

FOR SUBLEASE

**±13,000 TOTAL SF | 5,000 SF OFFICE  
SINGLE TENANT  
OFFICE/WAREHOUSE**

**ELMWOOD BUSINESS PARK**

628 TIME SAVER AVE  
ELMWOOD, LA 70123

SUBLEASE TERM THROUGH 8/31/2026



SUBLEASE RATE

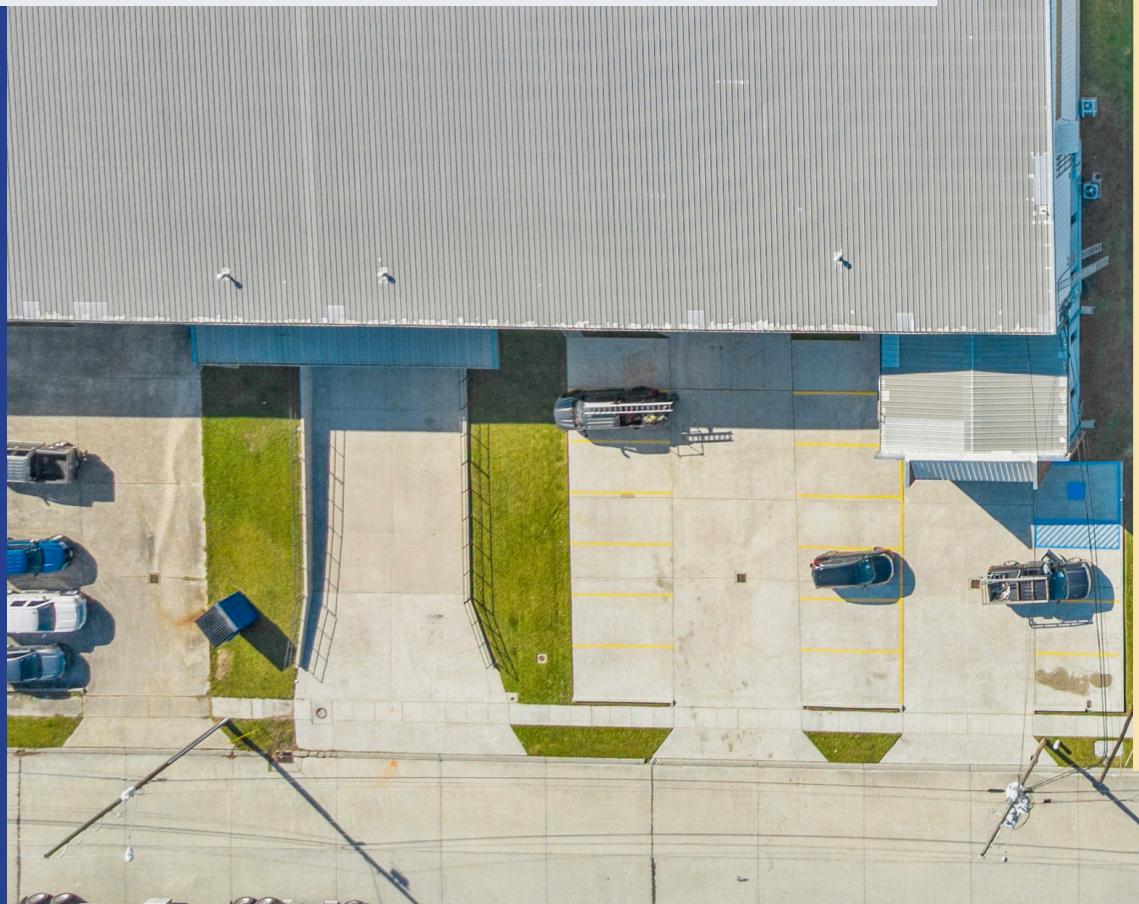
**\$4.00/SF NNN**

**CBRE**

## BUILDING OVERVIEW

628 Time Saver Ave is a ±13,000 SF office/warehouse building with approximately 5,000 SF of office, strategically positioned within the thriving Elmwood Business Park in Elmwood, LA. The site features 7 private offices, 3 restrooms, a conference room, breakroom, IT closet, 21 surface parking spaces and 1 grade level roll-up door.

