



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

Prime Ground Floor Retail in the Heart of Mid-City

3401 Tulane Avenue

NEW ORLEANS, LA 70119

Mitchell Halpern

mhalpern@corp-realty.com

504.919.5211



CENTRALLY LOCATED BUILDING ON VISIBLE COMMERCIAL CORRIDOR

3401 Tulane Avenue, New Orleans, LA 70119

DESCRIPTION

This high-visibility, three-story building is located at the signalized intersection of Tulane Avenue and Norman C. Francis Parkway in Mid-City. Excellent frontage, strong traffic counts, and proximity to the BioMedical District, UMC, VA Hospital, Xavier University, and dense residential development make this an ideal location for retail, showroom, medical, or service uses.

Russell's Cleaners occupies the ground floor retail space. The second and third floors are shell space, primed for redevelopment for multifamily or office use, and total approximately 6,000 rsf.

OVERVIEW

SIZE

Ground Floor: approx. 1,800 rsf built-out space
Upper Two Floors: +/- 6,000 rsf raw space

LEASE PRICE

\$3,750/mo, gross; upper floors to be discussed as part of larger development

ZONING

MU-1 - Medium Intensity Mixed-Use District



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

3401 TULANE AVENUE

AVAILABLE GROUND FLOOR SPACE



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

3401 TULANE AVENUE

UPPER FLOORS



FLOORS 2 AND 3

The upper floors are in shell condition and ready for construction.

Rate to be discussed as part of a larger development.



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

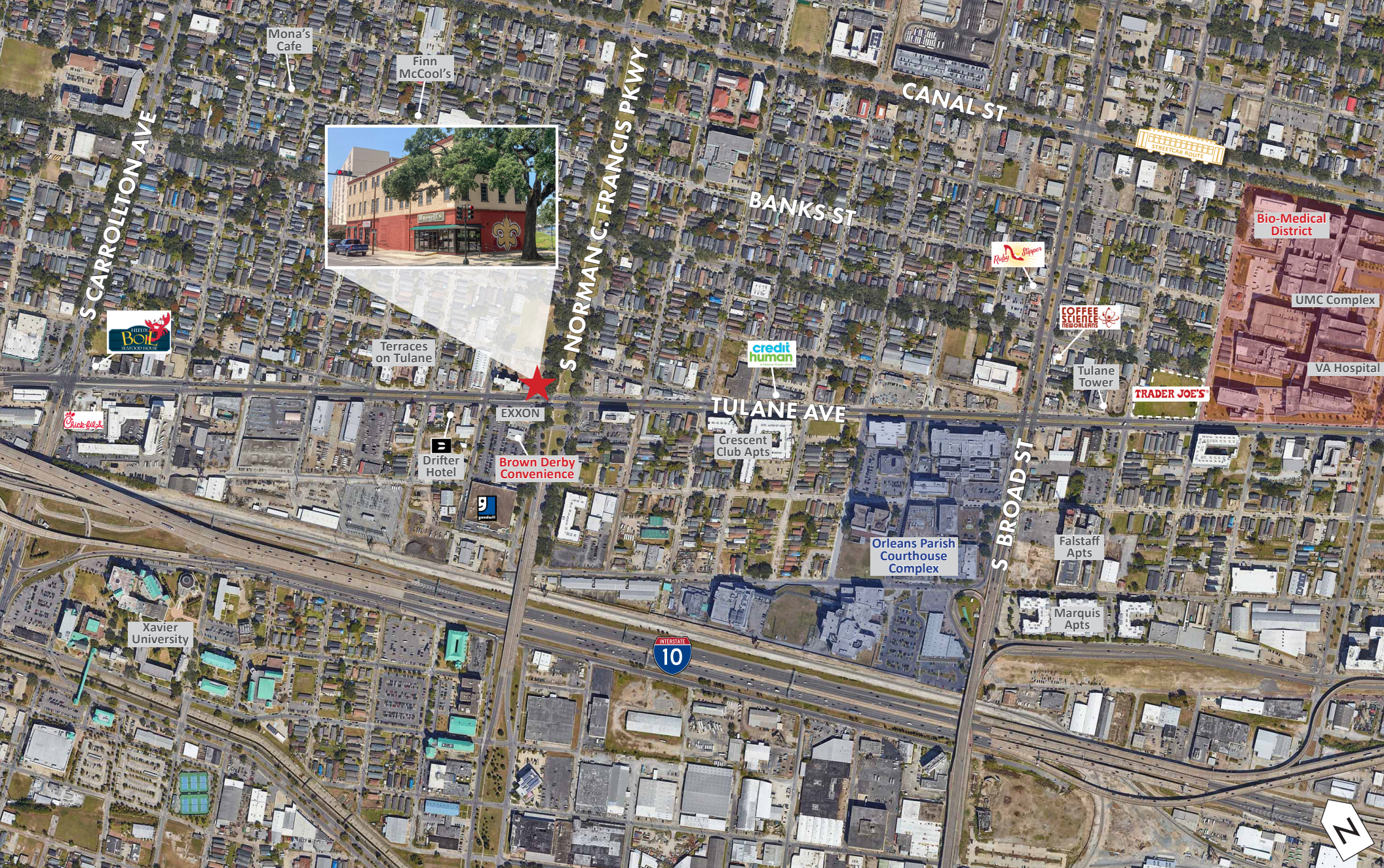


3401 TULANE AVENUE



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211



3401 TULANE AVENUE



CORPORATE REALTY

Mitchell Halpern

mhalpern@corp-realty.com

504.919.5211

COMMERCIAL SPACE | FOR LEASE

Prime Ground Floor Retail in the Heart of Mid-City

3401 Tulane Avenue, New Orleans, LA 70119



Mitchell Halpern

mhalpern@corp-realty.com
504.919.5211



CORPORATE REALTY

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

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 12/2025