



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

MEDICAL OFFICE | FOR SALE

State-of-the-Art Medical Building with Off-Street Parking

4535 S Claiborne Avenue

NEW ORLEANS, LA 70115

Jeff Cohn

jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman CCIM

ahuseman@corp-realty.com
504.587.1450



NEW CONSTRUCTION BETWEEN NAPOLEON AND JEFFERSON AVE

4535 S Claiborne Avenue, New Orleans, LA 70115

DESCRIPTION

Completed in 2023, this raised, state-of-the-art medical building on a secure lot is ready for occupancy with medical equipment included. The ground floor is approximately 2,955 sf of retail space in raw condition that was intended for and permitted for a pharmacy with two-window drive through. The second floor is 6,360-sf, built-out medical space. The 20,160-sf parcel includes 20 parking spaces and is fully enclosed by a fence with electronic gate. The property also features an elevator and a security system with cameras, and it is generator ready.

OVERVIEW

SIZE	9,315 sf building <ul style="list-style-type: none">» 2,955 sf ground floor» 6,360 sf second floor 20,160 sf land parcel
SALE PRICE	\$4,850,000
PARKING	20 spaces in gated lot



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450



4535 S CLAIBORNE AVENUE HIGHLIGHTS

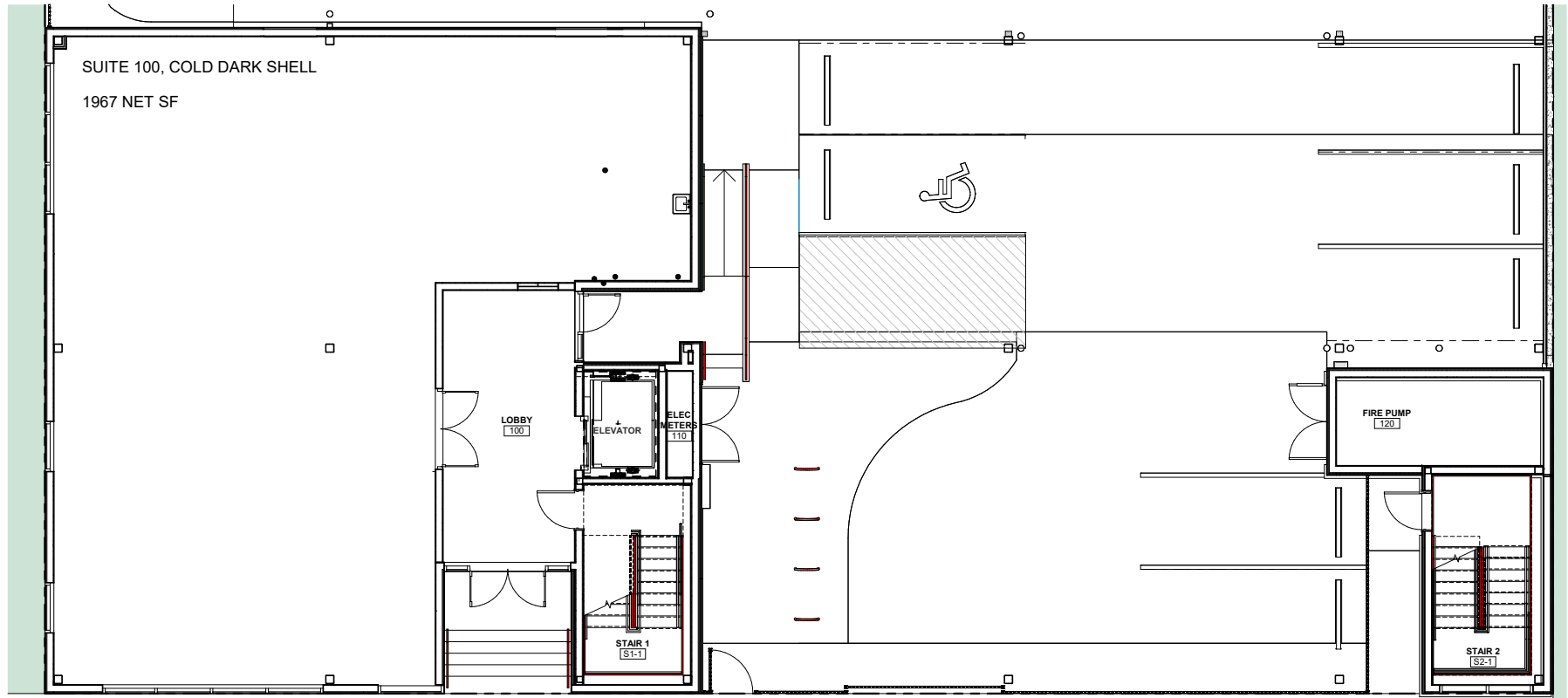
- » **Building:** Brand-new construction is fully up to code, and the modern design enables efficient service with room to add more offerings.
- » **Location:** Situated near the intersection of two major Uptown New Orleans thoroughfares along a highly visible corridor and major medical providers. Claiborne Avenue provides a quick and easy connection with I-10, Jefferson Highway, and Carrollton Avenue, while Napoleon Avenue connects Uptown New Orleans neighborhoods.
- » **Zoning:** MU-1 Zoning permits a variety of other uses, making this a desirable mixed-use property.

