



CORPORATE REALTY

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

MEDICAL OFFICE | FOR LEASE

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

4535 S Claiborne Avenue

NEW ORLEANS, LA 70115

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HIGHLY VISIBLE LOCATION | LEASE IN FULL OR IN PART

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. It is available for lease as entire building or by floor.

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 shared 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 is generator ready.

OVERVIEW

SIZE 9,315 sf building
» 2,955 sf ground floor
» 6,360 sf second floor
20,160 sf land parcel

RENTAL RATE \$40.00/rsf, NNN

PARKING 20 spaces in gated lot



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4535 S CLAIBORNE AVENUE

HIGHLIGHTS

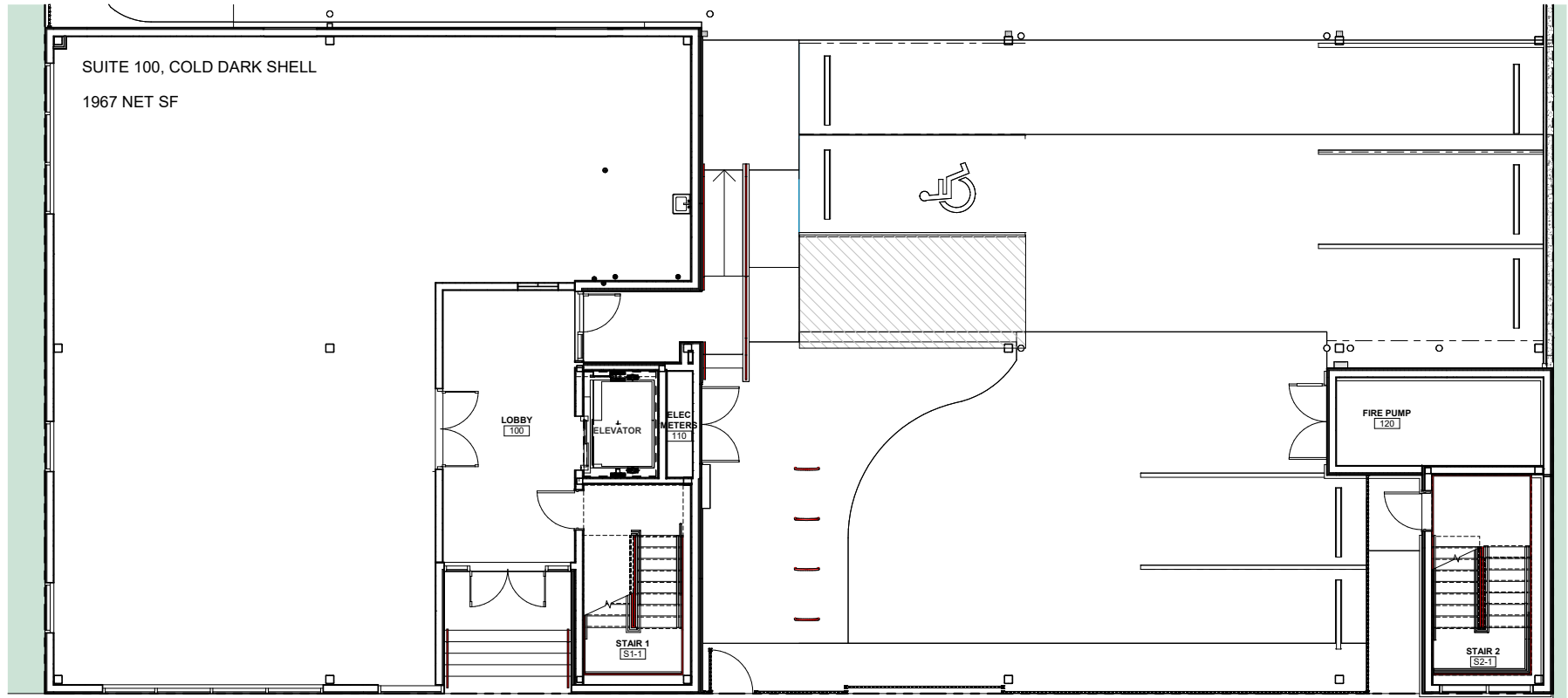
- » **Building:** Brand-new construction is fully up to code, and the modern design enables efficient service with room to add more offerings. The landlord will install one ADA restroom on the ground floor.
- » **Location:** Situated near the intersection of two major Uptown New Orleans thoroughfares 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.

