



**CORPORATE REALTY**

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

**OFFICE SPACE | FOR SUBLEASE**

# Mid-City Office Space Available for Short-Term Rental

**3300 Gravier Street**  
NEW ORLEANS, LA 70119

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**Austin Lavin** CCIM  
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## INCLUDES 55 FENCED PARKING SPACES

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### PROPERTY DESCRIPTION

Available immediately, this 12,560-sf office space provides a combination of open areas and private offices for a flexible work environment. The first floor (approximately 6,275 sf) offers more polished space while the second floor (approximately 6,280 sf) is great for a variety of uses. Restrooms and kitchen area that are shared with the main tenant are not included in the rentable square footage.

This lease is inclusive of electricity, water, monthly pest control, and trash. The lease also includes up to 55 parking spaces in the fenced parking lot.

This sublease premises is a portion of El Guapo's leased space.

### PROPERTY OVERVIEW

#### SIZE

12,560 sf

- » First floor - 6,275 sf
- » Second floor - 6,280 sf

#### RENTAL RATE

\$20,000/month, full service inclusive of parking



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# 3300 GRAVIER STREET

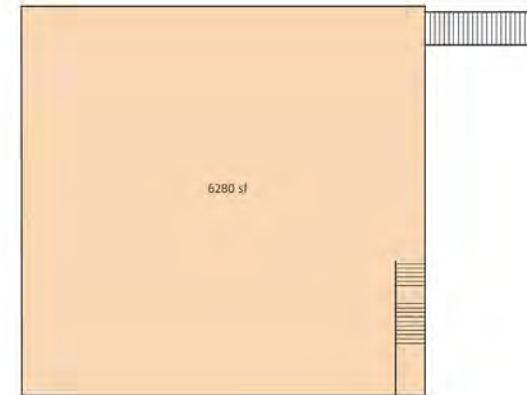
## FLOOR PLAN

### 1ST FLOOR



*\*For reference only. Current floor plan differs slightly from this illustration. Contact agent for details.*

### 2ND FLOOR

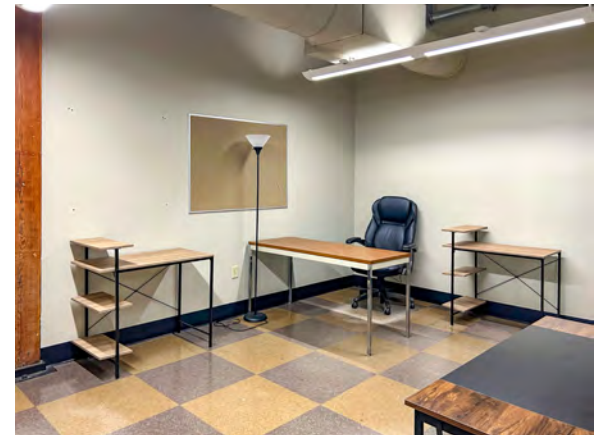
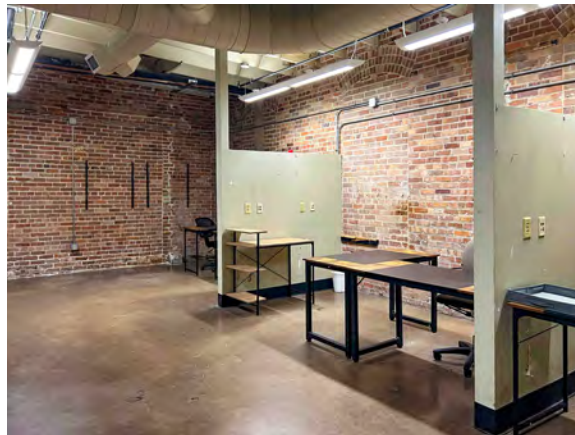
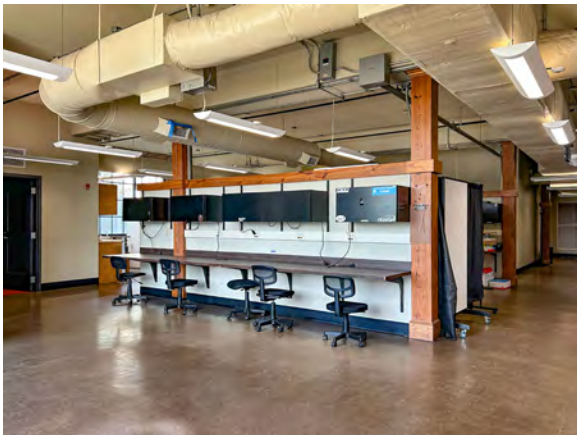


