

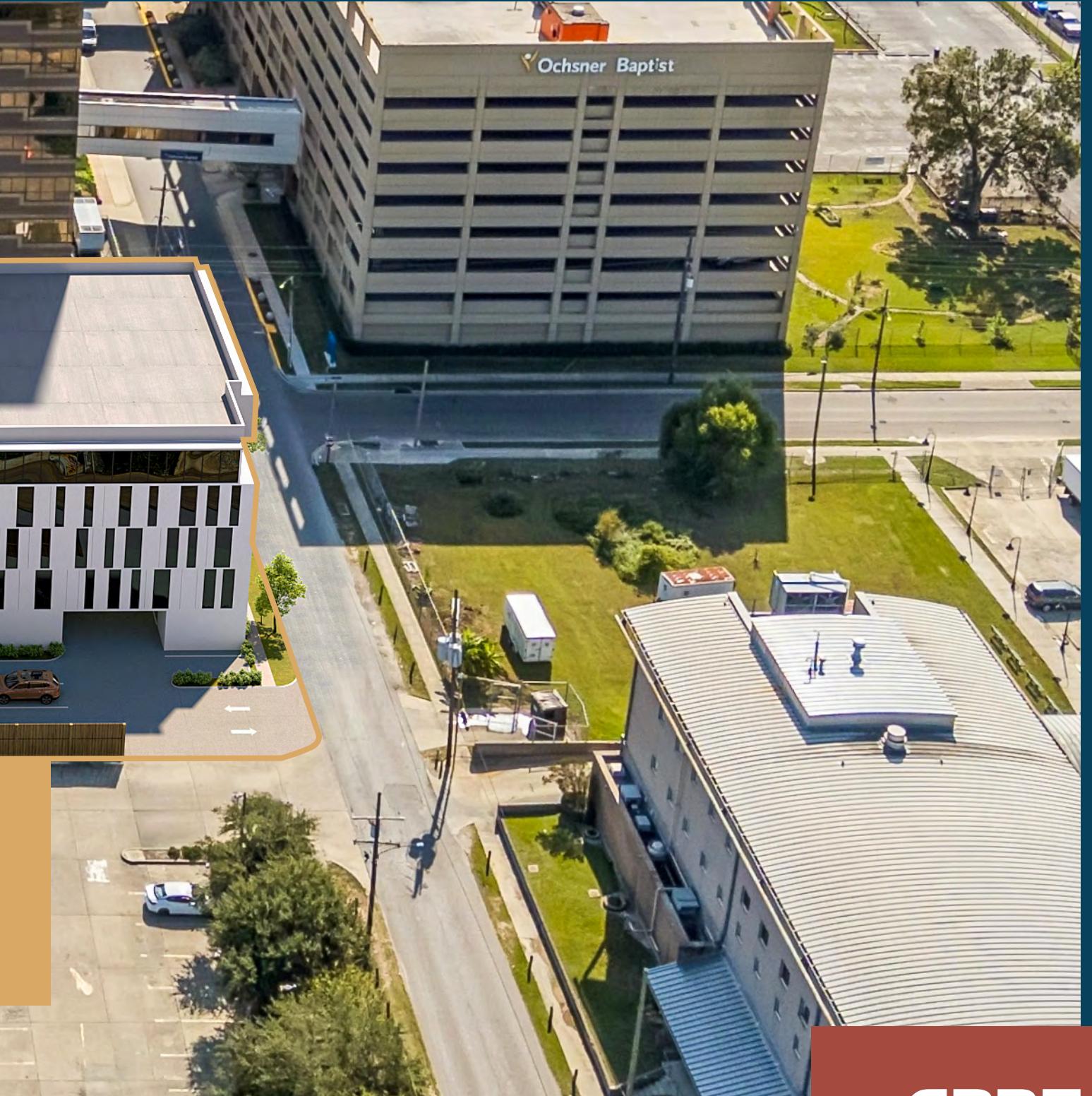
# 4429 WILLOW STREET

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



