northshore Medical Park in Slidell, LA. Our seven-building medical office complex is conveniently located just off East Gause, behind the renowned Ochsner Medical Center. Offering versatile professional office space with potential for medical use, recent upgrades include newly replaced roofs, enhancing both functionality and visual appeal. This vibrant area boasts a saturation of offices, medical facilities, excellent dining options, top-tier schools, and a mix of single and multi-family residences. Seize the opportunity to join this thriving medical community.

### LEASE TYPE

- NNN

### BASE RENT

- \$15.00 PSF

### SUITES

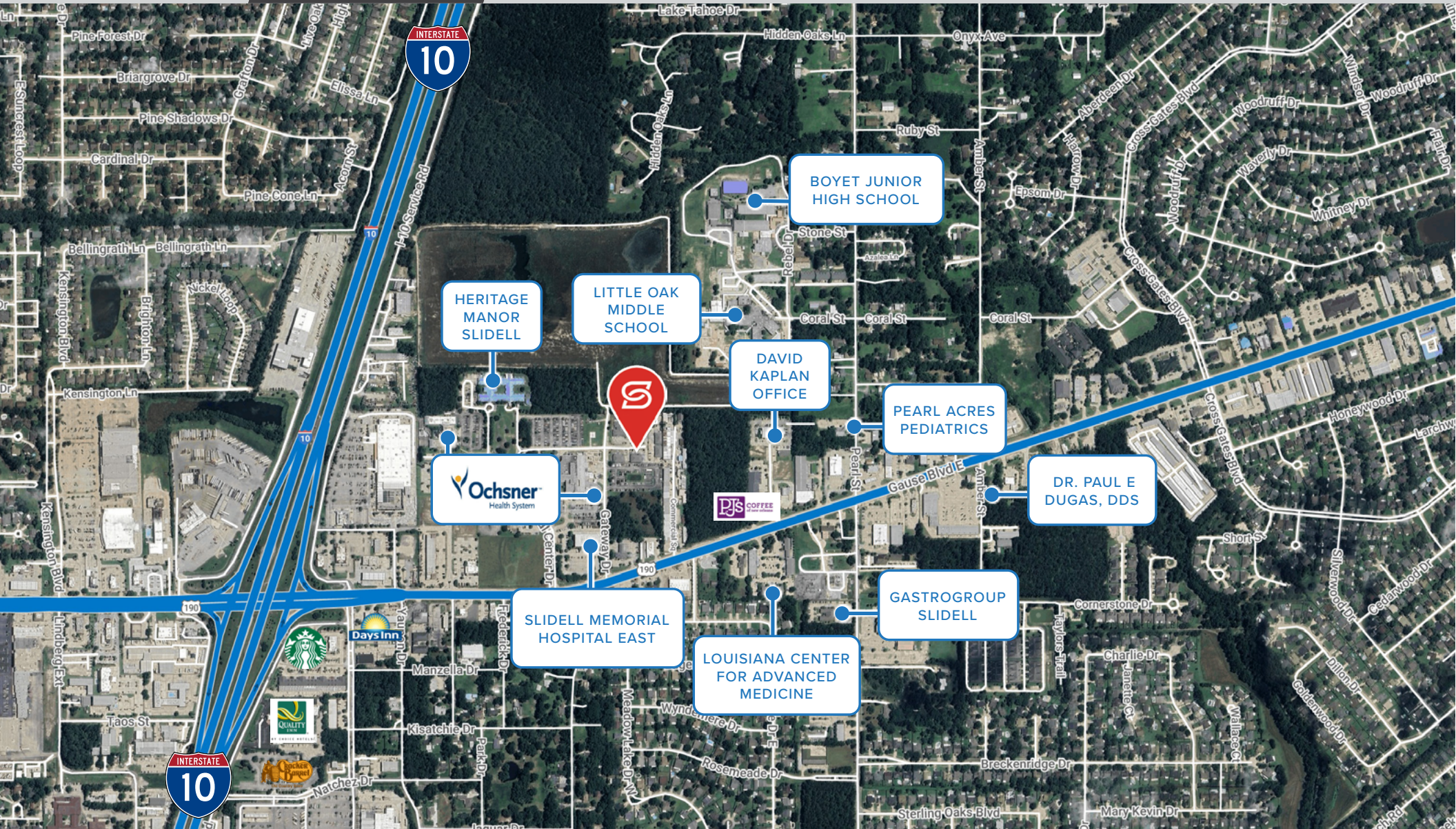
- Suite 340: 3,456 SF
- Suite 360B: 1,985 SF

### TENANTS

- AST
- Acadian Clinic
- LabCorp
- Path Behavioral Healthcare
- Crescent Medical Cosmetics & Wellness Center
- AllState
- Infinite Med Spa

