



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Up to 13,500 sf of Office Space in Mid-City

4176 Canal Street

NEW ORLEANS, LA 70119

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EASILY ACCESSIBLE MID-CITY LOCATION

4176 Canal Street, New Orleans, LA 70119

PROPERTY DESCRIPTION

This is an ideal central location along the Carrollton retail corridor, convenient to businesses, restaurants, coffee shops, and retail centers. It is on the Canal streetcar line and near Orleans Parish bus stops. Canal Street and Carrollton Avenue are major thoroughfares, providing quick connection to I-10 and Pontchartrain Expressway as well as the Medical District and CBD, City Park, and Metairie.

Anywhere from one floor (approximately 4,500 sf) up to three floors (approximately 13,500 sf) are available for lease and come with cubicles and furniture. Building signage may be available for a tenant leasing multiple floors.

One elevator services all floors and is accessed by a code, providing additional security.

PROPERTY OVERVIEW

- SIZE:** 4,500 sf - 13,500 sf (approximate)
- RENTAL RATE:** \$22.00-\$25.00/rsf, full service except janitorial; no operating expense pass throughs for the first 5 years of lease term (besides rental rate)
- PARKING:** Free off-street parking shared with the other tenants in the building (first come, first served)



CORPORATE REALTY

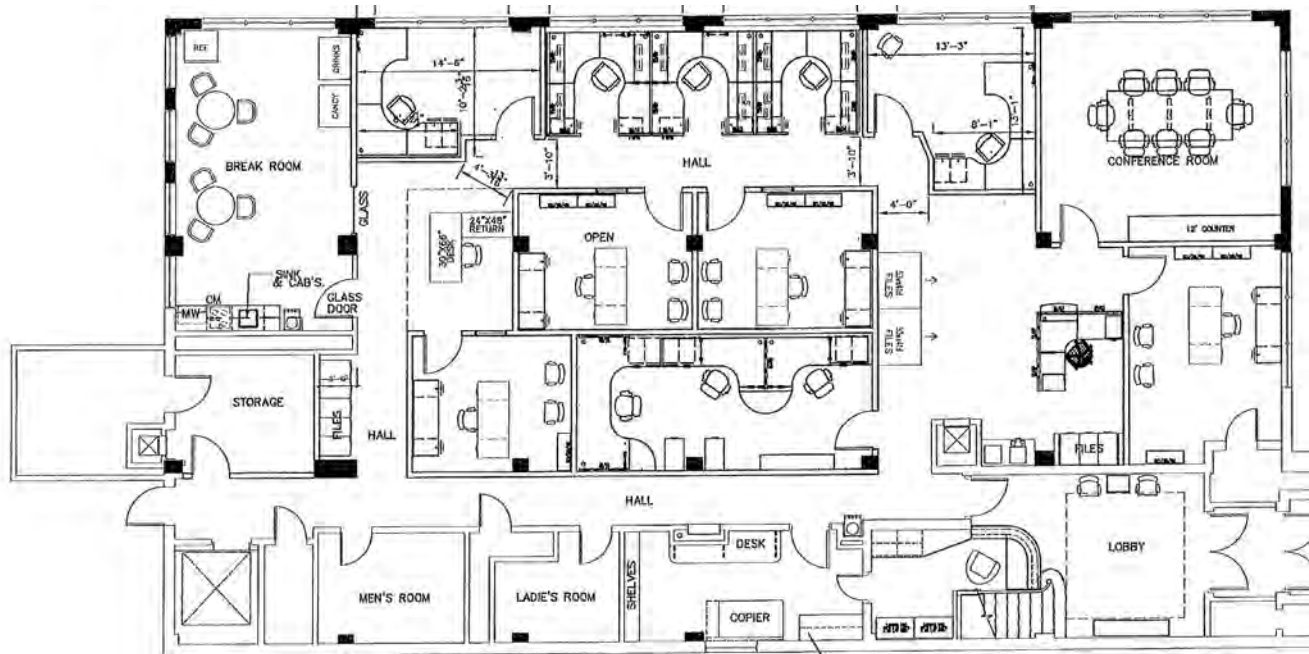
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4176 CANAL STREET

