

# 3131 ELYSIAN FIELDS AVE

NEW ORLEANS, LA 70122

±14,848 TOTAL SF  
SINGLE TENANT FLEX BUILDING

Sublease Terms Expires 10/31/2028

SUBLEASE RATE \$16.50/SF NNN

## CONTACTS

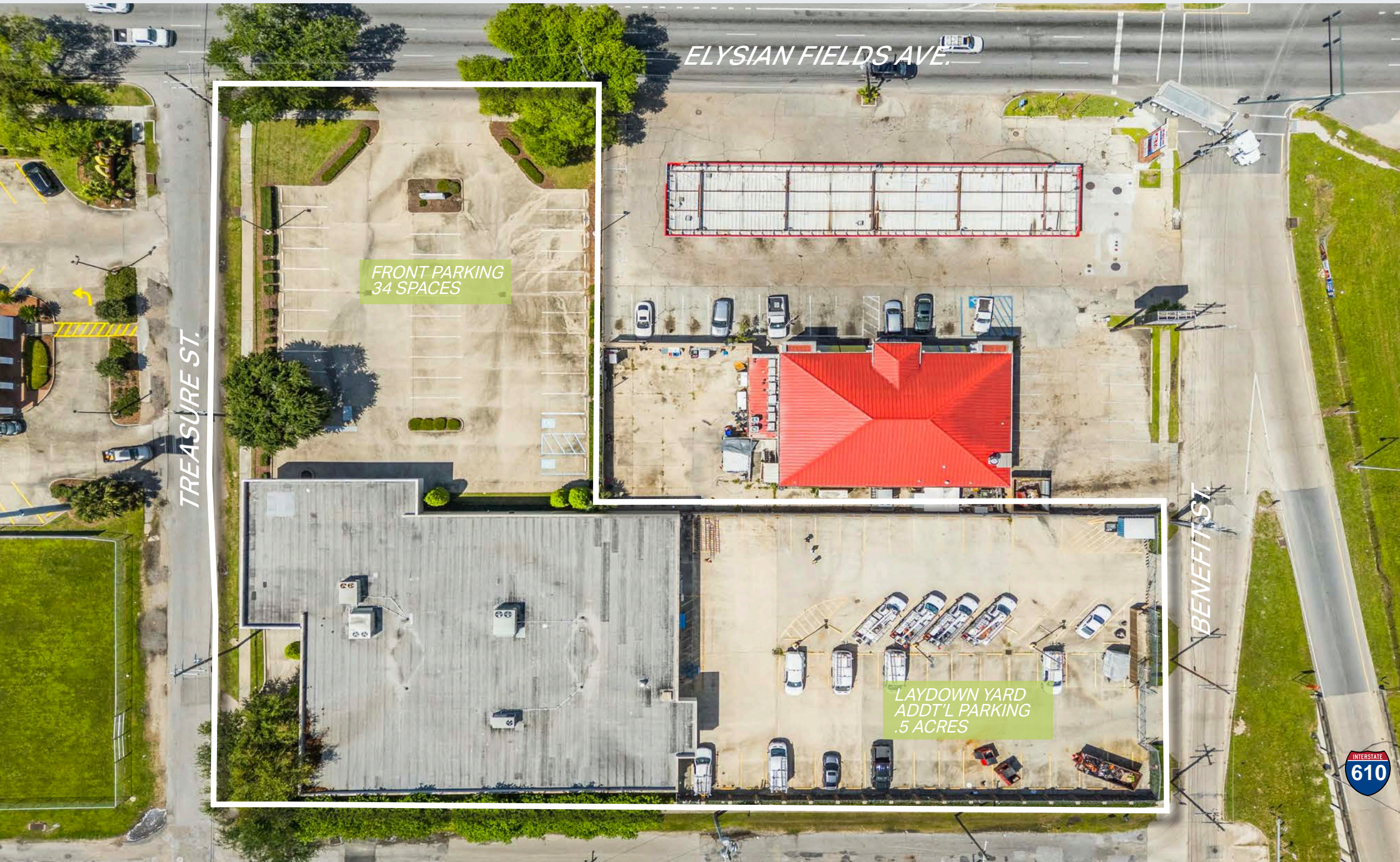
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# PROPERTY OVERVIEW


