



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

Overview: 2237 Poydras, measuring approximately 16,516 SF, 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 medical procedures. The facility most recently housed 110 employees.

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.

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.

The facility is serviced by a Cummins 750 kW diesel generator.

Gross Building Area: ~16,516 SF

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



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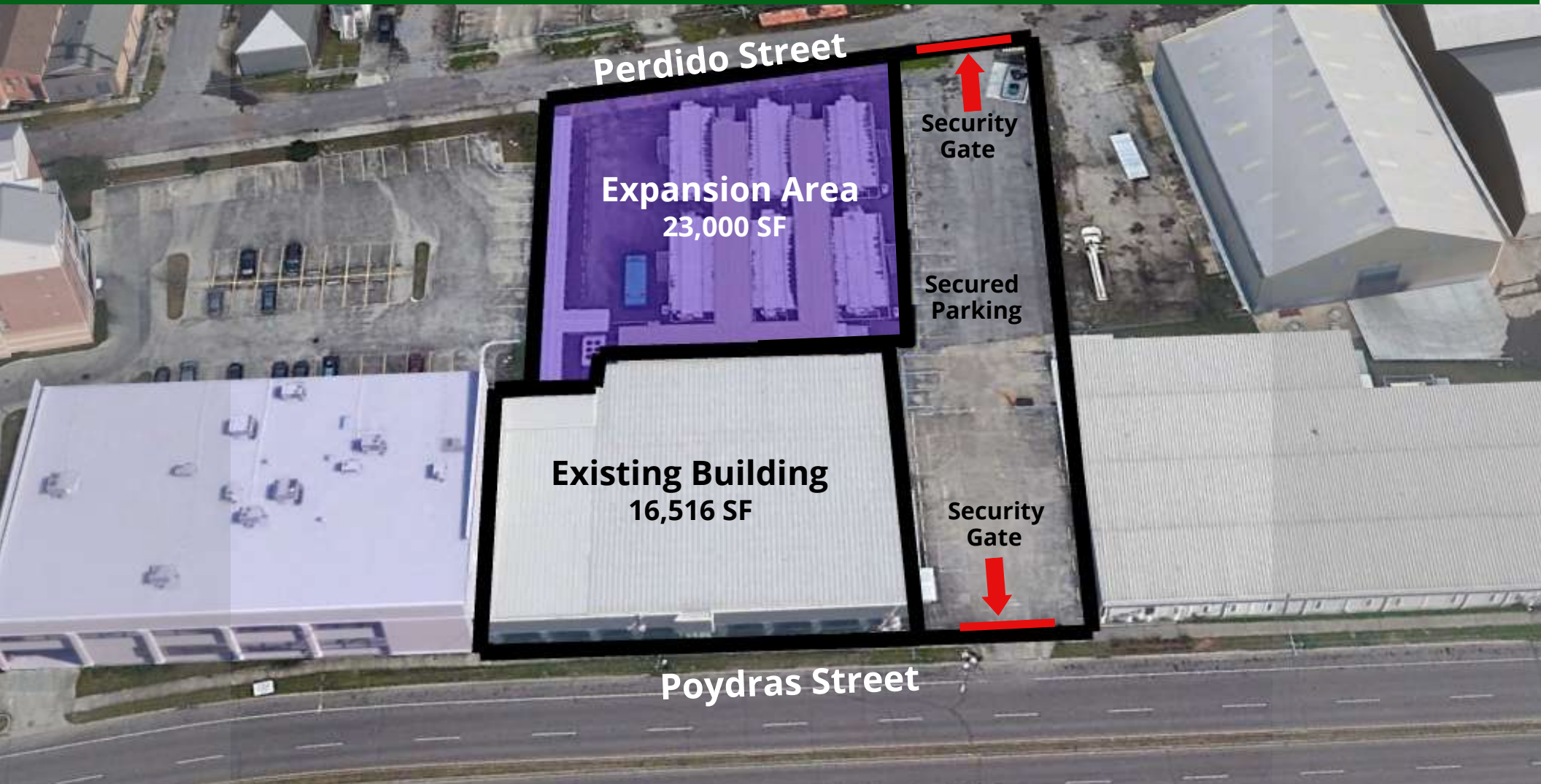


