

# 4429

WILLOW STREET  
NEW ORLEANS, LA

MEDICAL OFFICE DEVELOPMENT SITE

**FOR SALE**  
**\$1,470,000**

**GROUND LEASE**  
**\$9.24 PSF ANNUAL NNN**  
**(\$16,694 / MONTH)**

±.49 ACRES COMMERCIAL LAND  
UPTOWN NEW ORLEANS

LAND CONTRIBUTION INTO THE MEDICAL  
OFFICE BUILDING JOINT VENTURE

## CONTACTS

BRYCE FRENCH | 504 427 2090 | [bryce.french@cbre.com](mailto:bryce.french@cbre.com)  
JACK SIKORA | 205 907 9658 | [jack.sikora@cbre.com](mailto:jack.sikora@cbre.com)



**CBRE**

SUPERB LOCATION IN UPTOWN NEW ORLEANS

# Aerial



IDEAL FOR MEDICAL, RETAIL  
OR OFFICE

CBRE



# Highlights

## Uptown New Orleans

Located directly across from Ochsner Baptist in uptown New Orleans this land is well suited to support a Medical Office Building development for health care providers that work closely with the Ochsner medical system.

- Designated Qualified Opportunity Zone
- Perfect opportunity for retail, office or mixed-use development
- Hard corner intersection
- Directly across the street from Oschner-Baptist, a division of Oschner Medical System

### PROPERTY OVERVIEW

Total Acres/SF	.49 Acres / 21,680 SF
Asking Price	<b>\$1,470,000</b>
Ground Lease	\$9.24/SF Annual NNN (\$16,694/MO)
Economic Incentive	Qualified Opportunity Zone



CORNER OF WILLOW ST  
AND JENA ST  
(FOUR BLOCKS NORTH  
OF WELL KNOWN  
FRERET ST)



DESIGNATED  
AS QUALIFIED  
OPPORTUNITY  
ZONE



MULTIPLE POINTS  
OF INGRESS/  
EGRESS

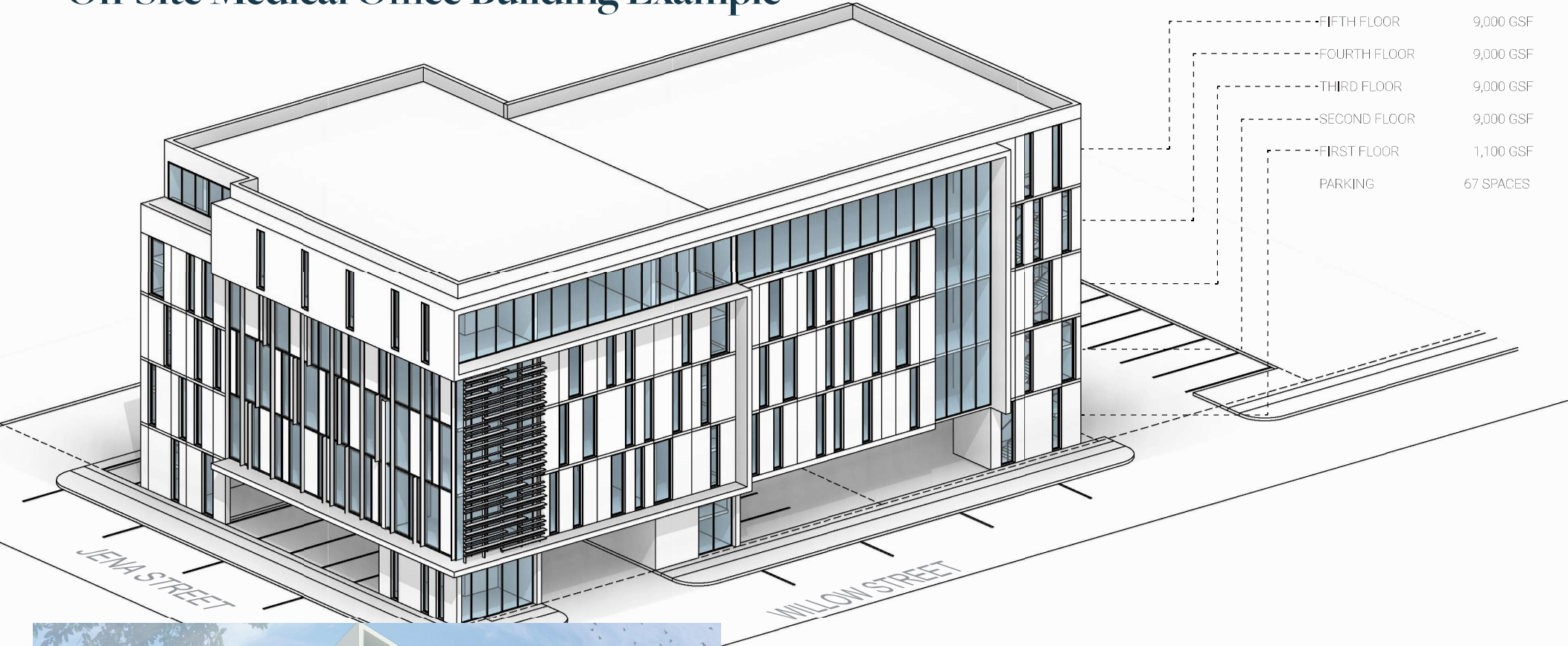




# On-Site Medical Office Building Example

## OFFICE DEVELOPMENT

TOTAL OFFICE	37,100 GSF
FIFTH FLOOR	9,000 GSF
FOURTH FLOOR	9,000 GSF
THIRD FLOOR	9,000 GSF
SECOND FLOOR	9,000 GSF
FIRST FLOOR	1,100 GSF
PARKING	67 SPACES



Proposed  
MOB





4429  
WILLOW STREET

TULANE  
UNIVERSITY

CVS  
WALGREENS  
SALVATION ARMY

OSCHNER  
BAPTIST

UPTOWN NEW  
ORLEANS HISTORIC  
DISTRICT

S CLAIBORNE AVE

FRERET ST.

NAPOLEAN AVE

ST CHARLES AVE

ST CHARLES AVE

# Aerial



# 4429

WILLOW STREET

---

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**BRYCE FRENCH**  
Senior Vice President  
+1 504 427 2090  
[bryce.french@cbre.com](mailto:bryce.french@cbre.com)

**JACK SIKORA**  
Senior Associate  
+1 205 907 9658  
[jack.sikora@cbre.com](mailto:jack.sikora@cbre.com)

**CBRE**