3131 Elysian Fields Avenue, New Orleans, LA, is an expansive 14,848 SF flex property space ( $\pm 7,300$  SF Office /  $\pm 2,500$  SF Showroom /  $\pm 5,000$  SF Warehouse) ideal for businesses seeking versatile office space with exceptional showroom presence including warehouse and laydown yard. The warehouse features 3-Phase 277/480 power, one grade-level door, complemented by a fire sprinkler system. Additional amenities include a security system, modern LED lighting plus on-building and monument signage. Outside, the property benefits from practical subsurface drainage in the yard, a generous 0.5-acre laydown yard or additional parking area, and a drive-thru area. The property also features a substantial 0.40-acre front parking lot with 34 parking spaces, ensuring ample space for customers and operations. This strategic New Orleans commercial real estate offering is perfectly suited for a range of businesses, from industrial and distribution to prominent retail and service-oriented ventures.



## SUBLEASE DETAILS

 Total Size  
 **$\pm 14,848$  SF**

 Term Expiration  
**10/31/2028**

 Sublease Rate  
**\$16.50/SF NNN**

 Grade Level  
**1 Roll-Up Door**

 Parking  
**34 Spaces**

 Yard  
**Laydown or Addt'l Parking**

 Signage  
**Building & Monument**

 Zoning  
**C-1**

 Power  
**3 Phase 277/480**

 Additional Amenities  
**Drive Thru**



TREASURE ST.

MARIGNY ST.

ELYSIAN FIELDS AVE.

