

# 4429 WILLOW STREET

For Sale \$1,470,000

WILL BUILD TO SUIT MEDICAL OFFICE BUILDING



- VACANT LAND SITE
- CONCEPTUAL RENDERING OF BUILDING SHOWN
- THIS 5 STORY EXAMPLE IS 37,100 ACTUAL SQUARE FEET WITH PARKING
- WILL BUILD TO TENANT / BUYER SPECS

±.49 ACRES COMMERCIAL LAND UPTOWN NEW ORLEANS | LAND CONTRIBUTION INTO THE MEDICAL OFFICE BUILDING JOINT VENTURE

**CBRE**



# Build-to-Suit Medical/Office Building Opportunity in Uptown New Orleans

**37,100 SF**

Proposed Building Size

**.49 Acres/21,680 SF**

Land Size

4429 Willow Street provides an exceptional build-to-suit opportunity for a Medical/Office Building, perfectly located across from Ochsner Baptist in Uptown New Orleans. This site provides significant advantages for medical professionals, offering convenient access to a major hospital and fostering collaborative relationships within the Ochsner network.



## Designated

Qualified Opportunity Zone



## Hard Corner Intersection

at Willow St and Jena St



## Multiple Point

of Ingress and Egress



A Campus of Ochsner Medical Center



## Directly Across the Street

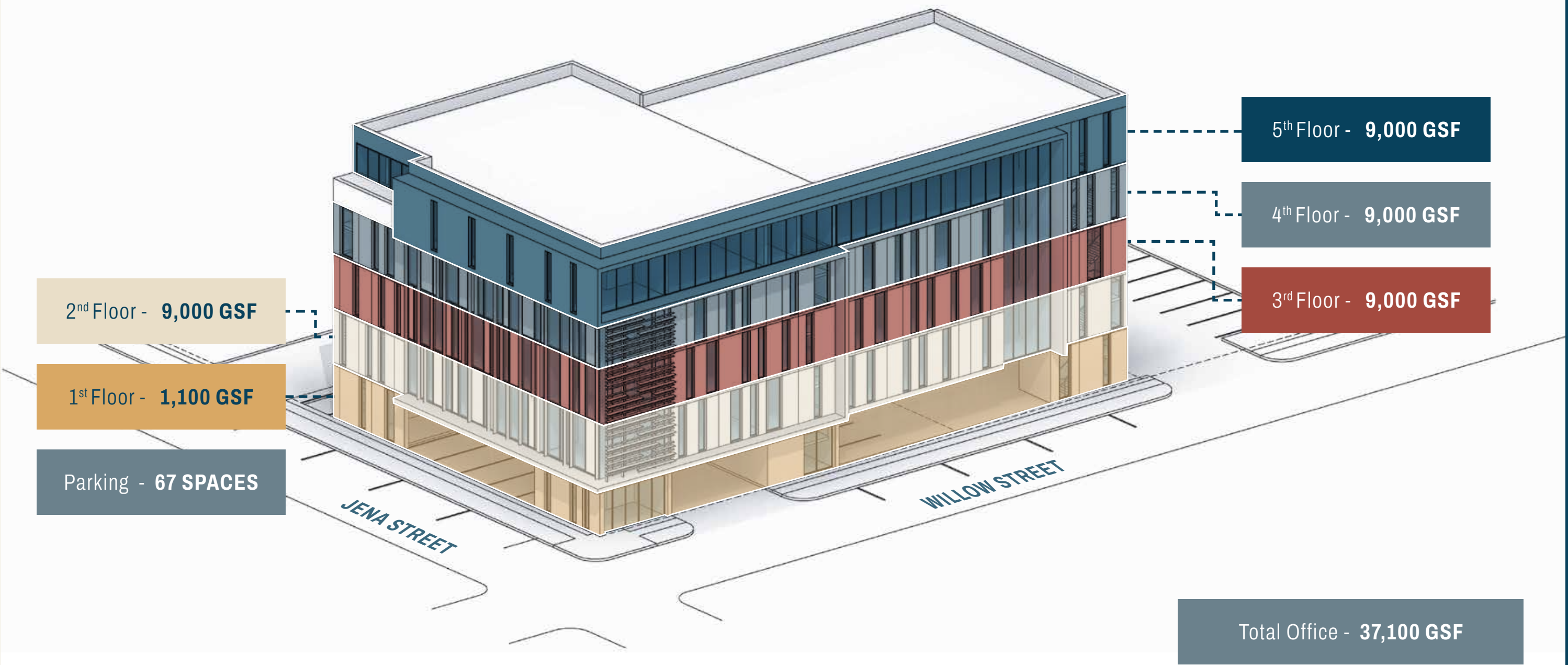
from Ochsner-Baptist, a Division of  
Ochsner Medical System





