



3500 CANAL STREET | FOR LEASE



THE
MCENERY
COMPANY

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



THE OVERVIEW

Address: 3500 Canal Street, New Orleans, Louisiana 70119

Lease Rate: \$19.00 SF Gross

Gross Building Area: +/- 21,132 square feet

Site Area: 11,102 square feet

Leaseable Square Footage: 1,500 - 3,200 SF (1st Floor)

Private Individual Offices available

Overview:

Fabulous Mid-City corner location, two story office building (10,350 square feet per floor) with 54 covered parking spaces included and direct stop for street car & city bus line! Built in 2001, this building features a great floor plan with perimeter offices and yet the structural design also allows for easy, new, wide open floor plan. Ground floor elevator lobby.

-Each floor features 4 bathrooms, a break room and several large conference rooms. This is an excellent opportunity for a government office, medical facility or a corporate or non-profit headquarters.

Zoning: HU-MU, Historic Urban Neighborhood Mixed Use District



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Cameron B. Griffin

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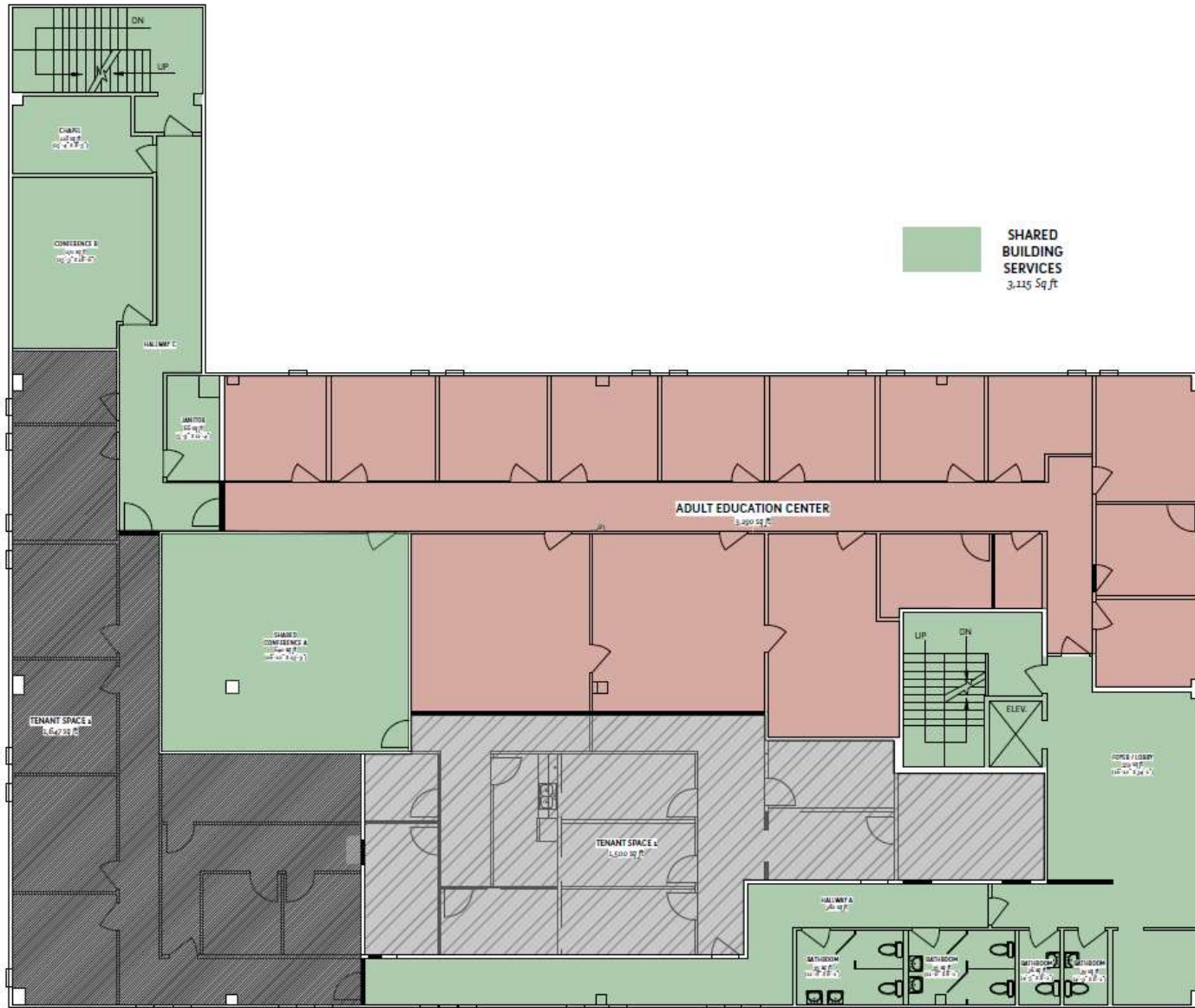