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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
- Landlord will install one ADA restroom on the ground floor.



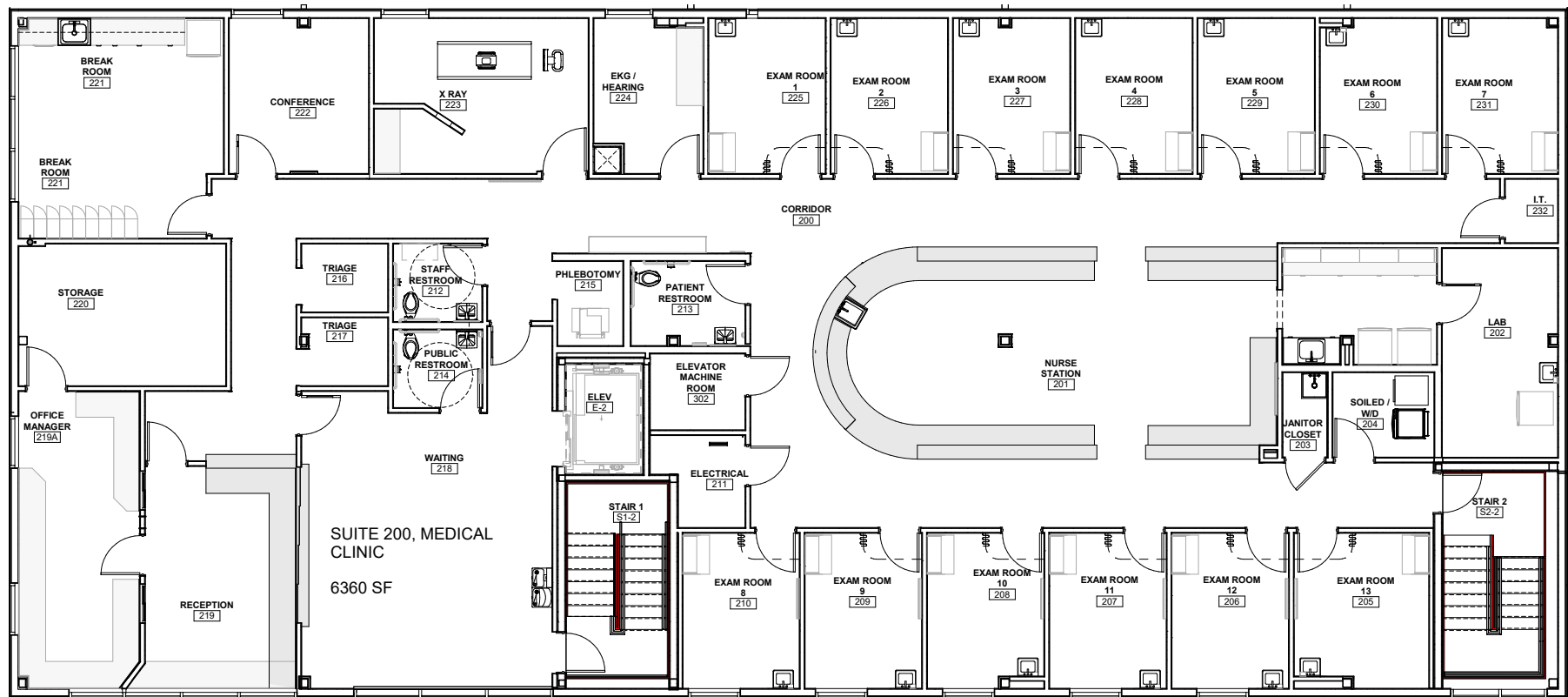
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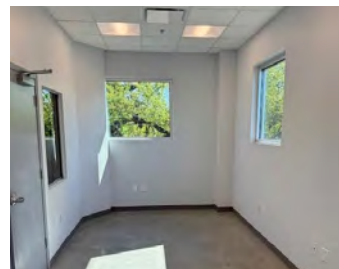
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FLOOR PLAN | SECOND FLOOR