## Directly Across the Street

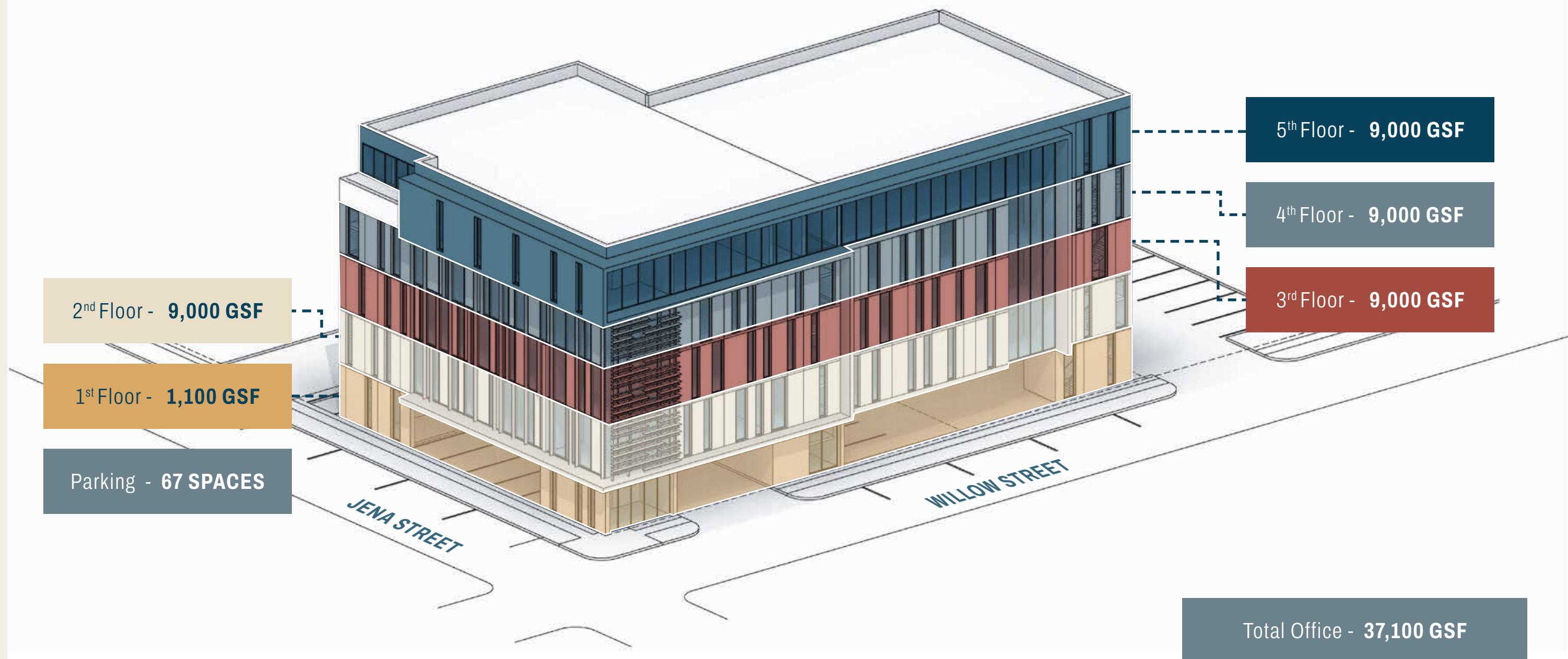
from Ochsner-Baptist, a Division of  
Ochsner Medical System