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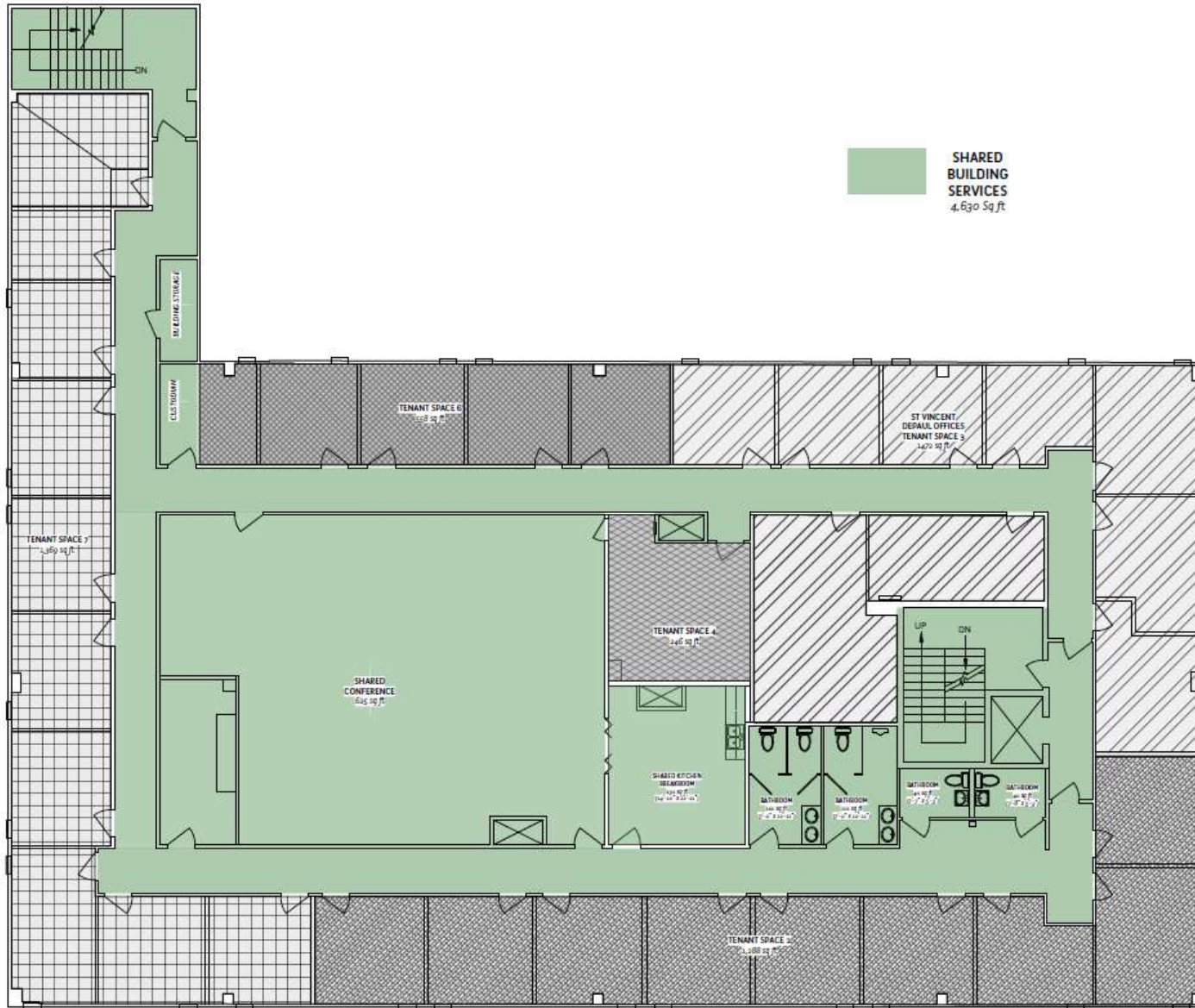