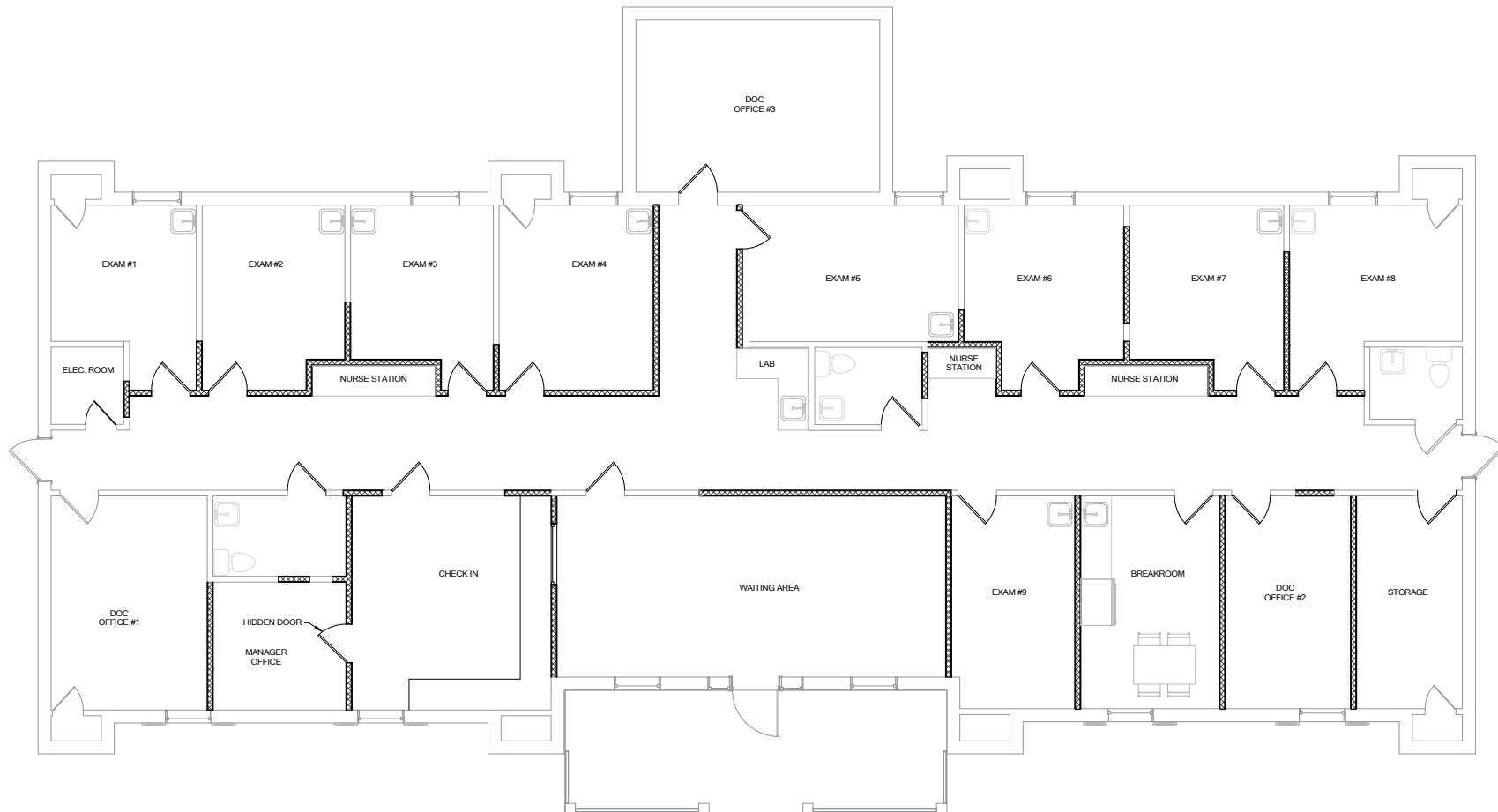








### SUITE 340 FLOOR PLAN



### SUITE 360-B FLOOR PLANS

FLOOR PLAN



3D FLOOR PLAN



[Northshore Medical Park](#)

