



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

4% OWNER FINANCING AVAILABLE

MEDICAL OFFICE SUITE | FOR SALE OR LEASE

Condo Unit Across From Touro Medical Center

3525 Prytania Street, Suite 425

NEW ORLEANS, LA 70115

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FULLY BUILT-OUT MEDICAL OFFICE

3525 Prytania Street, Suite 425, New Orleans, LA 70115

DESCRIPTION

This 1,505-sf medical office space in the 3525 Prytania St. medical condominium building is now available. The fourth floor suite features a reception area, a nurse's station, five exam rooms, a lab room, a doctor's office, a kitchenette, and a private bathroom. This efficient layout is in excellent condition with minimal cosmetic renovations and offers plenty of natural light.

3525 Prytania is an approximately 204,545-sf, six-story building located directly across the street

from Touro Infirmary-LCMC Health. It is connected to the hospital by an enclosed pedestrian bridge. The building has passenger elevators and an atrium lobby with electronic screen. It is conveniently located near restaurants, cafés, banks, supermarkets, pharmacies, and more. Parking is available in the attached parking garage, which is used for physician, staff, and patient parking both in the building and at Touro.

OVERVIEW

SIZE

1,505 sf

SIGNAGE

lobby directory and unit door

PARKING

parking available in attached garage



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3525 PRYTANIA STREET

SALE & LEASE TERMS



LEASE

RENTAL RATE	\$940.63/month (approximately \$7.50/rsf/year), NNN
TAXES	\$420/month
CONDO FEE	\$1,805/month Condo fee includes electric and water bills, building insurance, and janitorial

SALE

SALE PRICE	\$325,000 (\$215.94 per square foot)
TAXES	\$420/month
CONDO FEE	\$1,805/month Condo fee includes electric and water bills, building insurance, and janitorial