1st Floor Layout





2nd Floor Layout





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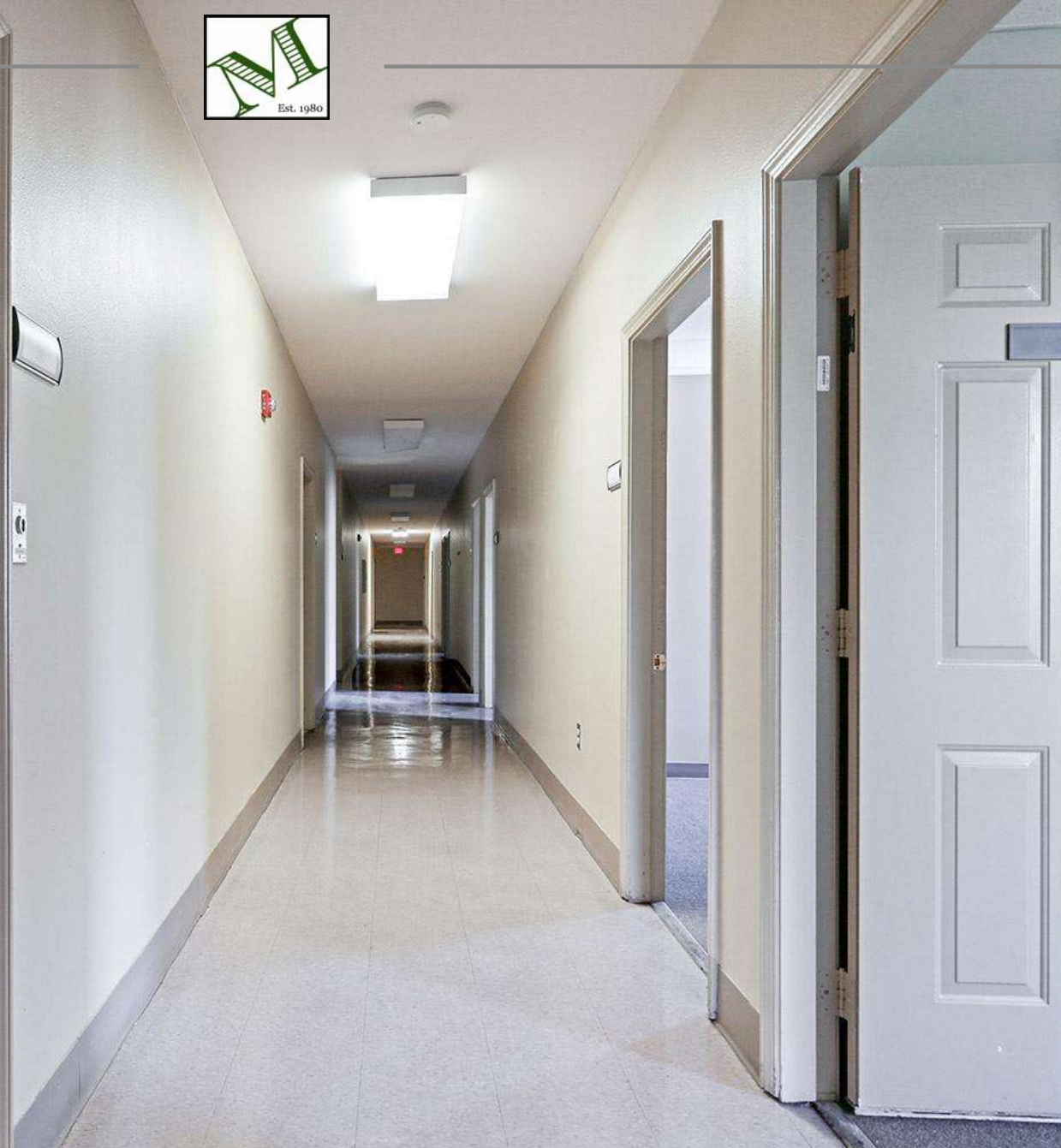
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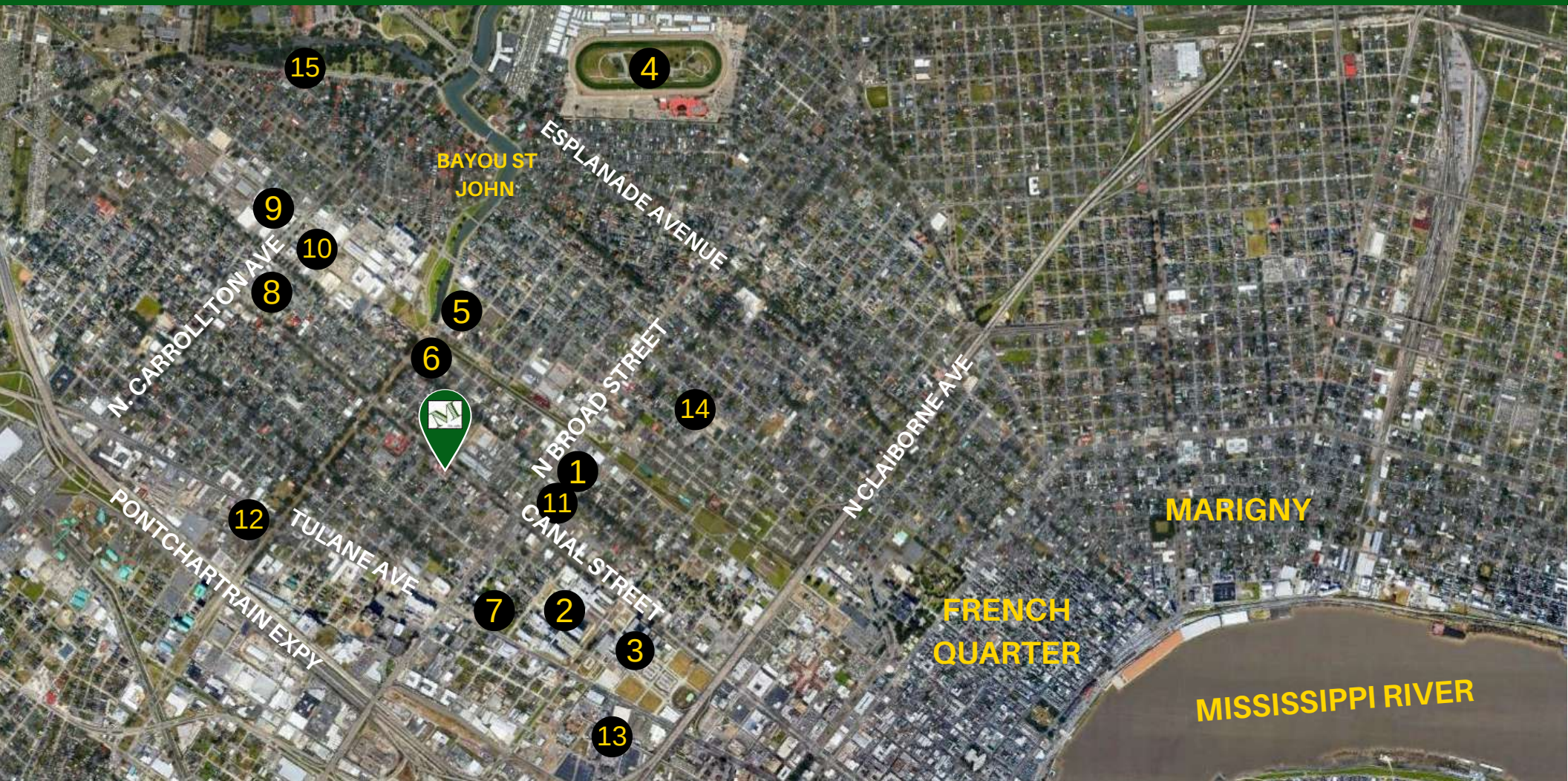
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POINTS OF INTEREST MAP



- | | | | | |
|-------------------------|---------------------------|----------------|----------------------|------------------------------|
| 1 WHOLE FOODS | 4 FAIRGROUNDS | 7 FARMACY NOLA | 10 ROUSES MARKET | 13 LSU MED SCHOOL |
| 2 VA HOSPITAL | 5 PARKWAY BAKERY & TAVERN | 8 WALGREENS | 11 DOLLAR GENERAL | 14 WILLIE MAE'S SCOTCH HOUSE |
| 3 UNIVERSITY MED CENTER | 6 BAYOU BEER GARDEN | 9 WINN-DIXIE | 12 THE DRIFTER HOTEL | 15 RALPH'S ON THE PARK |

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