

LARGE-SCALE MEDICAL / OFFICE FACILITY | FOR SALE

2239 Poydras Street, New Orleans, Louisiana 70119

31,347 Square Feet | \$6,500,000 - \$207.36 per SF

www.mceneryco.com

OPPORTUNITY ZONE ASSET DIRECTLY PROXIMATE TO CBD & BIOMEDICAL HUB



THE McENERY COMPANY

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Location, Physical Description & Zoning

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Sale Price: **\$6,500,000 (\$207.36 per SF)**
Ping Address: 2239 Poydras Street, New Orleans, Louisiana 70119
Building Area: ± 31,347 square feet
Zoning: MU-2, High Intensity Mixed Use District
Parking: 90+ Spaces with 13 covered spaces
Elevator Serviced? Yes!
General Comments: Completed in 2006, 2239 Poydras is an outstanding office location for a company headquarters. With a total GBA of 31,347 SF and up to 90+ parking spaces available in immediately proximate lots, the facility possesses a rare offering in the New Orleans marketplace. Excellent visibility from the interstate & Broad St overpass and centrally located where the Bio Medical District meets downtown New Orleans, this two-story facility is an exceptional move-in opportunity.

Floor 1 features 14,094 sf with 13 covered parking spaces, individual offices, large lab rooms and 4 bathrooms with 16 lavatories and hookups for 16 showers. Floor 2 features 17,253 sf of large open spaces and private offices with two bathrooms with 8 lavatories. This asset can also be purchased with 2237 Poydras <http://www.mceneryco.com/property/exclusive-office-opportunity-at-2237-poydras-street-100-parking-spaces/> to allow for creation of a 50,000 SF office and/or medial facility campus.



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Interior Building Views

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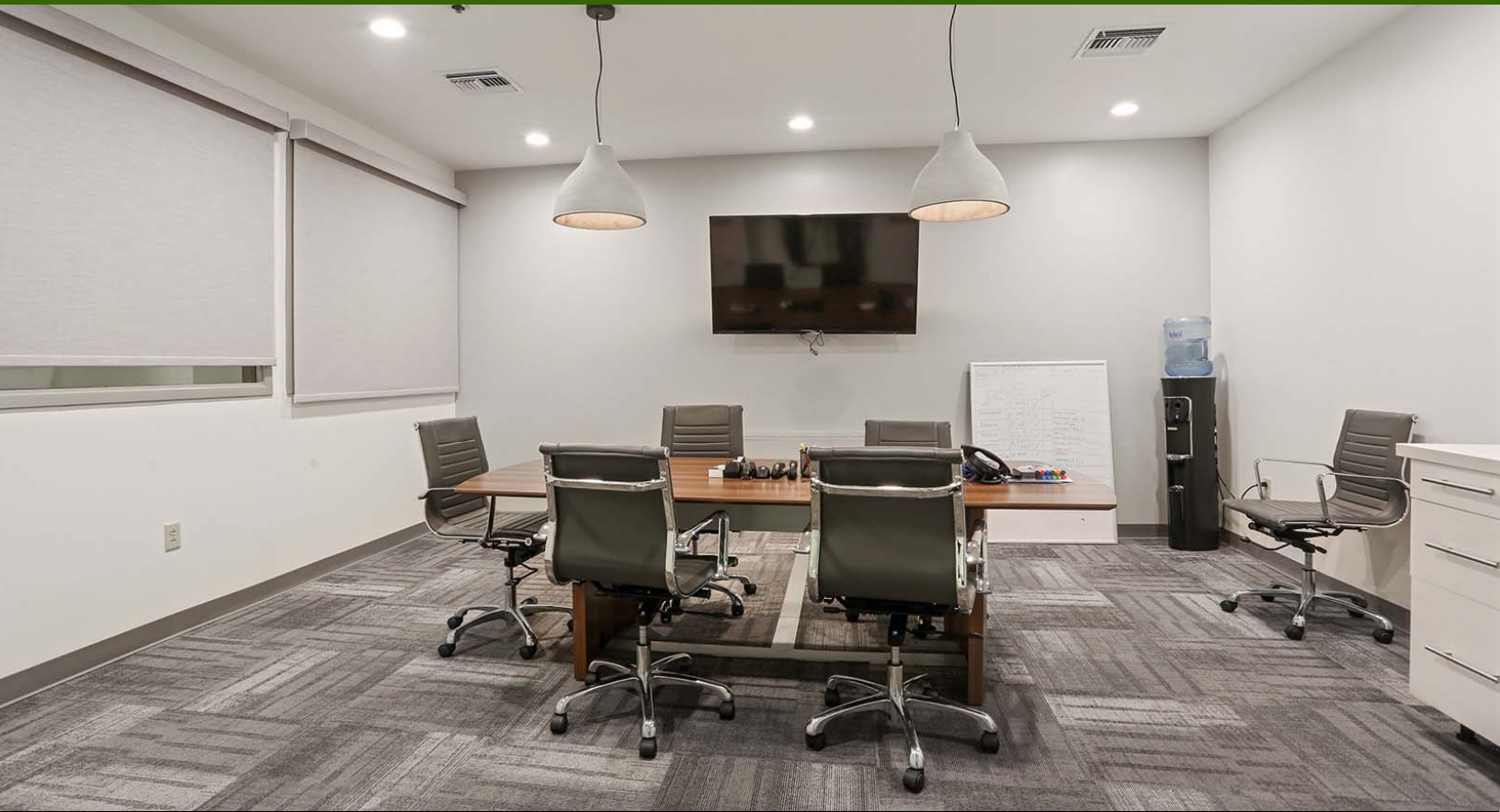
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Main Entrance & Elevator

