2237 POYDRAS STREET

THE
McENERY
COMPANY

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

FOR SALE | $4,500,000

Address: 2237 Poydras Street, New Orleans, Louisiana 70119

Site: Approximately 46,000 SF site (over an acre of land) - with additional land available, including a fully improved parking lot directly across Perdido Street with an additional 52 parking spaces, and a covered walk-way. **Property owner owns all adjacent property**. *Exact site size to be determined by eventual re-subdivision agreed to by Seller and Buyer.*

Gross Building Area: ~16,516 SF

Zoning: MU-2, High Intensity Mixed Use District (wide array of commercial uses).

Improvements: 2237 Poydras was most recently occupied by the United States Department of Veterans Affairs, Southeast Louisiana Veterans Health Care System Ambulatory Procedure Unit. The VA spent approximately $10 million improving the property to accommodate this most recent use, and the facility is uniquely well suited to accommodate future intensive medical procedures. The facility most recently housed 110 employees.

Parking: The facility has access to parking in 5 lots designated on the attached plan as Lot 1, 2 3, 4 and 5 for a total of potentially 100 plus parking spaces. Lot 1 is the lot directly behind the main facility. (8 spaces). Lot 2 contains 19 parking spaces included with the offering with entrance from Poydras Street. Lot 3 is 19 parking spaces available for lease with entrance from Perdido Street. Lot 4 is 52 parking spaces available for lease with entrance from Perdido Street directly across the street from the rear covered pedestrian walkway. Lot 5 is 633-37 Rocheblave Street, an unimproved lot measuring approximately 60' x 172", which could provide about 26 additional parking spaces.

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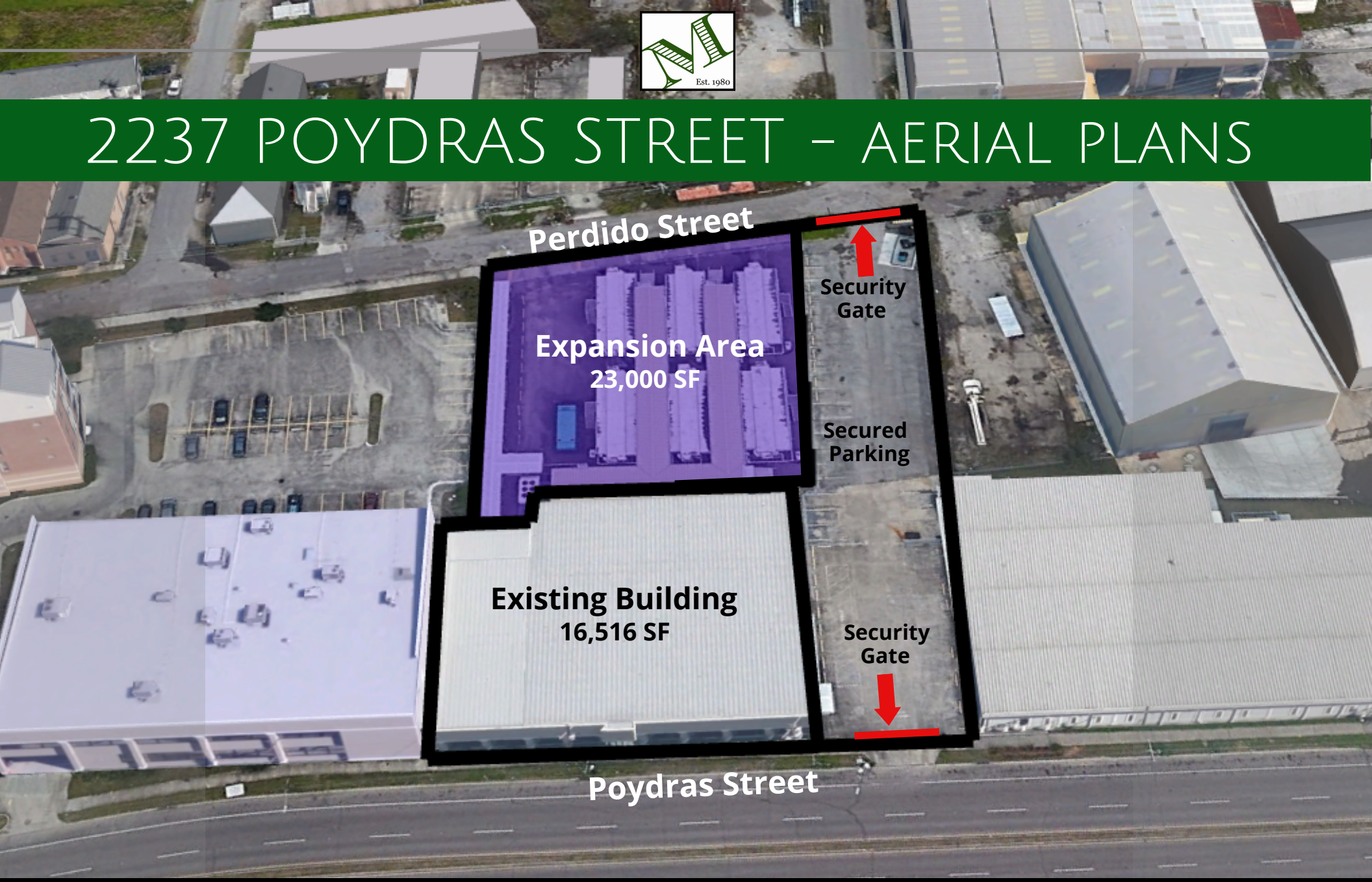
2237 POYDRAS STREET – AERIAL PLANS