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

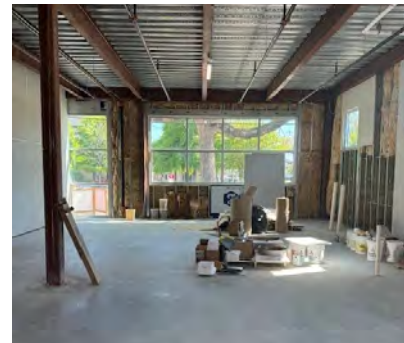
4535 S CLAIBORNE AVENUE

FLOOR PLAN | FIRST FLOOR



FEATURES

- Covered parking and drop off area
- Two-window drive through has been approved and permitted
- Clean room with negative air flow capability in a portion
- Elevator is ADA compliant and stretcher accessible



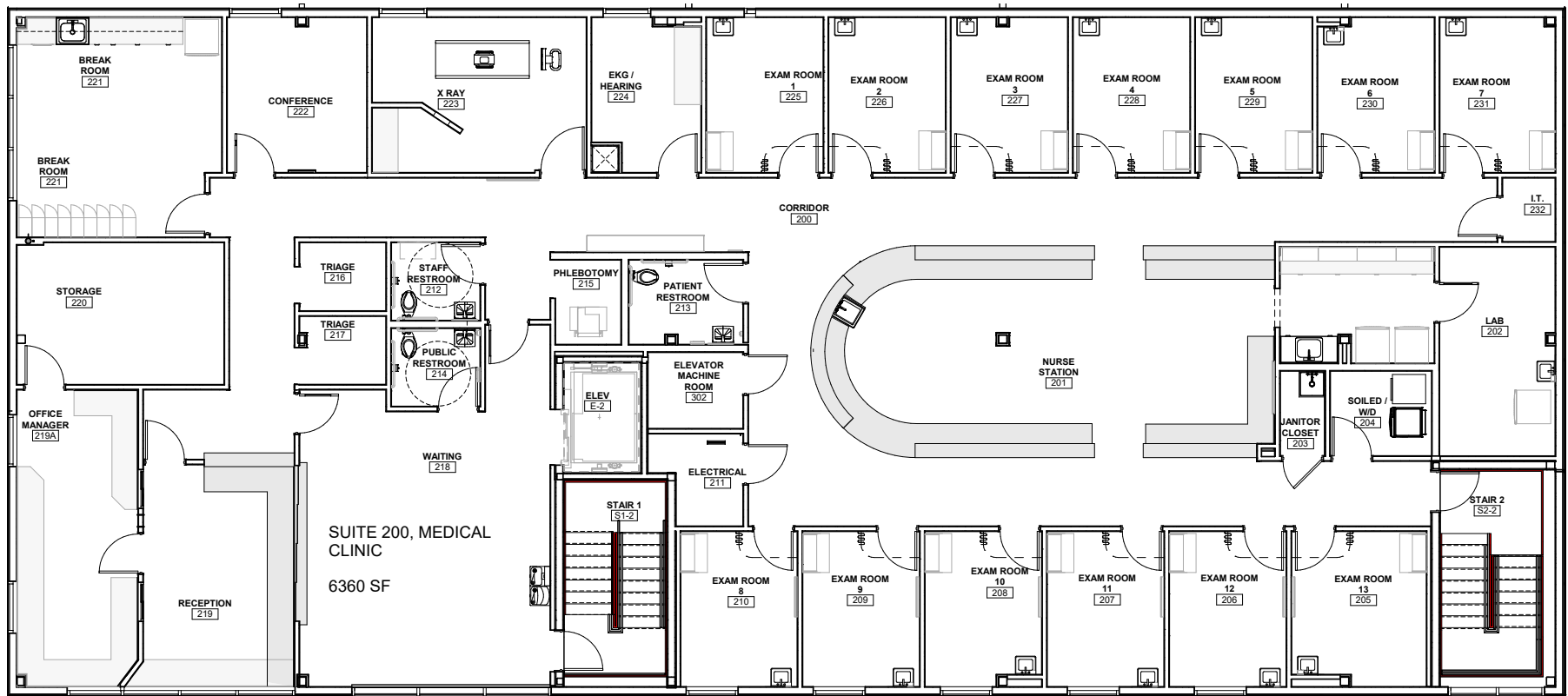
CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman ccim
ahuseman@corp-realty.com
504.587.1450