# Proposed Medical/Office Building

OFFICE DEVELOPMENT





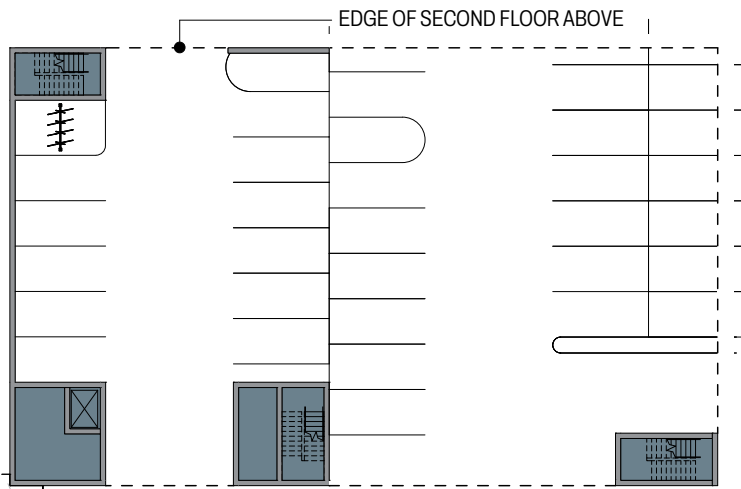


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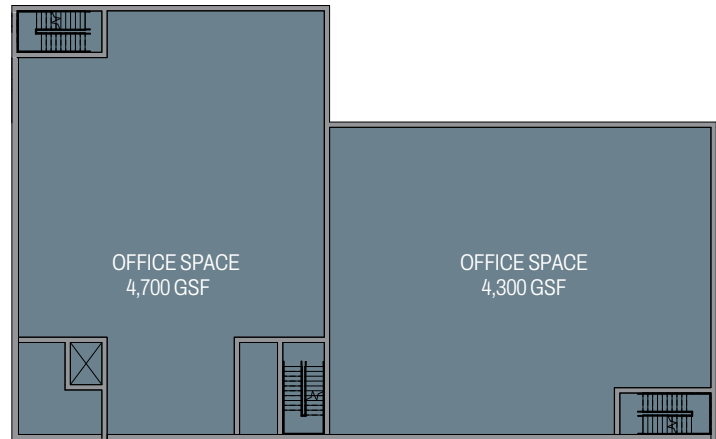
This 3D rendering is a conceptual drawing and intended for illustration purposes only



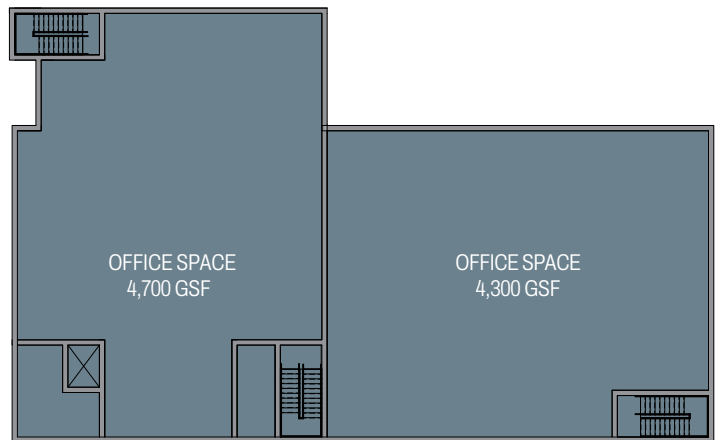
Floor Plans



FIRST FLOOR



SECOND - FOURTH FLOORS



FIFTH FLOOR

Ground Floor



OFFICE SQFT  
BREAKDOWN

37,100 GSF  
Total Office

5<sup>th</sup> Floor - 9,000 GSF

4<sup>th</sup> Floor - 9,000 GSF

3<sup>rd</sup> Floor - 9,000 GSF

2<sup>nd</sup> Floor - 9,000 GSF

1<sup>st</sup> Floor - 1,100 GSF

Parking - 67 SPACES



# The Site



S CLAIBORNE AVE

4429  
WILLOW  
STREET

*Walgreens*

LCMC  
Health

NAPOLEAN AVE

JENA ST

CADIZ ST



SITE VACANT AND  
CLEARED. READY FOR  
CONSTRUCTION OF  
BUILD TO SUIT.

WILLOW STREET

Ochsner Baptist  
A Campus of Ochsner Medical Center



# Map

4429  
WILLOW  
STREET

MAGNOLIA  
MARKETPLACE

NEW ORLEANS  
CBD

 **Ochsner Baptist**  
A Campus of Ochsner Medical Center

- 1 TULANE UNIVERSITY
- 2 LOYOLA UNIVERSITY
- 3 AUDUBON
- 4 ALDER HOTEL
- RTA LINE
- RESTAURANTS





# 4429 WILLOW STREET

NEW ORLEANS, LA

- Vacant land site
- Conceptual rendering of building shown
- This 5 story example is 37,100 actual square feet with parking
- Will build to Tenant / Buyer specs

## For More Information, Contact

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