

**LARGE-SCALE MEDICAL / OFFICE FACILITY ~ 16,516 SF of GBA**  
**2237 Poydras Street, New Orleans, Louisiana 70119 - BIG PARKING!**  
**FOR SALE | \$4,500,000 (real property only)**

**Priced to Lease at \$20.00 per SF NNN**  
**OPPORTUNITY ZONE ASSET!**



**M2 BROKERAGE**  
**& THE MCENERY COMPANY**



The McEnery Company | Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112

M2 Brokerage New Orleans | Office: 504.267.9405 | 1854 Cedardale Avenue, Baton Rouge, LA 70808

S. Parkerson McEnery  
504.274.2664 direct  
[parke@mceneryco.com](mailto:parke@mceneryco.com)

Mi Mi Montagnet Bankston, CCIM  
504.236.2634 mobile  
[MiMi@M2Brokerage.com](mailto:MiMi@M2Brokerage.com)



## 2237 Poydras Street

Location and Physical Description

[www.M2Brokerage.com](http://www.M2Brokerage.com)

| [www.mceneryco.com](http://www.mceneryco.com)



Address:	2237 Poydras Street, New Orleans, Louisiana 70119
Total Site Area:	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. <b>Property owner owns all adjacent property.</b> <u>Exact site size to be determined by eventual re-subdivision agreed to by Seller and Buyer.</u>
Gross Building Area:	~16,516 SF - NOT including the significant corridors leading to six (6) 53' expandable, mobile & self-contained surgical theatres, which are scheduled for sale and removal.
Zoning:	MU-2, High Intensity Mixed Use District (wide array of commercial uses)
Parking:	<u>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.</u> 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.
Comments:	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.  <u>The facility is serviced by a Cummins 750 kW diesel generator.</u>



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2237 Poydras Street

Location Offering Details

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**Lease Price per SF:** \$20.00 per SF on NNN terms - Minimum 5 year lease term on 16,615 SF of primary GBA

**List Price for Sale:** \$4,500,000 for real property only—\$6,000,000 if all movable and surgery theatres are included

**Showing Protocol:** All qualified prospects may contact Parke McEnery at 504.236.9542 or Mi Mi Montagnet 504.236.2634 to schedule a private tour of the facility.



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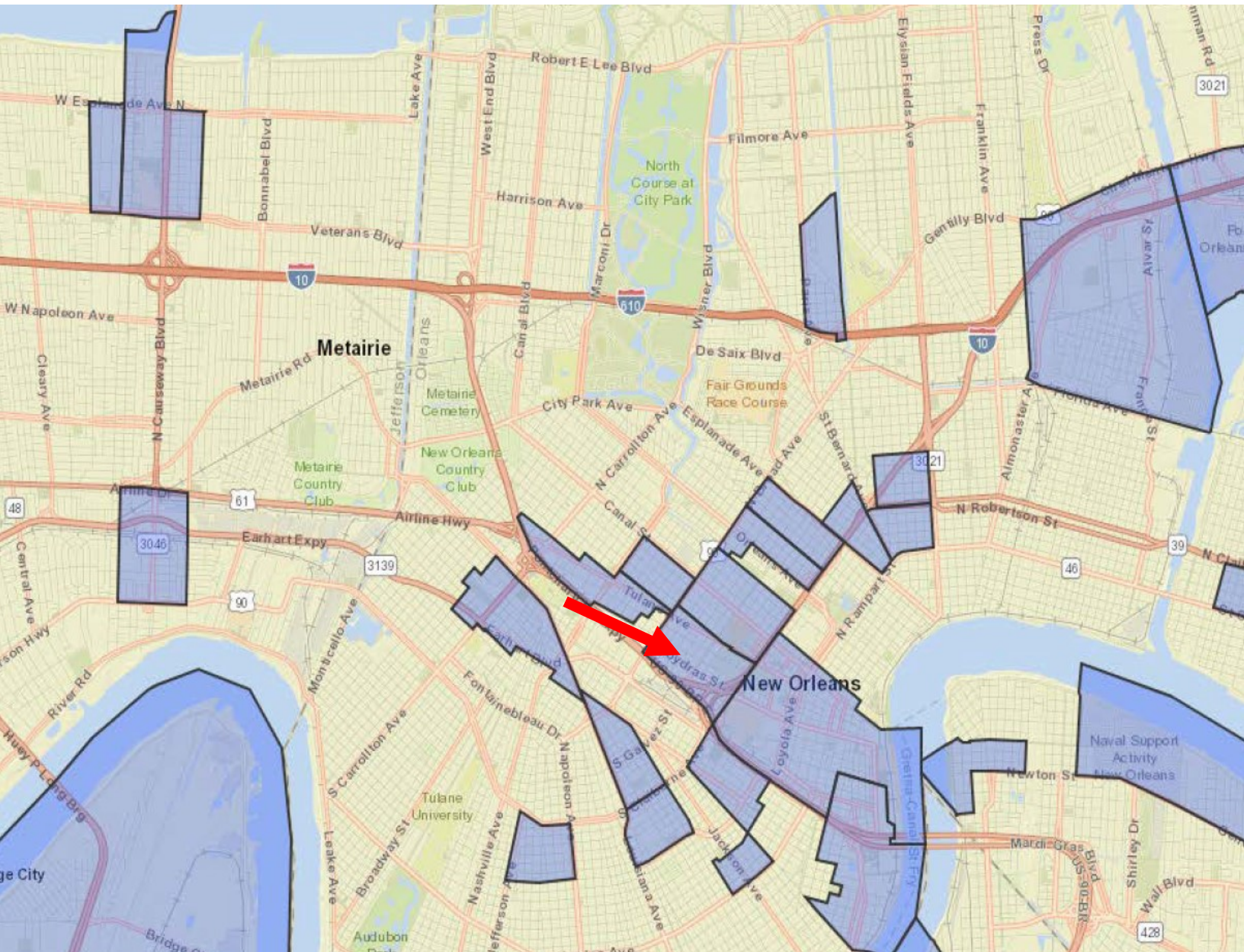