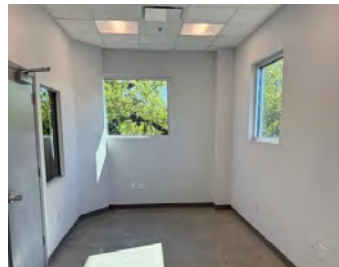
4535 S CLAIBORNE AVENUE

FLOOR PLAN | SECOND FLOOR



FEATURES

- 14 exam rooms
- X-ray room has lead-lined walls
- Lab room has clean room capability and freezer space



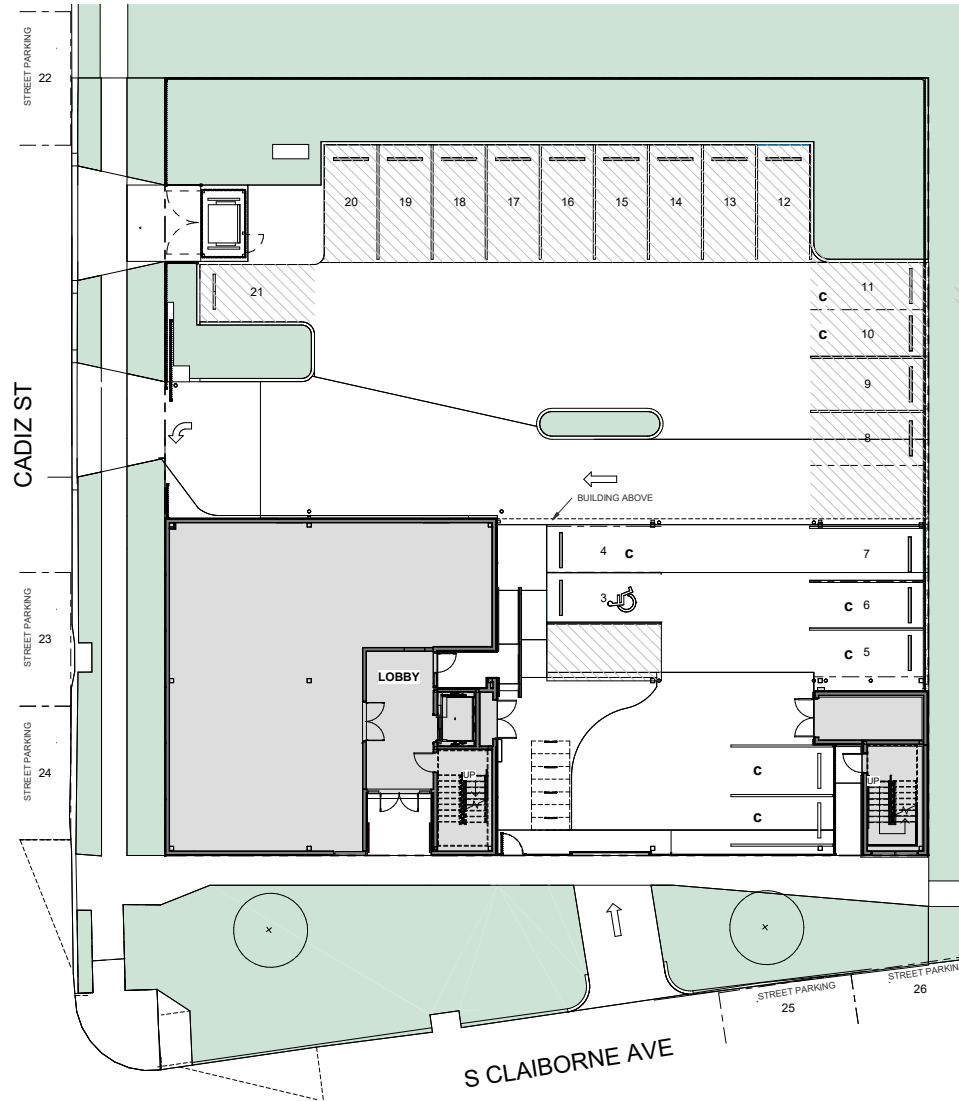
CORPORATE REALTY

Jeff Cohn
 jcohn@corp-realty.com
 504.581.5005

Andrea Arons Huseman ccim
 ahuseman@corp-realty.com
 504.587.1450

4535 S CLAIBORNE AVENUE

SITE PLAN



The highly visible parcel is bordered by S Claiborne Avenue, Cadiz Street, Napoleon Avenue, and S Derbigny Street. There is ample securely gated off-street parking with ingress and egress at both S Claiborne and Cadiz.