A Campus of Ochsner Medical Center

# Proposed Medical/Office Building

## OFFICE DEVELOPMENT

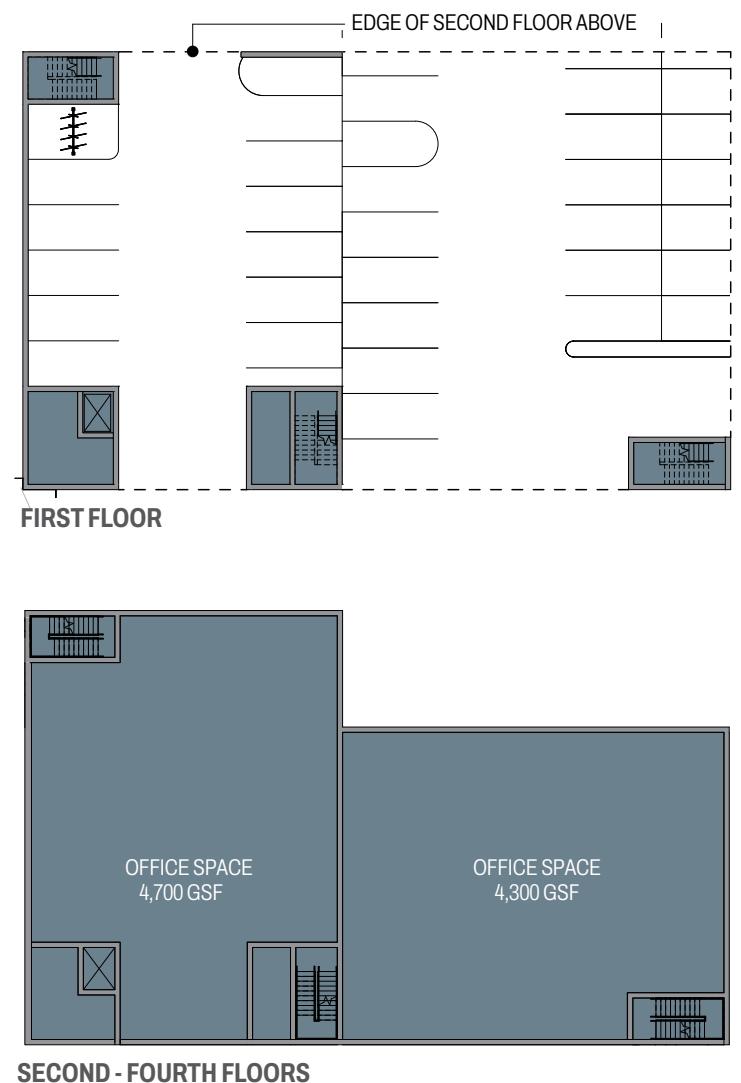




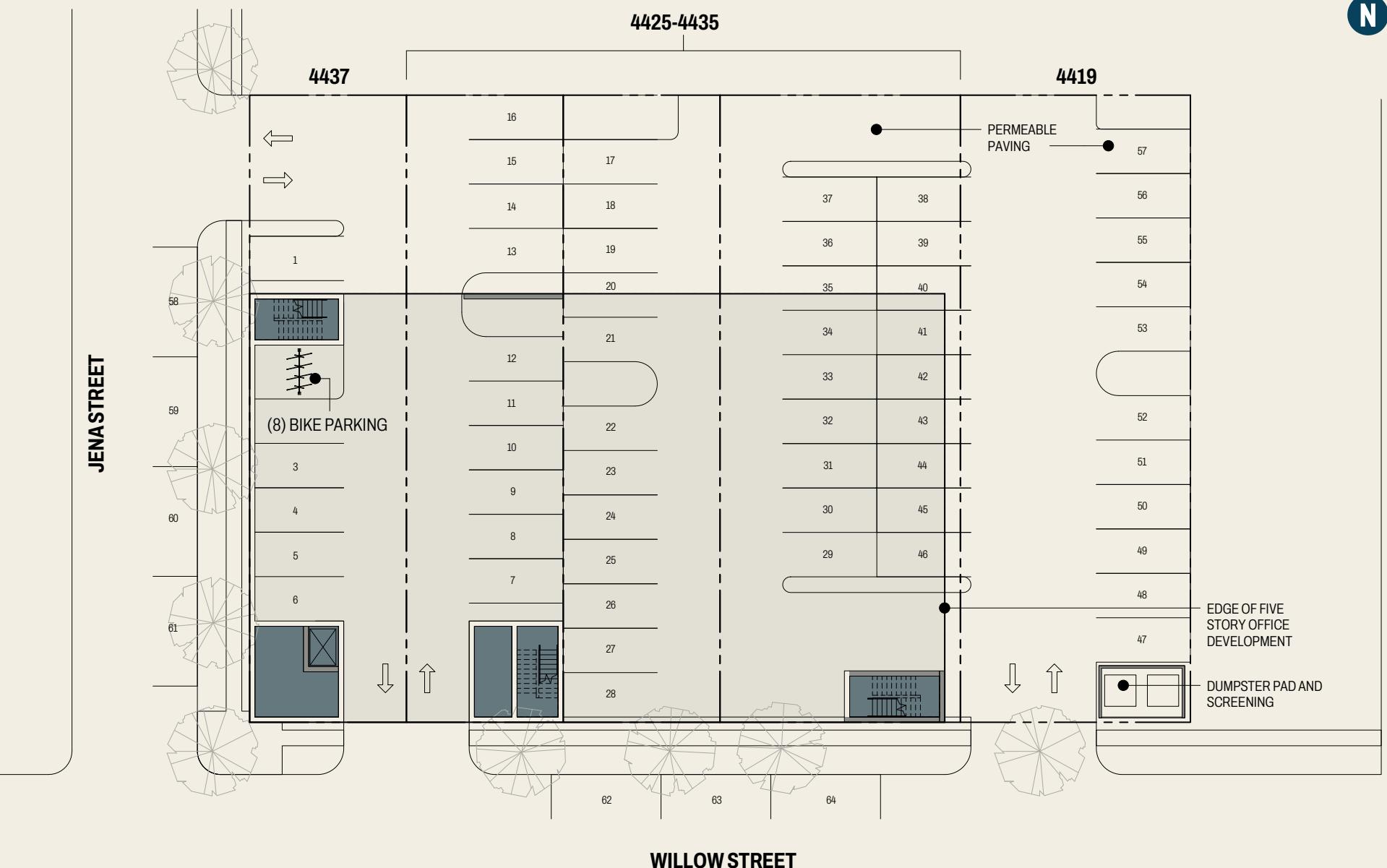
This 3D rendering is a conceptual drawing and intended for illustration purposes only

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# Floor Plans



# Ground Floor



OFFICE SQFT  
BREAKDOWN

**37,100 GSF**

Total Office

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

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

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

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

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

Parking - **67 SPACES**

# The Site



# Map



# 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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