2237 Poydras Street  
Opportunity Zone Details

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**2237 Poydras is located within the Opportunity Zone. This is hugely impactful in a prospective purchase of the property. Buyers should consult with an accountant to gain all related knowledge of the benefits associated with this exciting development for 2237 Poydras Street.**

**Opportunity Zone IRS Link:** <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>



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## 2237 Poydras Street

### Facility History

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The Southeast Louisiana Veterans Health Care System (SLVHCS) opened its Ambulatory Procedure Unit (the “APU”) in May 2011 at 2237 Poydras Street, at the time, restoring the VA’s ability to perform in-house, same-day surgery services for the first time since Hurricane Katrina. The 2237 Poydras Street location also housed several non-APU services such as the pain and gastrointestinal clinics, as well as a complete audiology clinic.

The APU housed three operating rooms, two invasive procedure units (with a total of four procedure rooms) and one recovery room with six beds. At the APU, the VA was able to offer surgical procedures performed in under 90 minutes, requiring no blood transfusions and in less than a 24-hour stay.

The facility is serviced by emergency back up generator systems capable of providing electrical and mechanical needs to the entire facility. Most recently, there were 110 employees working at the site, including laboratory, surgery, pharmacy, house-keeping and police personnel. The facility was vacated by the SLVHCS in October 2017 as they completed their move to the new VA Medical Center.



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2237 Poydras Street

Facility Specs

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### 2237 Poydras Street Facility Specs:

#### General Building Specs

- Three (3) Steris Small Steam Sterilizers  
Equipment tags #0311110-11, 0309510-07, 0309510
- One (1) Cummins Power Generator (750 rated KW)  
Model: DQFAA Serial: A110185086
- Fire Protection: The building is fully sprinkled.

### 2237 Poydras Street Facility Specs:

#### General Building Specs

- 6 Exam Rooms and 2 Procedure Rooms
- Electrical Service: 208Y/120V 3 phase, 4 wire with EPS (Emergency Power System)
- Metal Lockers in Lounge
- Pharmacy with concrete vault
- Nurse's station w/ Tri-Tech Medical Inc. gas & generator monitoring panels
- Clinic Rooms, supervision of prep and holding areas
- Ambulatory Surgery / Prep Holding - Patient prep for patients
- 16 total bathrooms
- Break Room/Lounge
- Clinical Laboratory - Formerly for chemistry/hematology/microbiology
- Audiology/Speech Clinic

