

4429

WILLOW STREET
NEW ORLEANS, LA

MEDICAL OFFICE DEVELOPMENT SITE

FOR SALE
\$1,975,000

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

±.49 ACRES COMMERCIAL LAND
UPTOWN NEW ORLEANS

CONTACTS

BRYCE FRENCH | 504 427 2090 | bryce.french@cbre.com
JACK SIKORA | 205 907 9658 | jack.sikora@cbre.com



A Campus of Ochsner Medical Center



SUPERB LOCATION IN UPTOWN NEW ORLEANS

Aerial



CVS

S CLAIBORNE AVE

LCMC Health

Walgreens

SITE

JEMA ST

NAPOLEAN AVE

CADIZ ST

THE SALVATION ARMY

THE SALVATION ARMY

WILLOW STREET

Ochsner Baptist
A Campus of Ochsner Medical Center

IDEAL FOR MEDICAL, RETAIL
OR OFFICE

CBRE

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	\$1,975,000
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

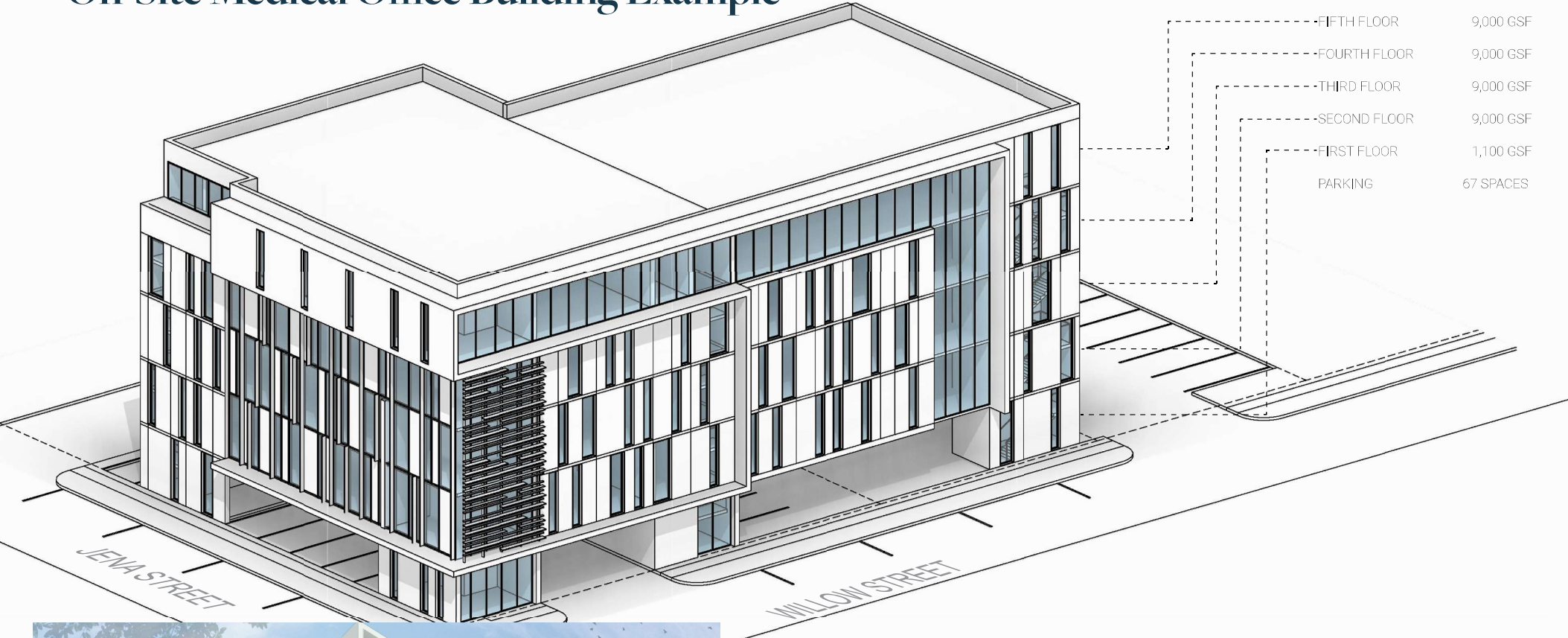


MULTIPLE POINTS
OF INGRESS/
EGRESS

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

Aerial

ST CHARLES AVE

ST CHARLES AVE



4429

WILLOW STREET

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BRYCE FRENCH
Senior Vice President
+1 504 427 2090
bryce.french@cbre.com

JACK SIKORA
Senior Associate
+1 205 907 9658
jack.sikora@cbre.com



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