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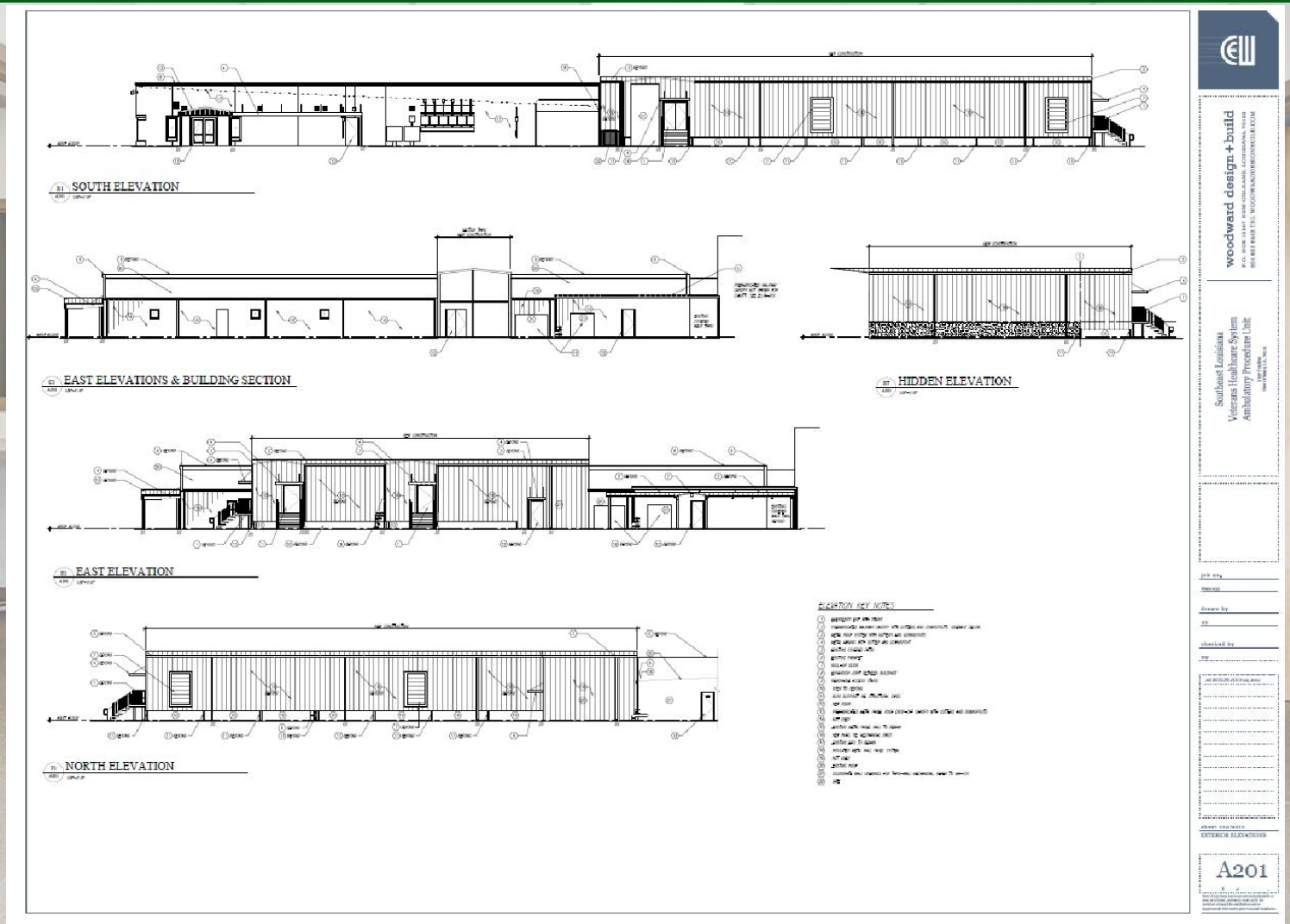
2237 POYDRAS - BUILDING PLANS