FEATURES

- Gated surface parking lot
- Security cameras cover all points of ingress and egress



CORPORATE REALTY

Jeff Cohn
 jcohn@corp-realty.com
 504.581.5005

Andrea Arons Huseman ccim
 ahuseman@corp-realty.com
 504.587.1450

4535 S CLAIBORNE AVENUE

SPECIFICATIONS

BUILDING FEATURES

- 14 exam rooms
- Central nursing station with urinal sink for testing
- Mini lab space has room with positive/negative pressure capability and freezer space
- Positive/negative capability in retail space
- X-ray equipment included in lease or sale
- Laundry room
- Punch code locks on all common area doors
- Passenger elevator with stretcher accessibility
- Two-window drive through has been permitted and approved
- Lead-lined walls in the x-ray room
- Meets ADA codes
- EKG room
- Building is wired for a whole-building generator
- Fire extinguishers
- Sprinkler system and smoke detectors
- Security alarm with motion detectors and 8 video cameras
- Security fence around parking lot
- Cox internet
- Landscaping has sprinkler system

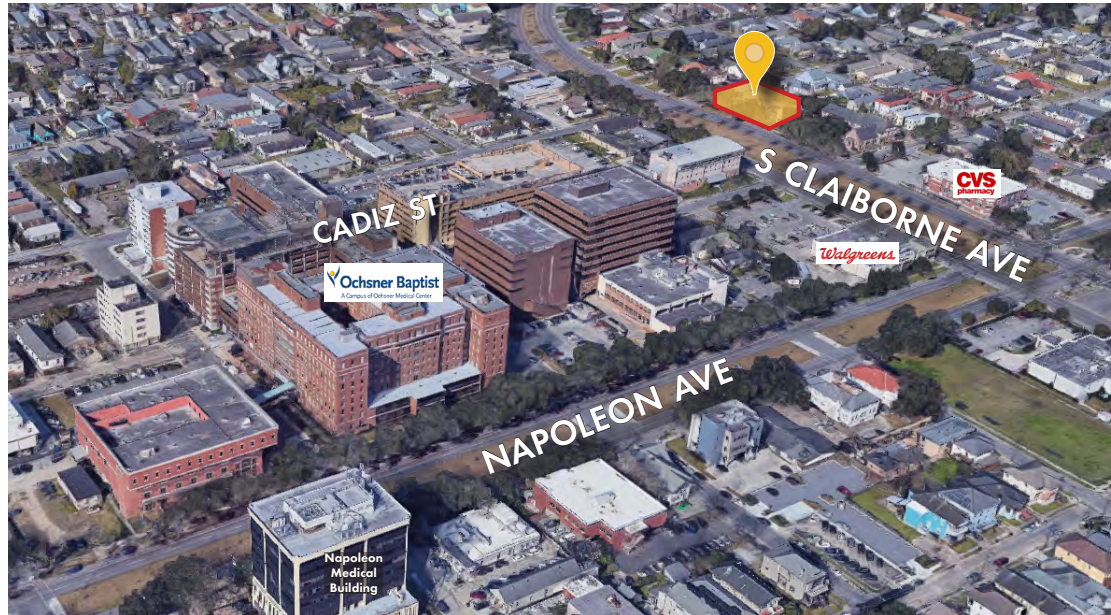


CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

4535 S CLAIBORNE AVENUE NEIGHBORHOOD



Close to Ochsner Baptist, a part of the Ochsner Health System that provides a fully accredited hospital staffed by more than 600 physicians and specialists. It features the Women’s Pavilion and a 6,000 sf, 24-hour, full-service emergency department. The immediate neighborhood includes many medical services, including the Touro Imaging Center. Mere blocks away is Freret Street, and the segment bordered by Napoleon Avenue to Jefferson Avenue is a popular destination for restaurants, shops, and offices. This is also convenient to Tulane and Loyola universities.

ZONING

The property is zoned MU-1 Medium Intensity Mixed-Use District, which is intended for a mix of residential and commercial uses that encourage walkable neighborhood centers and corridors.

DEMOGRAPHICS (EST. 2023)

	<u>1 mile</u>	<u>2 mile</u>
Population:	31,859	101,751
Average HH Income:	\$113,680	\$113,004
Median HH Income:	\$70,904	\$77,407
Daytime Population:	7,204	59,304



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman ccim
ahuseman@corp-realty.com
504.587.1450

4535 S CLAIBORNE AVENUE



CORPORATE REALTY

Jeff Cohn
jcohn@corp-realty.com
504.581.5005

Andrea Arons Huseman ccim
ahuseman@corp-realty.com
504.587.1450

MEDICAL OFFICE | FOR SALE

State-of-the-Art Medical Building with Off-Street Parking

4535 S Claiborne Avenue, New Orleans, LA 70115



Jeff Cohn
jcohn@corp-realty.com
504.581.5005



Andrea Arons Huseman CCIM
ahuseman@corp-realty.com
504.587.1450

CORPORATE REALTY

201 St. Charles Ave., Suite 4411, 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, 10/2024