FLOOR PLAN | FIRST FLOOR

1ST FLOOR



DESCRIPTION

- Main lobby
- Large conference room
- Full kitchen



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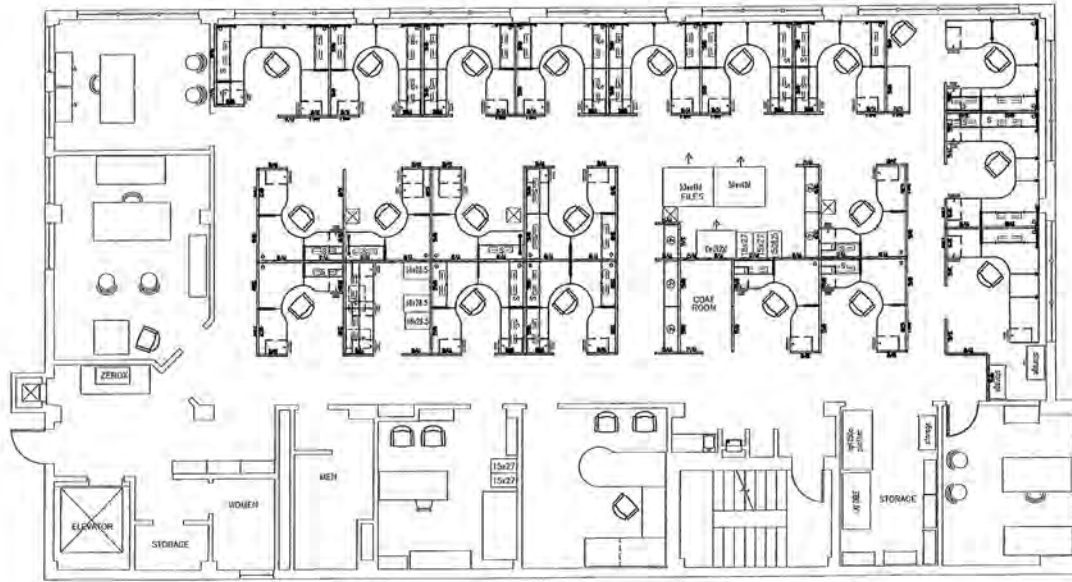
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4176 CANAL STREET

FLOOR PLAN | THIRD FLOOR

3RD FLOOR



DESCRIPTION

- Mostly shared work spaces plus a few private offices
- Large office could be used as a conference room
- New carpet
- New HVAC installed 2023
- Coffee bar with sink



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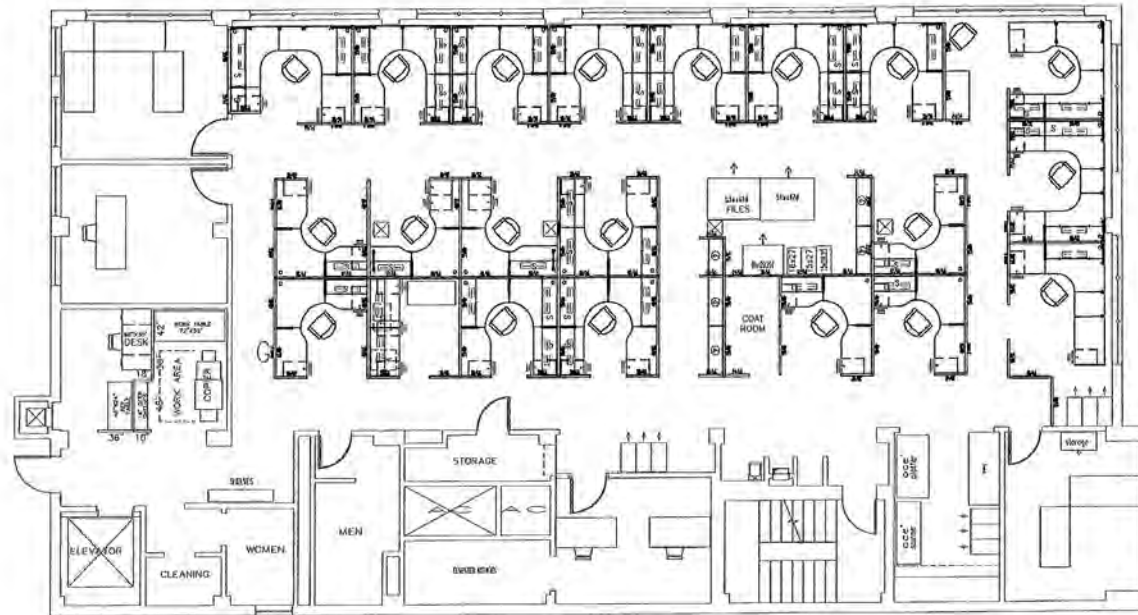
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4176 CANAL STREET