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Interior Building Views

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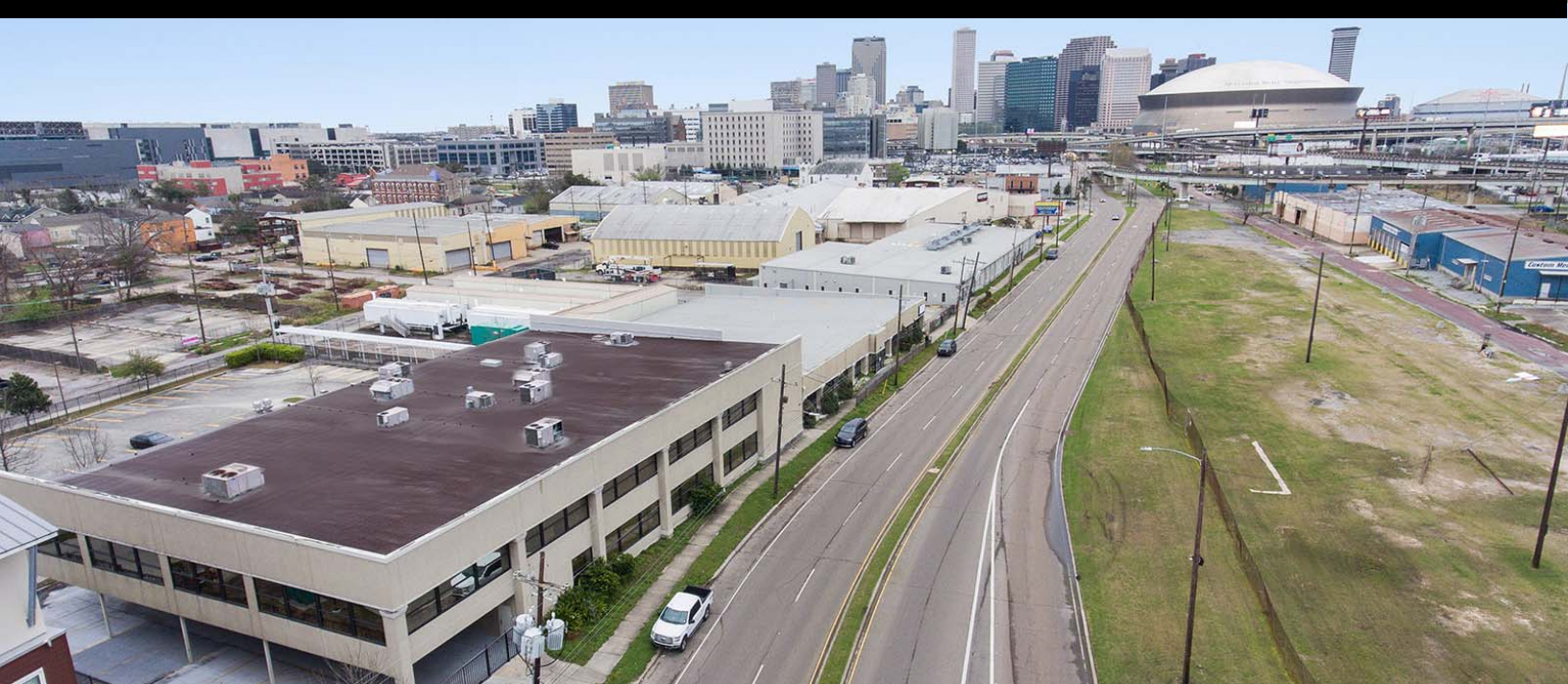
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Aerial Views

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Parking Diagram

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Neighborhood / Market Area

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Bio-District & Mid-City

Neighborhood:	Mid-City New Orleans
Status:	Ongoing re-development
Parish:	Orleans
Population Status:	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. 2239 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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