360 Gateway Dr.  
Slidell, La. 70461  
Suite B  
1985 sf



SUMMARY

AERIAL

SUITE340

SUITE 360B

PHOTOS

DEMOGRAPHICS





SUMMARY

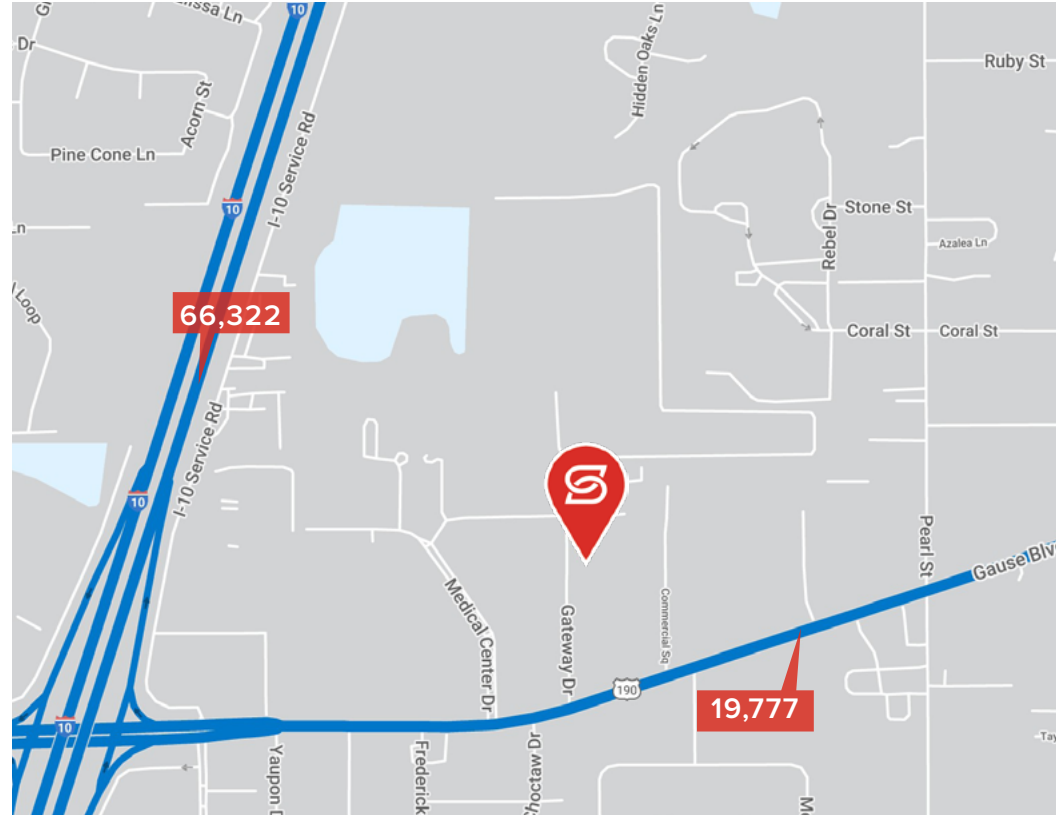
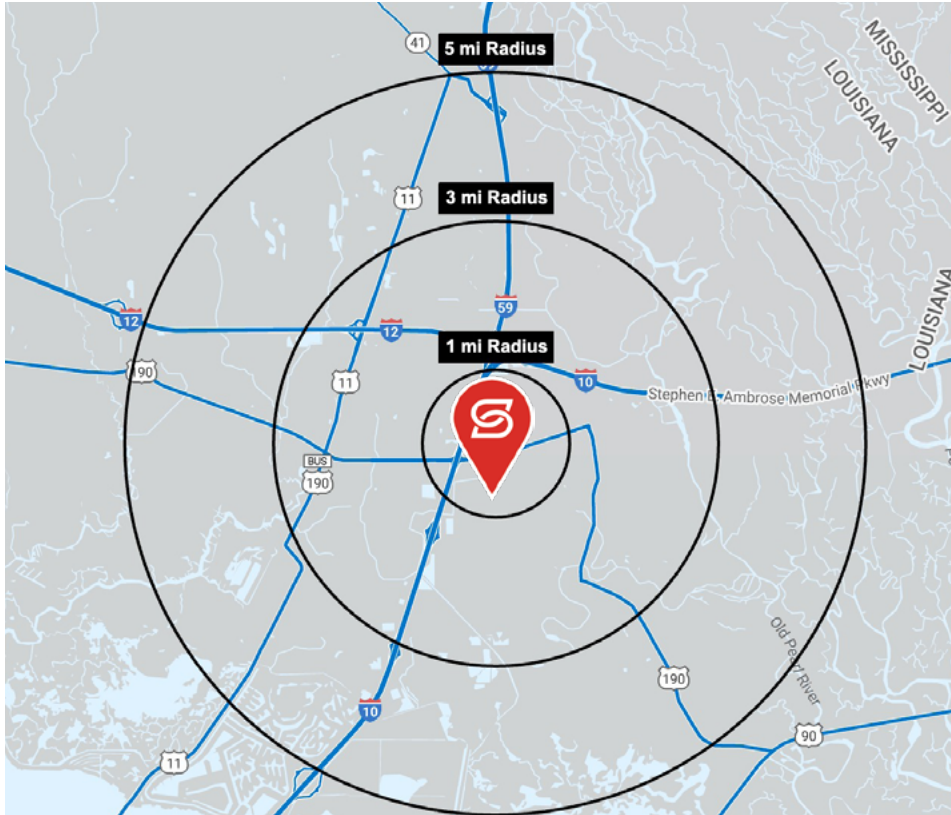
AERIAL

SUITE 340

SUITE 360B

PHOTOS

DEMOGRAPHICS



### 2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



8,256

51,167

82,313

1 MILE

3 MILE

5 MILE



\$127,495

\$99,458

\$96,144

1 MILE

3 MILE

5 MILE



2,973

19,669

31,674