FEATURES

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



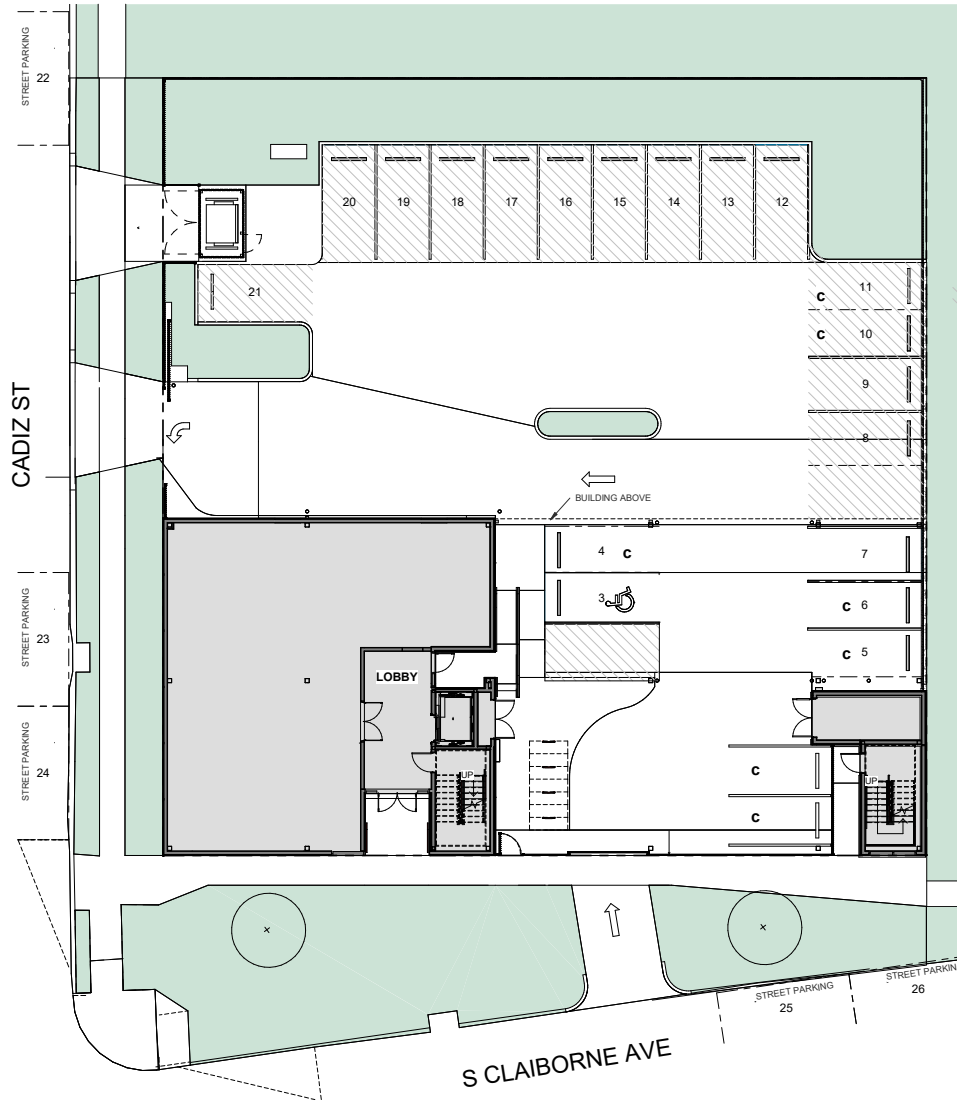
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SITE PLAN



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



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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



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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



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