#### Security Related Specs (7 system alarm—smart phone technology)

- 21 Exterior door contacts
- 7 12V 4AH back up batteries
- 7 16v transformers
- 7 indoor sirens
- 3 8 zone expander modules
- 22 motion detectors
- Interior and Exterior cameras
- Interconnection between 7 existing DSC intrusion systems
- One main control panel
- 1 16 channel DVR (monitoring and controlling existing cameras)
- Cellular monitoring system
- Internet ability monitoring



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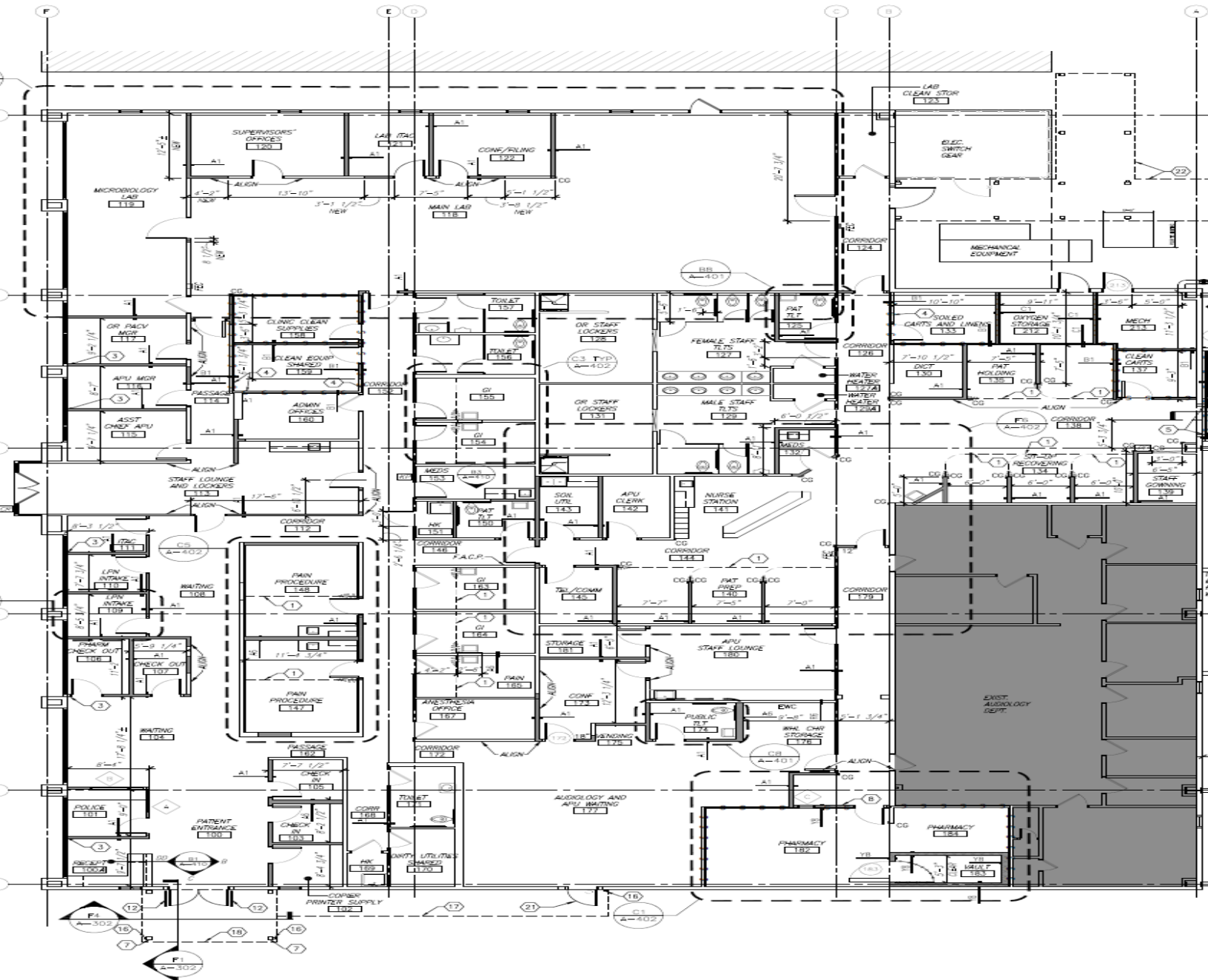
2237 Poydras Street

Floor Plan

[www.M2Brokerage.com](http://www.M2Brokerage.com)