FLOOR PLAN | FOURTH FLOOR

4TH FLOOR



DESCRIPTION

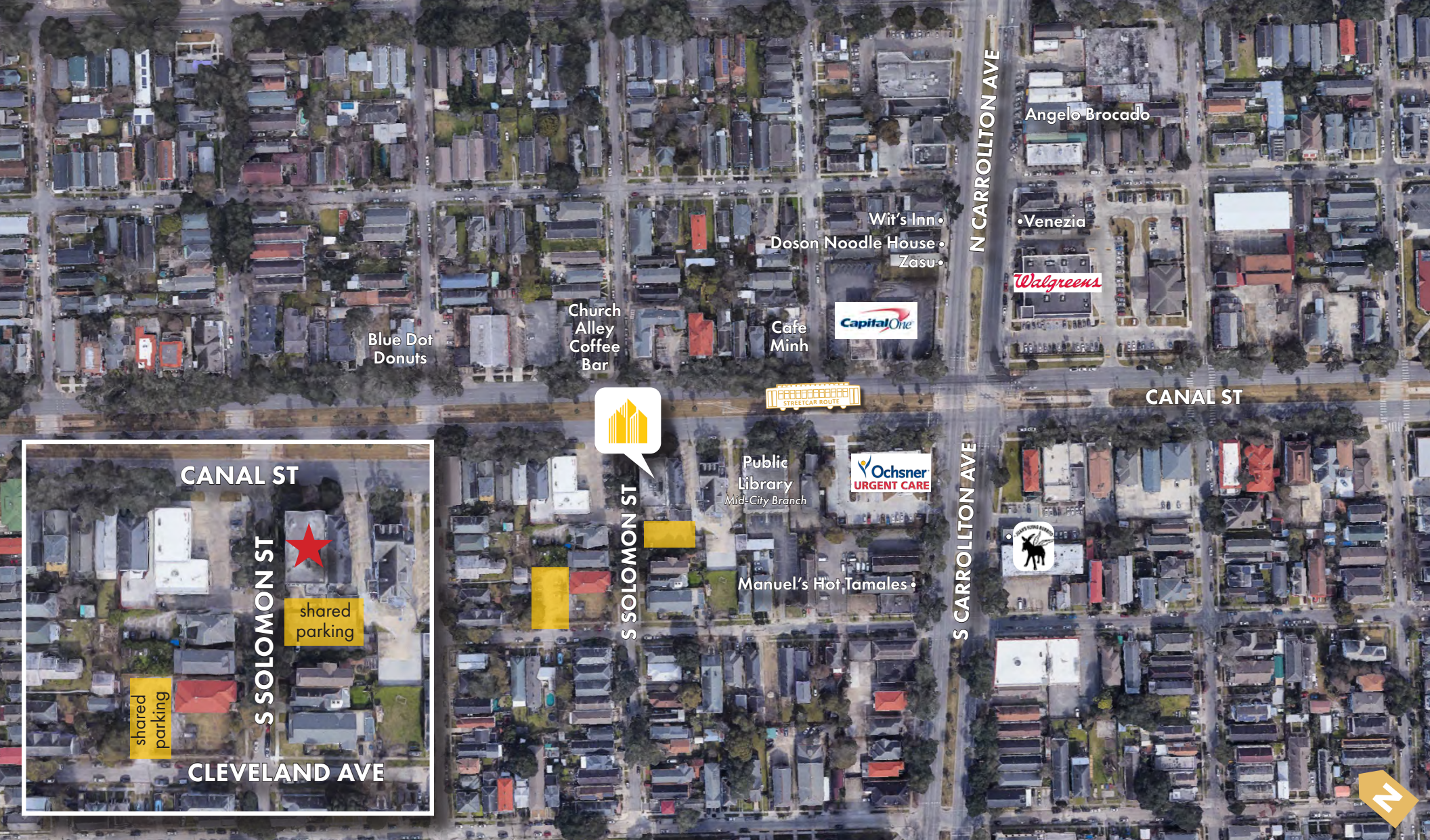
- Mostly shared work spaces plus a few private offices
- New carpet
- New HVAC installed 2023
- Coffee bar with sink