The prime location offers businesses exceptional connectivity and visibility, versatile space, and perfectly suited for a range of industrial operations. The property has access to major transportation arteries, including proximity to US-61 and US-90, as well as convenient reach to the Port of New Orleans and New Orleans International Airport.



ELMWOOD, LOUISIANA

## SUBLEASE DETAILS

 Warehouse Size  
**8,000 SF**

 Office Size  
**5,000 SF**

 Available  
**Immediately**

 Term Expiration  
**8/31/2026**

 Sublease Rate  
**\$4.00/SF NNN**

 Clear Height  
**16'**

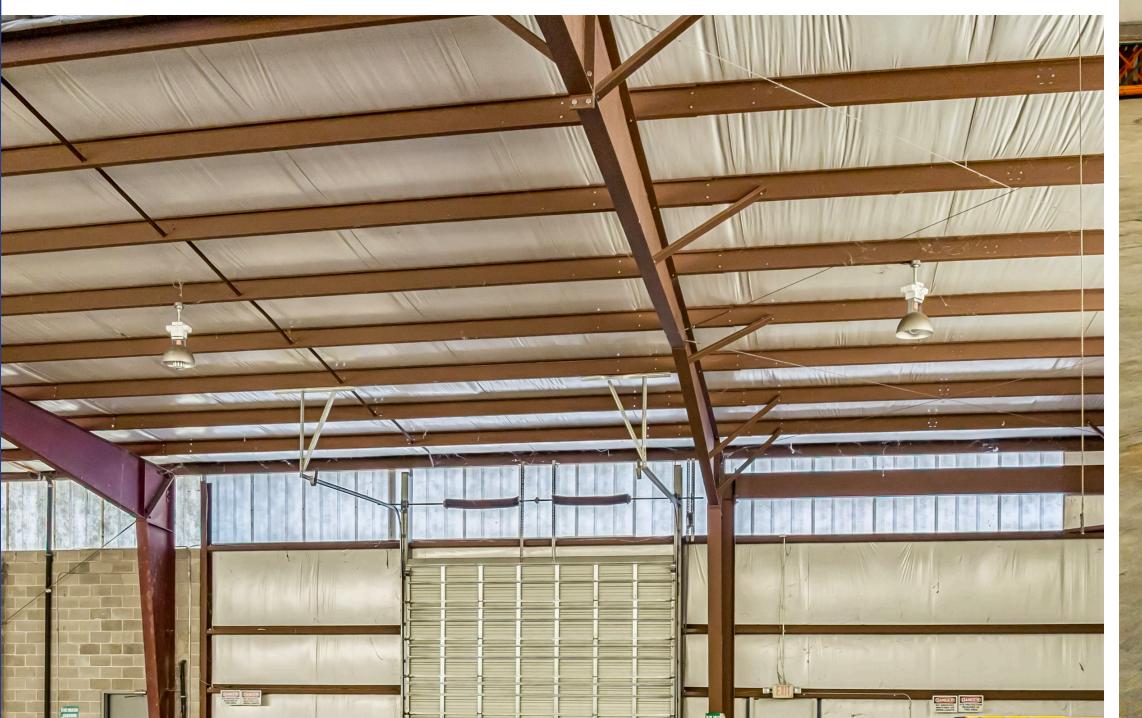
 Parking  
**21 Spaces**

 Signage  
**On building**

 Zoning  
**I-MU**

 Grade Level  
**1 Roll-Up Door**

## IMAGERY



**13,000 SF  
SINGLE TENANT  
OFFICE/WAREHOUSE  
SUBLEASE  
SUBLEASE TERM THROUGH 8/31/2026**

**\$4.00/ SF NNN**

#### **CONTACTS**

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