[www.mceneryco.com](http://www.mceneryco.com)

Full Set of Plans Available Upon Request



Est. 1980

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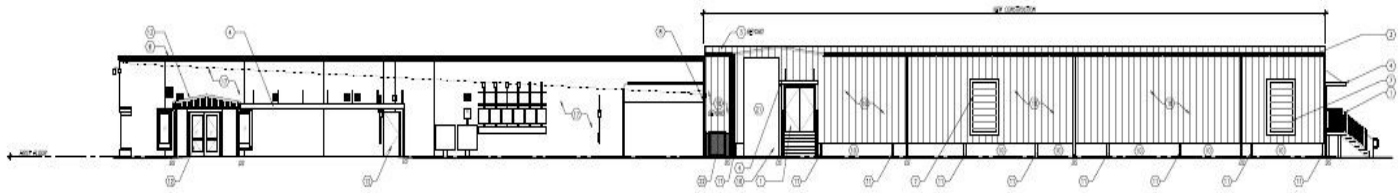
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Elevation Renderings

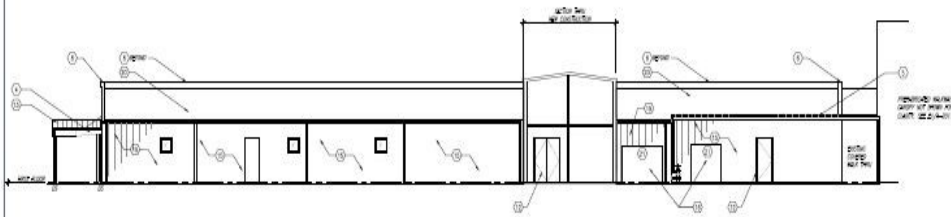
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www.mceneryco.com

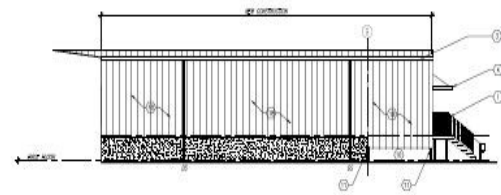
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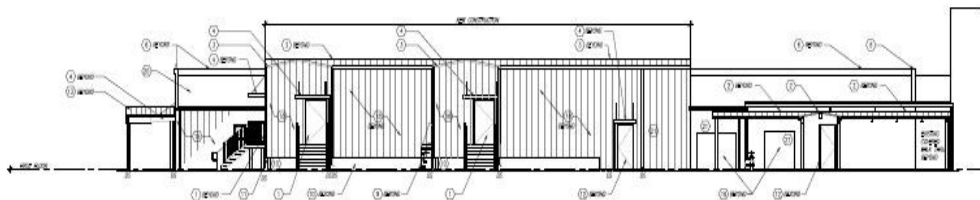
01 SOUTH ELEVATION



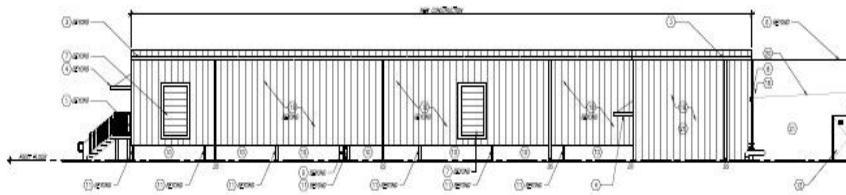
02 EAST ELEVATIONS & BUILDING SECTION



03 HIDDEN ELEVATION



04 EAST ELEVATION



05 NORTH ELEVATION

ELEVATION KEY NOTES

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woodward design + build  
P.O. BOX 13447 NEW ORLEANS, LOUISIANA 70113  
504.588.6443 TEL. WOODWARDDESIGNBUILD.COM

Southeast Louisiana  
Veterans Healthcare System  
Ambulatory Procedure Unit  
1001 Poydras Street  
New Orleans, LA 70112