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CANAL ST

S SOLOMON ST

CLEVELAND AVE

shared parking

shared parking

Angelo Brocado

Venezia

Walgreens

N CARROLLTON AVE

Wit's Inn •
Dason Noodle House •
Zasu •

Capital One

Cafe Minh

Church Alley
Coffee Bar

Blue Dot
Donuts

CANAL ST

STREETCAR ROUTE



S SOLOMON ST

Public
Library
Mid-City Branch

Ochsner
URGENT CARE

S CARROLLTON AVE

Manuel's Hot Tamales •



4176 CANAL STREET

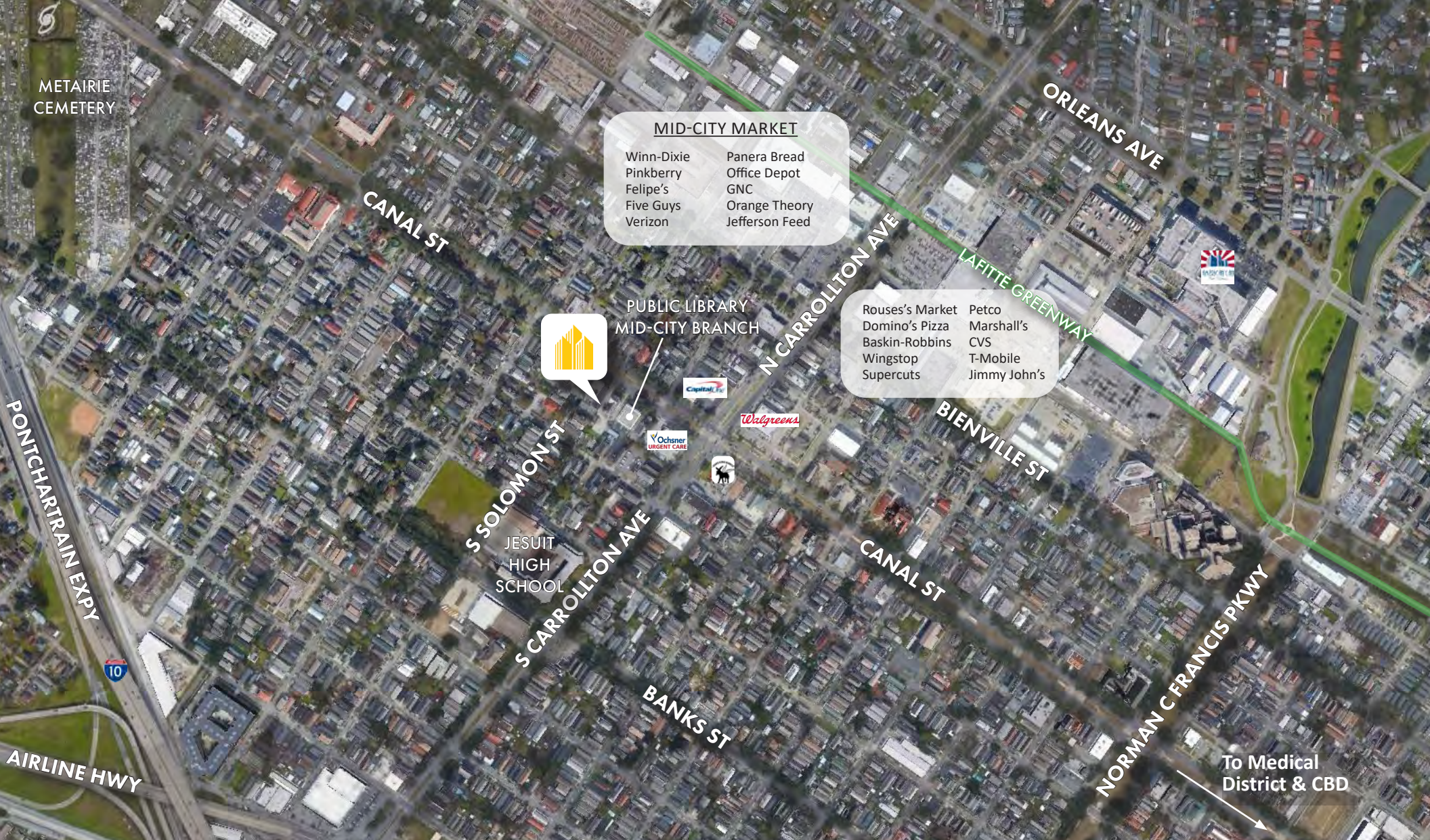


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METAIRIE
CEMETERY



MID-CITY MARKET

Winn-Dixie	Panera Bread
Pinkberry	Office Depot
Felipe's	GNC
Five Guys	Orange Theory
Verizon	Jefferson Feed

Rouses's Market	Petco
Domino's Pizza	Marshall's
Baskin-Robbins	CVS
Wingstop	T-Mobile
Supercuts	Jimmy John's

PUBLIC LIBRARY
MID-CITY BRANCH



JESUIT
HIGH
SCHOOL

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