Owner financing available at 4% interest rate



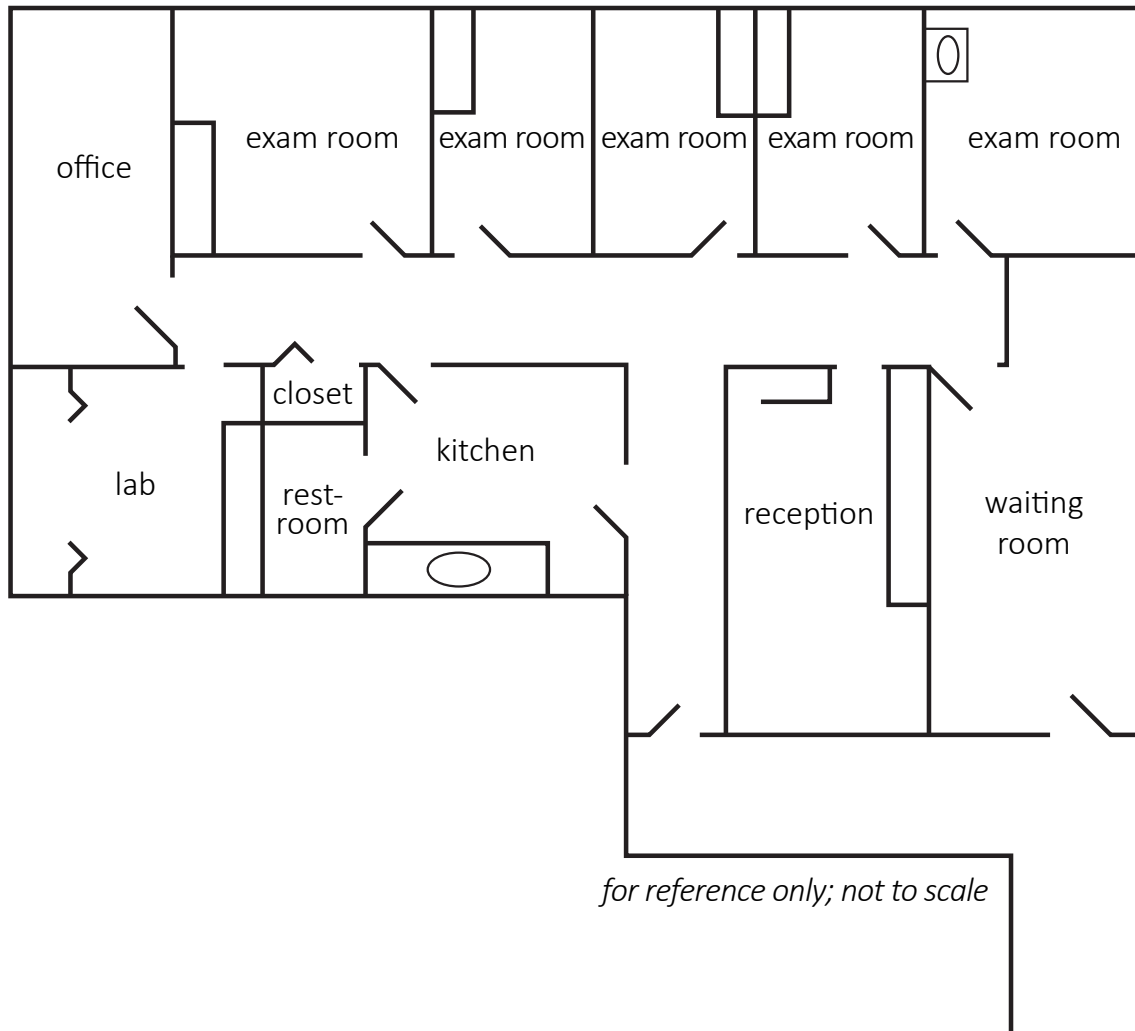
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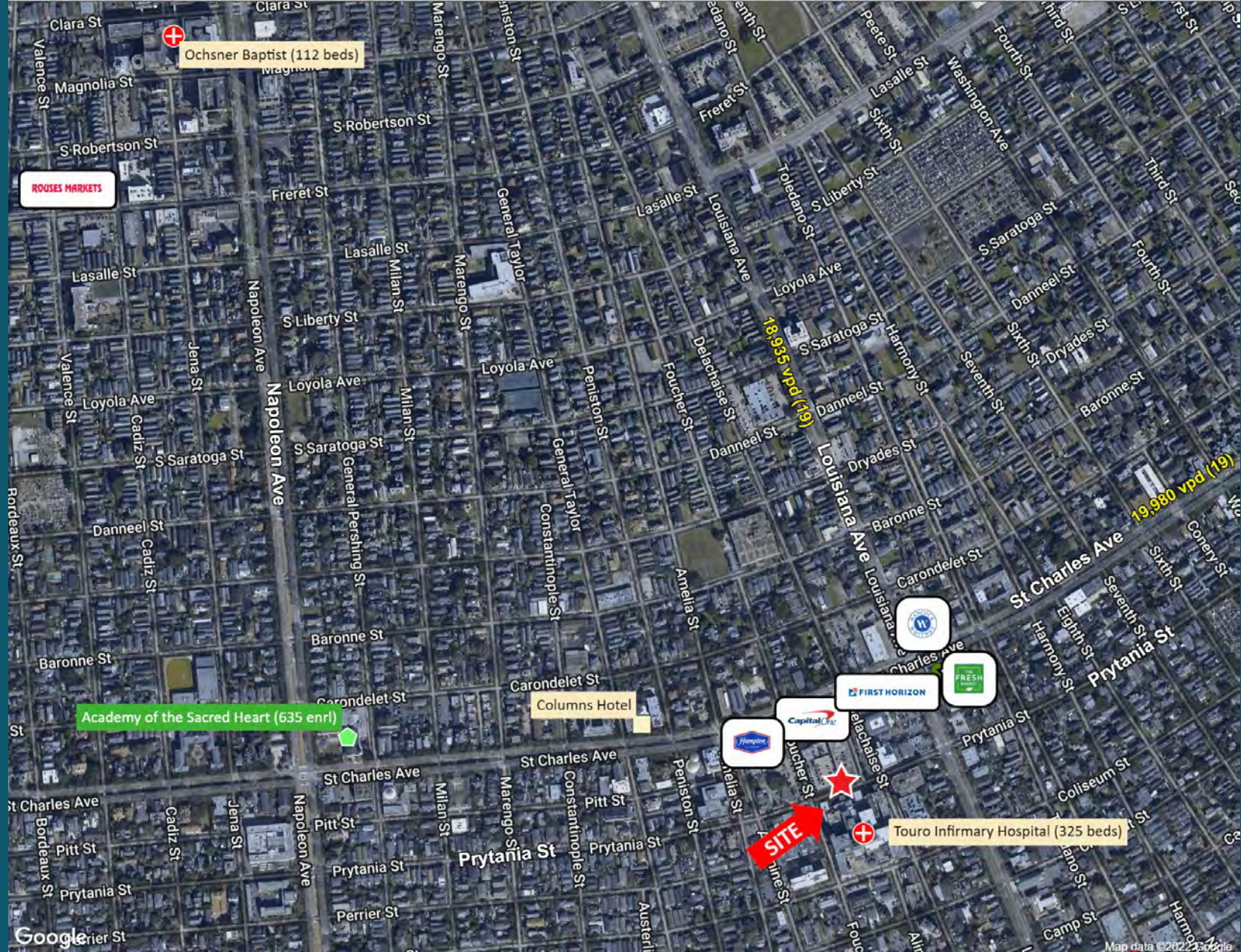
SUITE DETAILS



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