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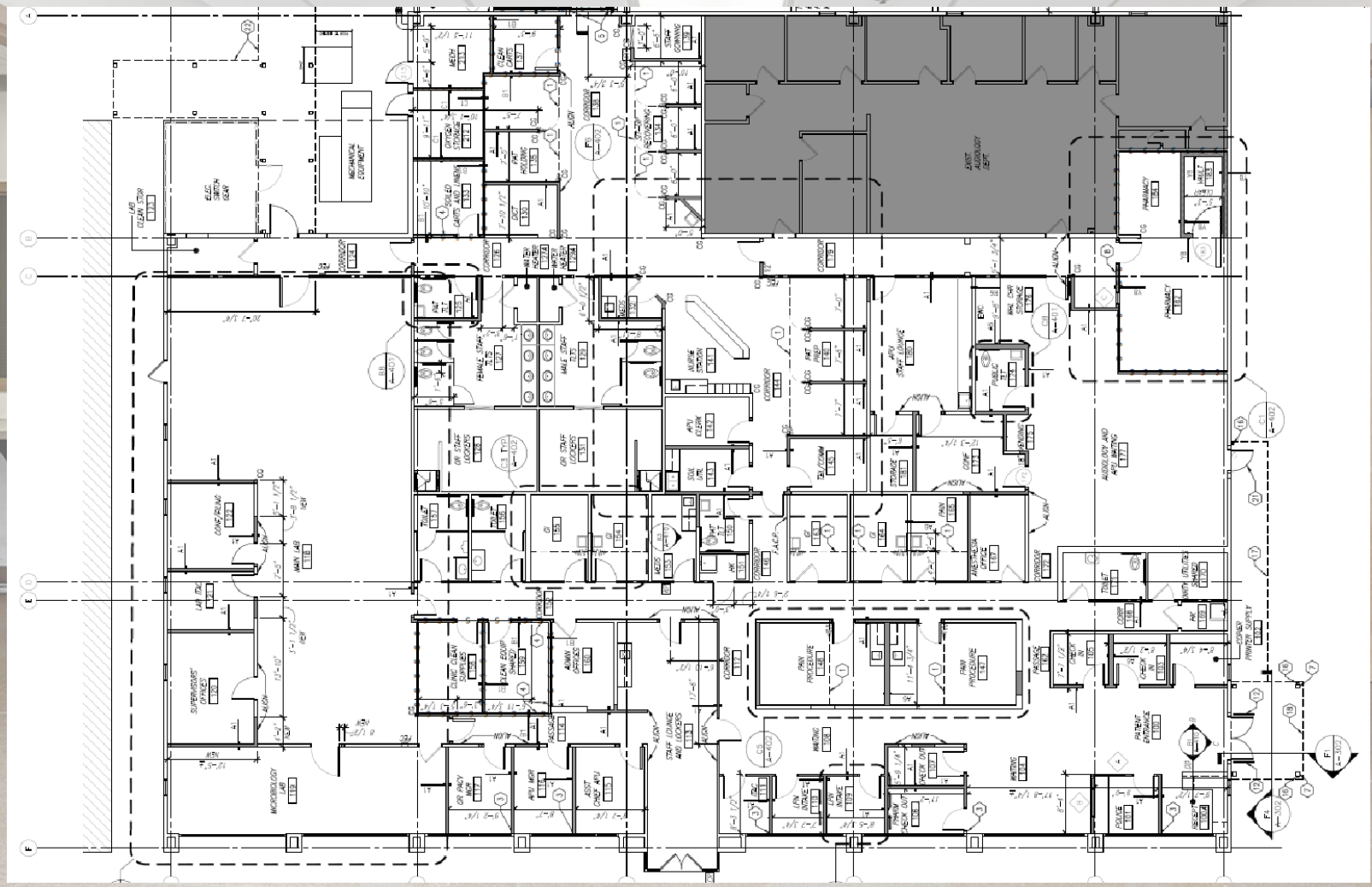