Job No.  
Revision  
Drawn by  
AS  
Checked by  
JY

and BUILDING JTS, LLC

ALERT CUSTOMER

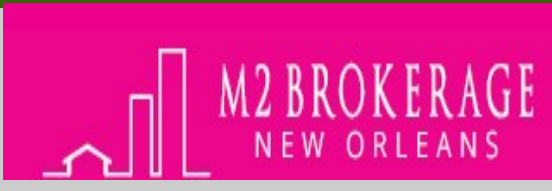
EXTERIOR ELEVATIONS

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2237 Poydras Street

Interior Photos

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Additional Exterior Photos

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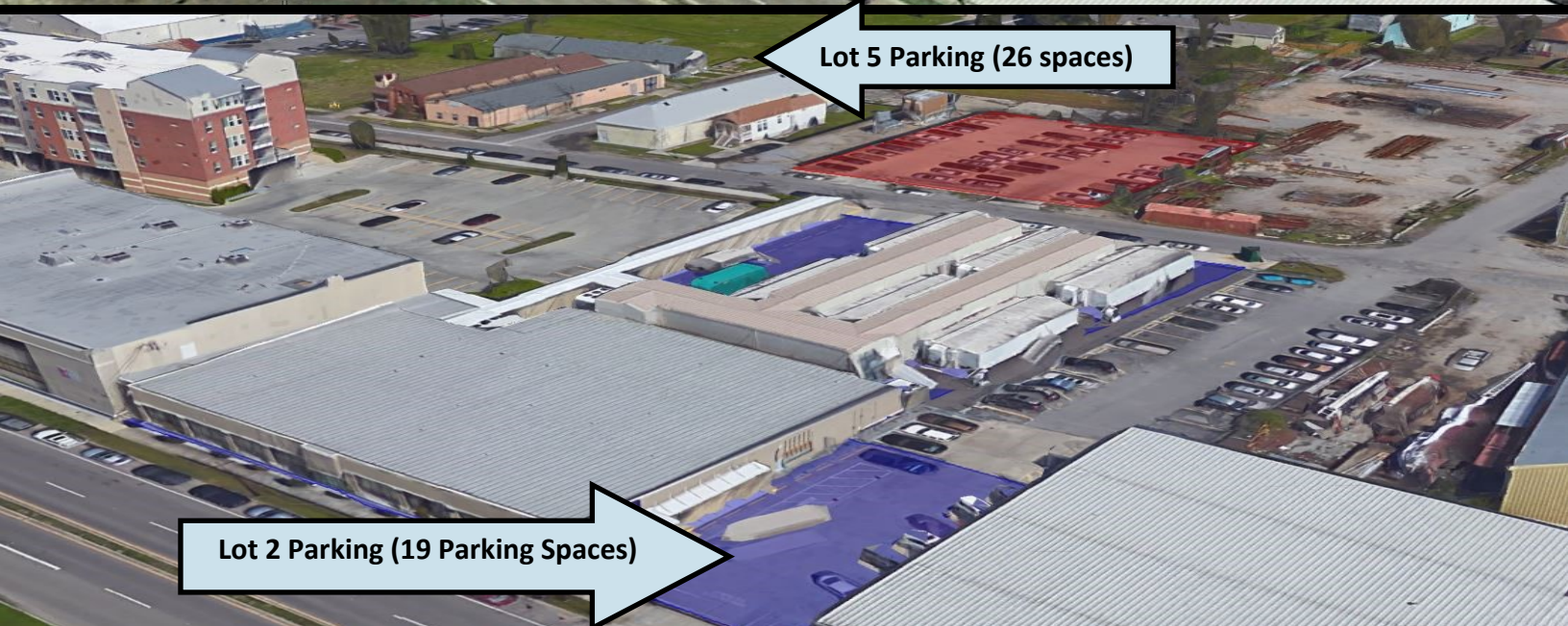
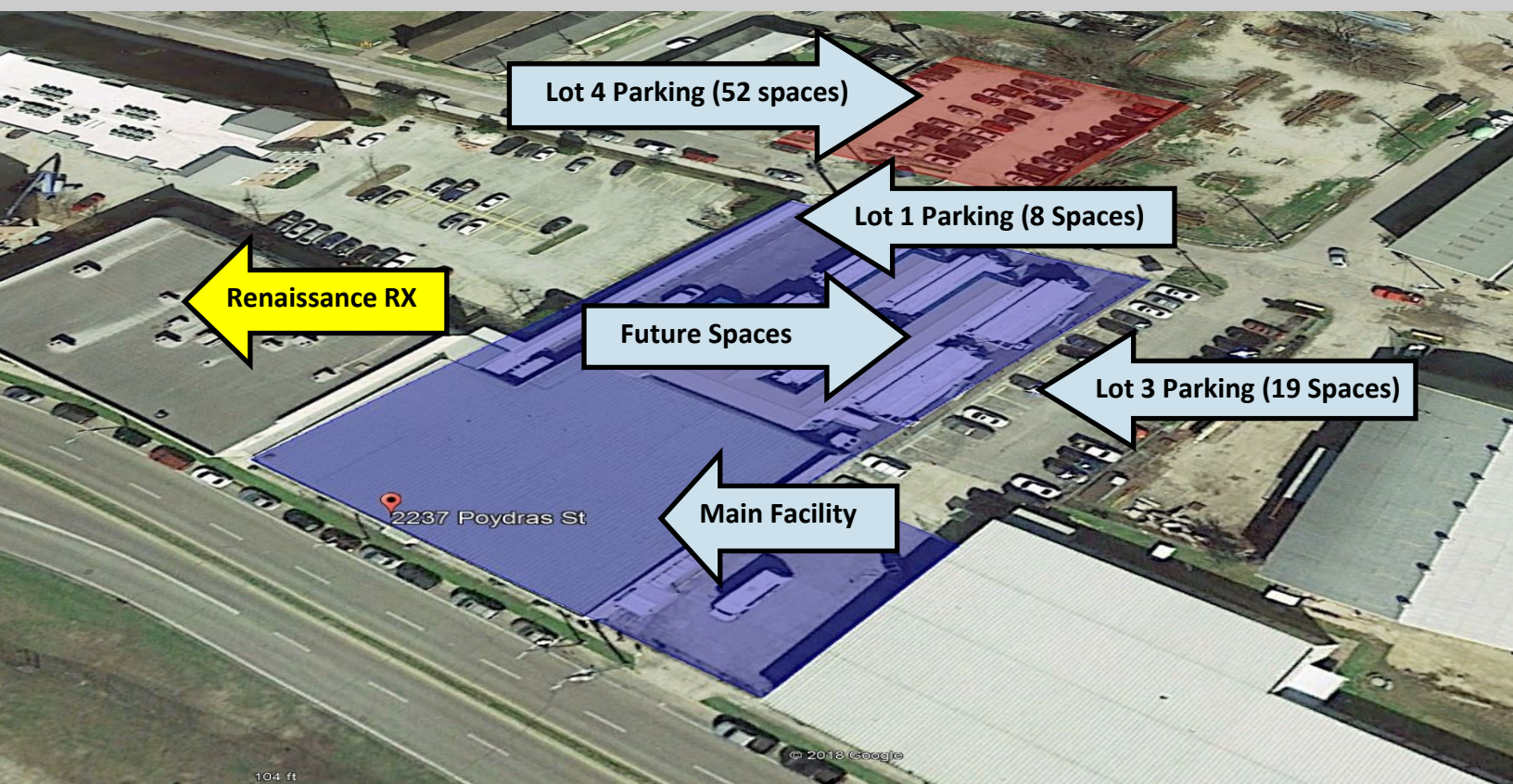


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# 2237 Poydras Street

Aerial View and Property Outline (Site Boundaries are Approximate)



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Aerial Views (Drone Imagery)



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2237 Poydras Street  
"THE ADDITIONAL PARKING"

Owner of Additional Parking Lot is a Licensed Real Estate Broker in Louisiana



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# 2237 Poydras Street

General Neighborhood Overview—Surrounding Land Use Map



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# Bio-Medical District & Mid-City

Neighborhood / Market Area



## Bio-District & Mid-City

<b>Neighborhood:</b>	Mid-City New Orleans
<b>Status:</b>	Ongoing re-development
<b>Parish:</b>	Orleans
<b>Population Status:</b>	Continued significant growth

The immediate neighborhood is one of the most active areas of new development within New Orleans – including the \$1.5 Billion UMC /VA Hospital which anchors the new Bio Medical District. The immediate neighborhood is also immediately accessible to the LSU Health Center, the Dental School, major medical resident dormitory uses, and Tulane Medical Center. 2237 Poydras Street is located directly on Poydras Street with immediate and very convenient access to both Downtown New Orleans and all relevant medical nodes in the immediate neighborhood. The site is also proximate to the new and exciting Lafitte Greenway, and countless other significant land uses in the Mid-City area.



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