3131 ELYSIAN  
FIELDS AVE



# FLOOR PLAN

TOTAL SIZE ±14,848 SF

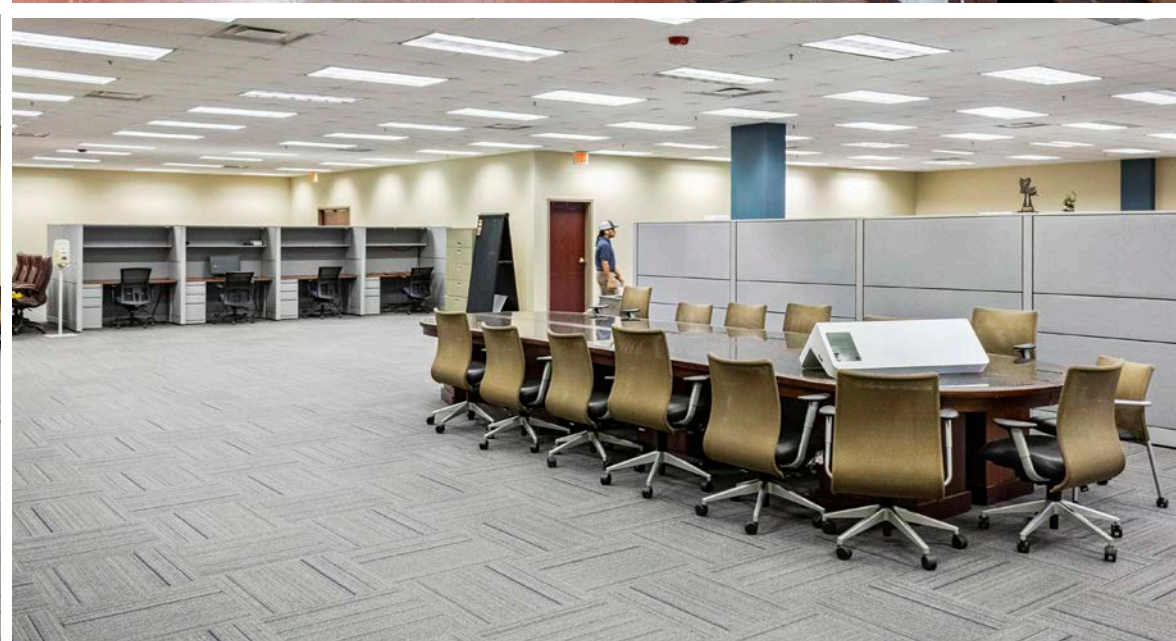
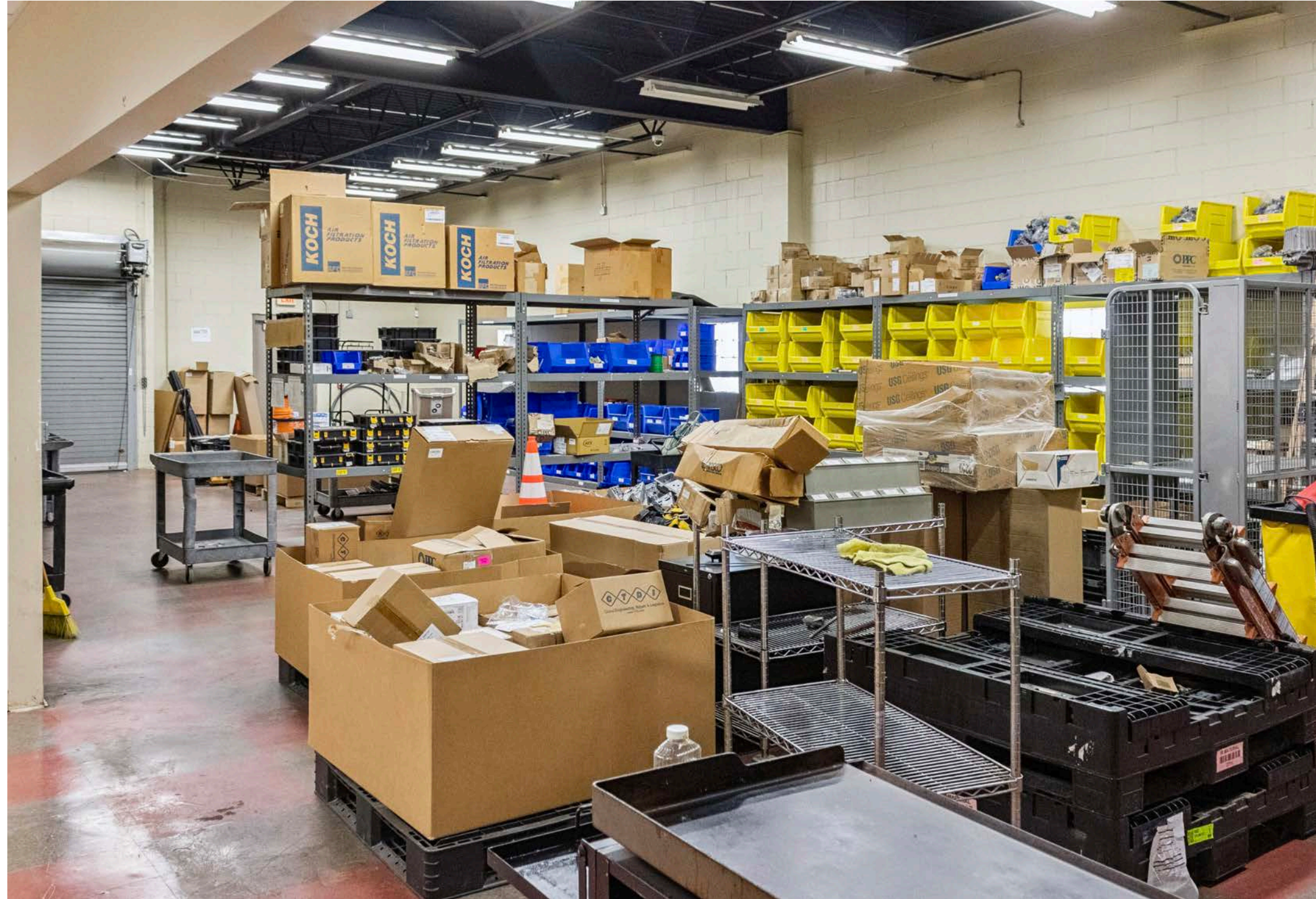
WAREHOUSE ±5,000 SF

OFFICE ±7,300 SF

SHOWROOM ±2,500 SF







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