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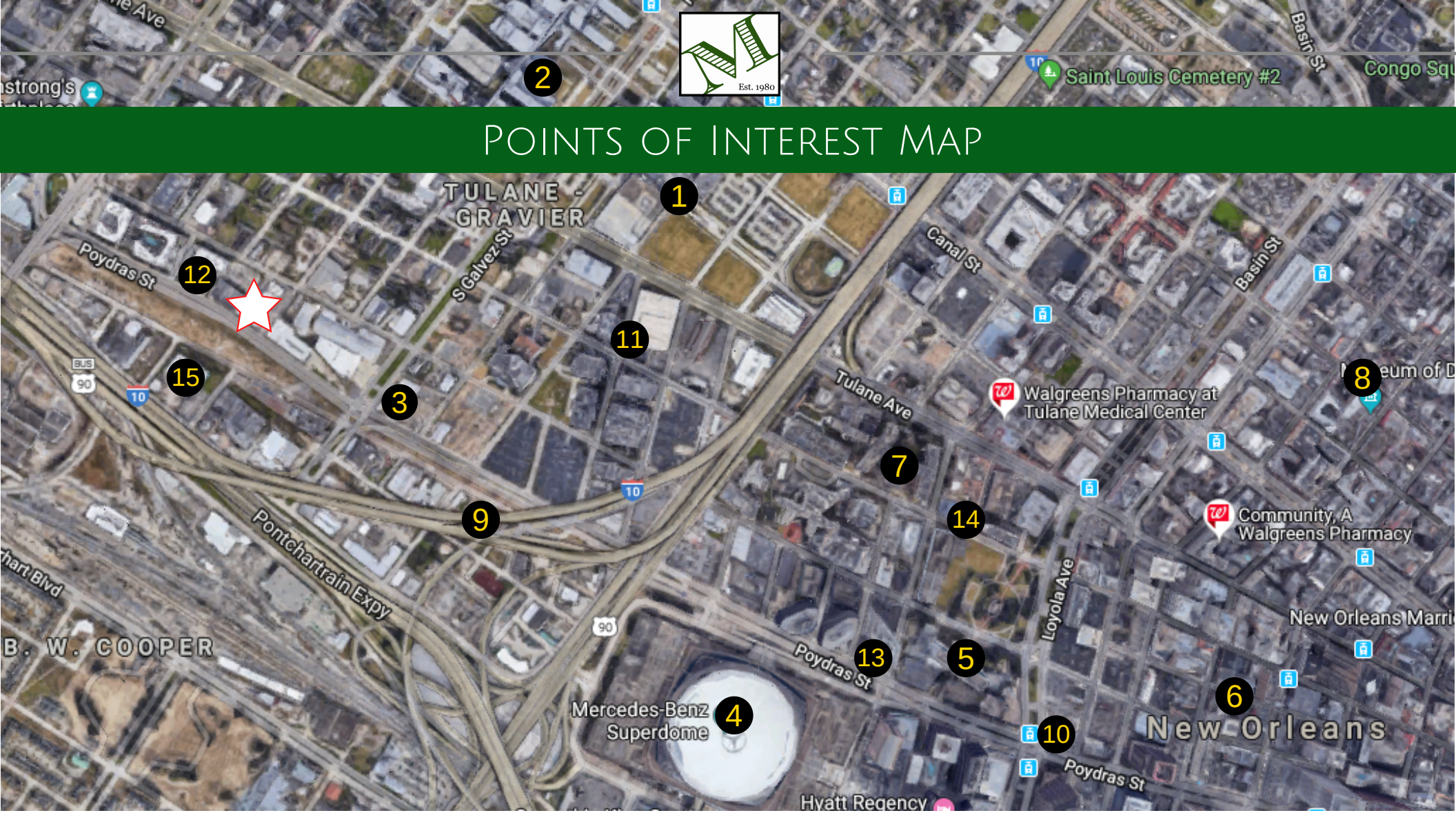
Points of Interest Map



1 UNIVERSITY MED CENTER	4 SUPER DOME	7 CHAIRTY HOSPITAL	10 WALK-ON'S	13 HANCOCK-WHITNEY CENTER
2 VA MED CENTER	5 CITY HALL	8 FRENCH QUARTER	11 LSU MED SCHOOL	14 TULANE MED SCHOOL
3 LSU STUDENT HOUSING	6 CBD	9 I-10 ACCESS	12 MARQUIS APARTMENTS	15 BOH BROTHERS CONSTRUCTION

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