



4344 EARHART BOULEVARD



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



FOR LEASE | OFFERING OVERVIEW

LEASE RATE: \$15 PER SF NNN

Location Overview: 4344 Earhart Boulevard, New Orleans, Louisiana is a 10,553 square foot lot with 105 feet fronting Earhart Boulevard and 138 feet fronting S. Salcedo Street. Corner site!

Parking: +/- 20 parking spaces!

Building Information: The Building is a 5,033 sf free standing office building located with direct access to and visibility from Earhart. The space is very well suited for retail, flex space or traditional professional office. The space is offered for \$15 per square foot annually on Triple Net terms.

Zoning: MU-1, Medium Intensity Mixed-Use District - **Excellent Zoning!**



S. PARKERSON MCENERY
D: 504.274.2664
C: 504.236.9542
EMAIL: PARKE@MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS

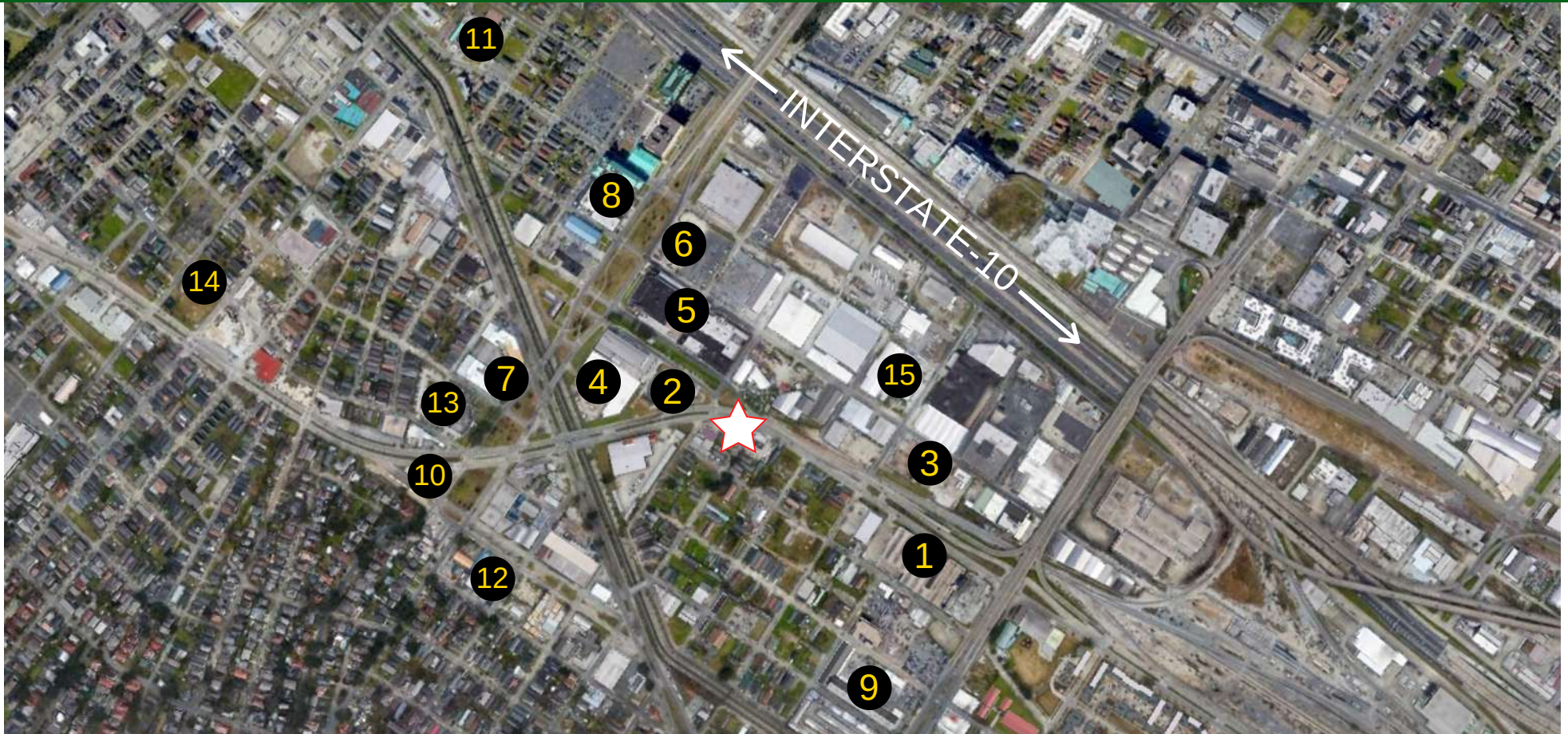


THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



POINTS OF INTEREST MAP



- | | | | | |
|--------------------|-----------------------|----------------------|----------------|------------------------------|
| 1 RESTAURANT DEPOT | 4 EXTRA SPACE STORAGE | 7 PARKWAY APARTMENTS | 10 C&A SEAFOOD | 13 BLUE PLATE ARTIST LOFTS |
| 2 RICH'S WASH DAT | 5 AQUATICA SPORTS | 8 WVUE-TV FOX 8 | 11 CHICK-FIL-A | 14 MARGIE'S CAFE |
| 3 BIG EASY BUCHA | 6 GRACIOUS BAKERY | 9 MOSSY MOTORS | 12 RENDON INN | 15 D&S STEERING SERVICE, INC |

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM