

**OFFICE SPACE FOR LEASE | HISTORIC RENOVATION WITH  
PARKING | 2228 Gravier Street – 3,540 SF  
FOR LEASE | \$4,500 per month (modified gross)** [www.mceneryco.com](http://www.mceneryco.com)



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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# FOR LEASE - HISTORIC RENOVATION WITH PARKING

Location, Physical Description & Zoning Summary

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



**Location:** Edge of Downtown in the Bio Medical District of Mid-City

**Address:** 2228 Gravier Street, New Orleans, LA 70119

**General Comments:** This historic school building is newly renovated and includes 3,540 sf contemporary commercial space with finished concrete floors, exposed brick walls, and a variety of interior layout options. Additional features include two private offices, copy room, break room, reception area, two private entries, and a large private conference room. The site offers the rare amenity of ample off-street parking accommodations with a keypad-access gated entrance. Also offered as two separate units—contact agent for more details.

**Gross Area:** +/- 3,540 square feet (contains 15% load factor accounting for shared use of bathrooms, gym, and common area.

**Parking:** Fifteen (15) off-street parking spaces in two secure lots

**Zoning:** MU-2, HIGH INTENSITY MIXED-USE DISTRICT

**Permitted Uses:** Professional Office / Medical Office / Dental Office  
Retail, Art Gallery/Studio, Bar, Personal Services



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Interior Building Views

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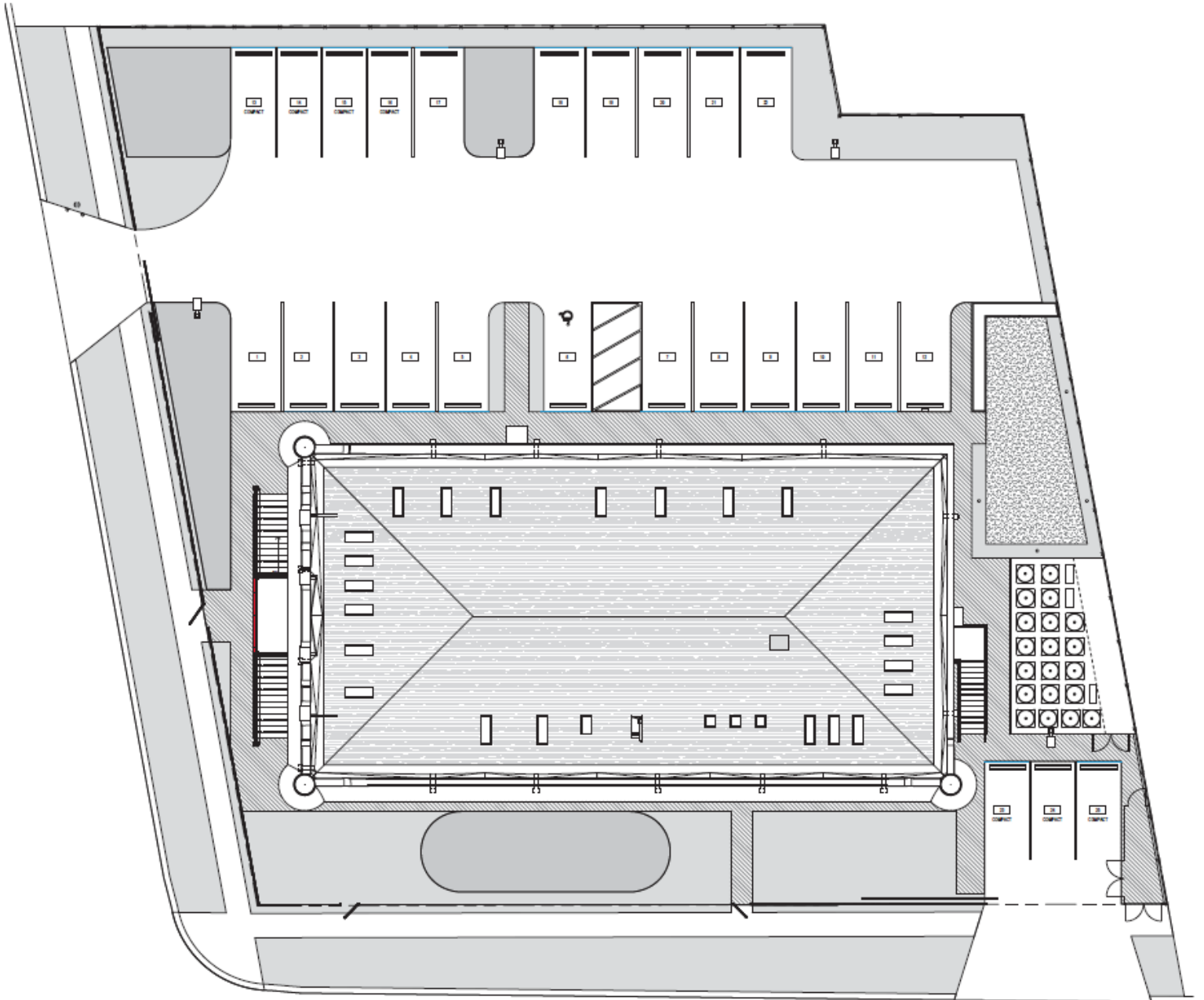
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Site Plan

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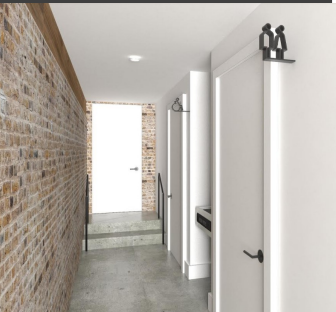
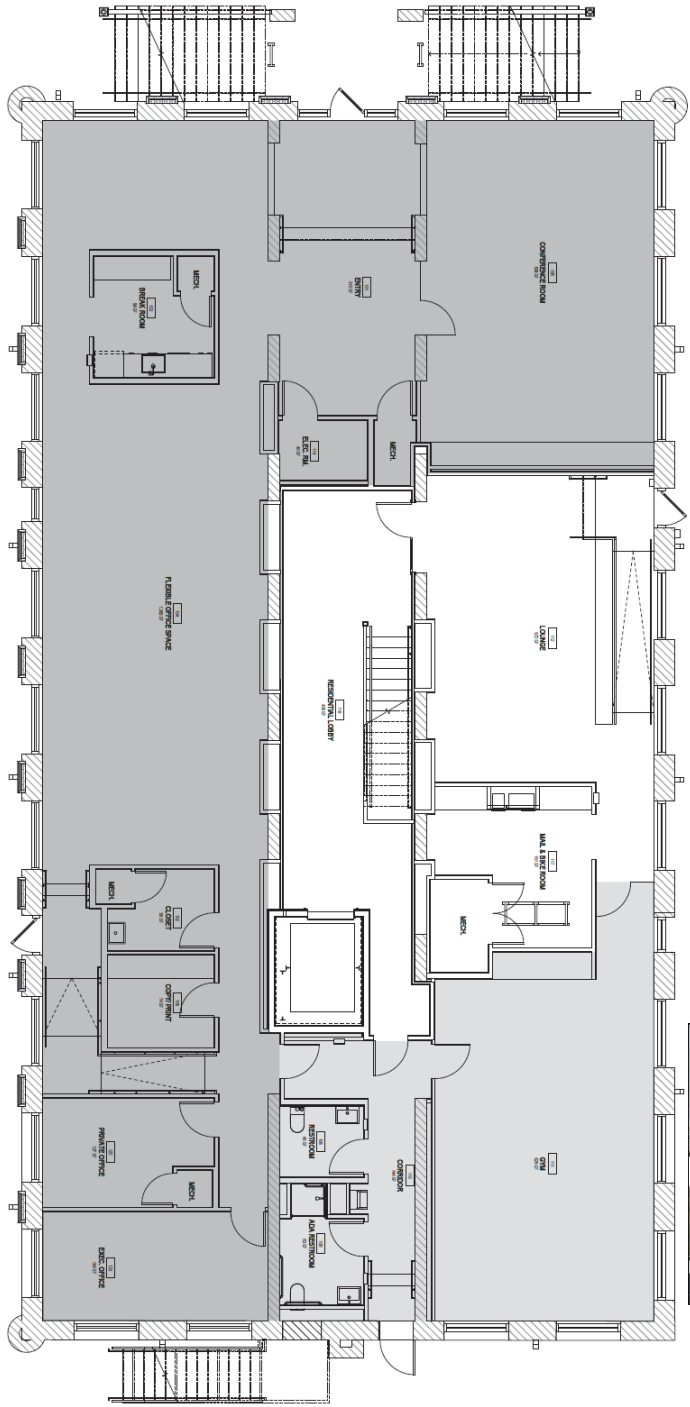
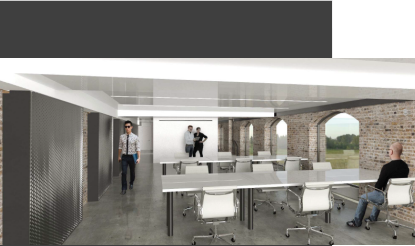
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Floor Plan

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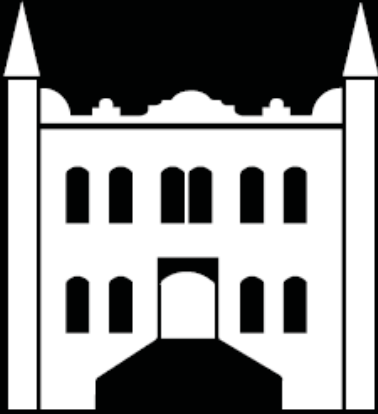
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Neighborhood / Market Area Description

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## GRAVIER ST

### Mid-City New Orleans | Bio Medical District

Neighborhood:	Mid-City
Property Cross Streets	Corner of Gravier and S. Miro
Status:	Booming
Parish:	Orleans
Population Status:	Continued Significant Growth

The Greater New Orleans region has a robust health services industry with a thriving hub of biosciences research. The focal point of the industry is a booming Bio Medical District adjacent to downtown New Orleans, with multiple colleges and universities offering strong biotech-related programs, and the brand new, cutting-edge research facilities. This commercial space is steps from over a billion dollars worth of investment in the medical industry— the VA and LSU Hospitals — as well as the business center of the New Orleans without a price tag to match. Owner pays property taxes, and fifteen (15) dedicated parking places are offered as well as an option for onsite gym access for employees.



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