*\*Whole floor only shown above for reference only. The current configuration is a mixture of large and small offices and workspaces. Contact agent for details.*



# 3300 GRAVIER STREET

## IMAGES | FIRST FLOOR



# 3300 GRAVIER STREET

## IMAGES | SECOND FLOOR





# 3300 GRAVIER STREET

## PARKING AND HIGHLIGHTS

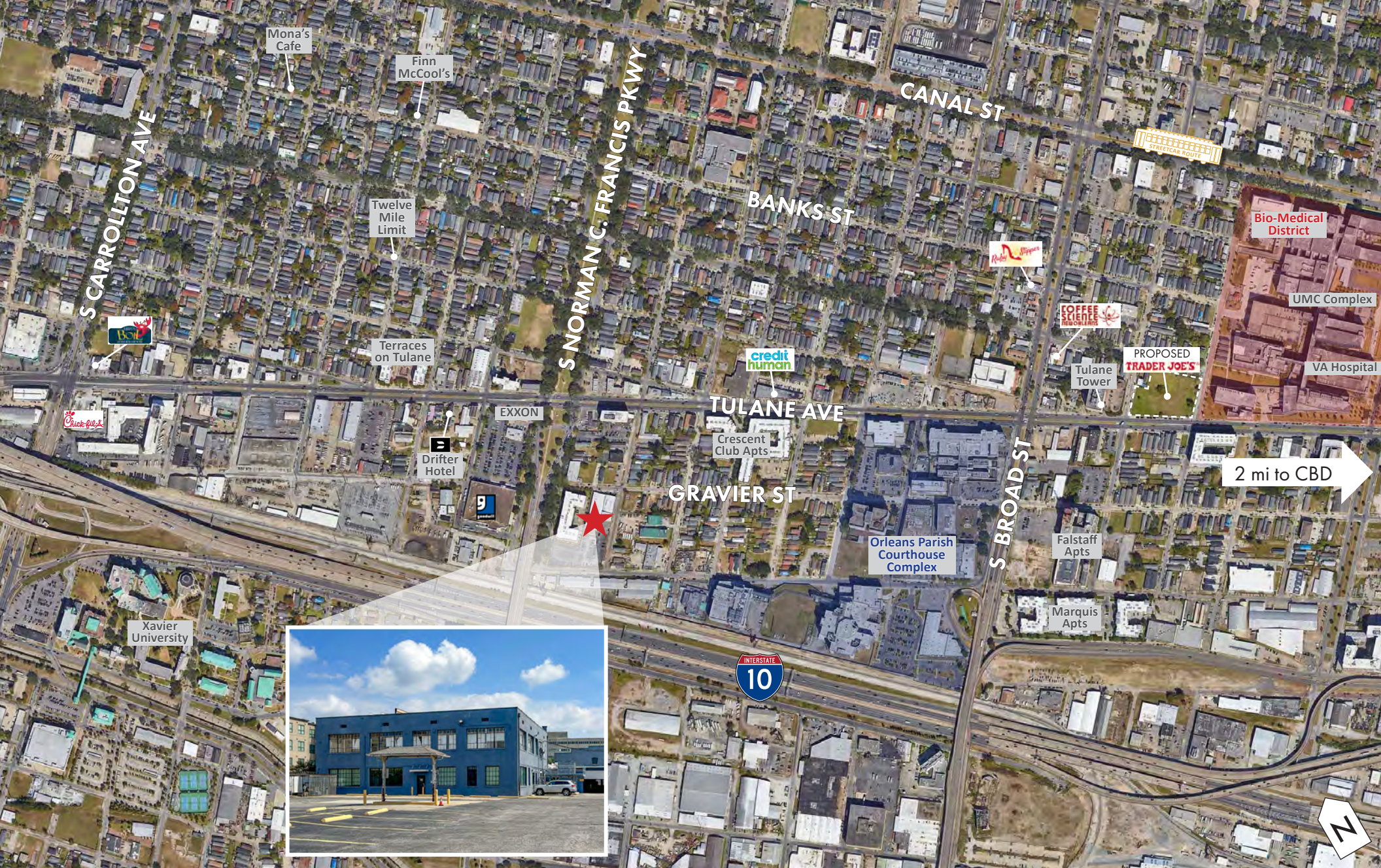


### HIGHLIGHTS

- » Easily accessibility to other parts of the city
- » Showers and lockers in shared restroom
- » Versatile office space with open work areas and private offices
- » Dog friendly
- » Plentiful parking in a secure lot
- » Kitchenette/coffee bar in addition to shared kitchen
- » Indoor/outdoor bicycle parking







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