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2237 POYDRAS STREET – AERIAL PLANS

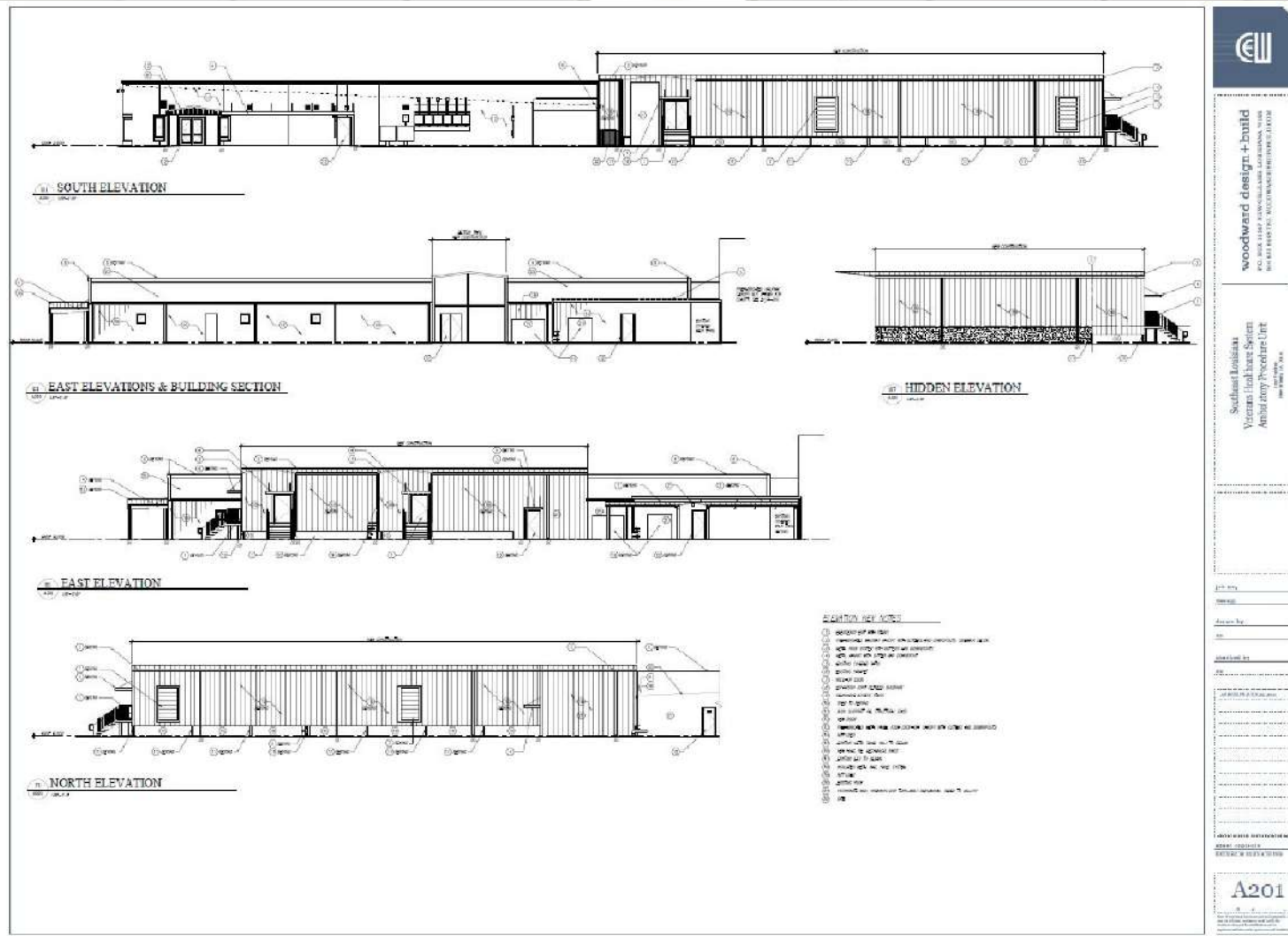


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2237 POYDRAS - BUILDING PLANS

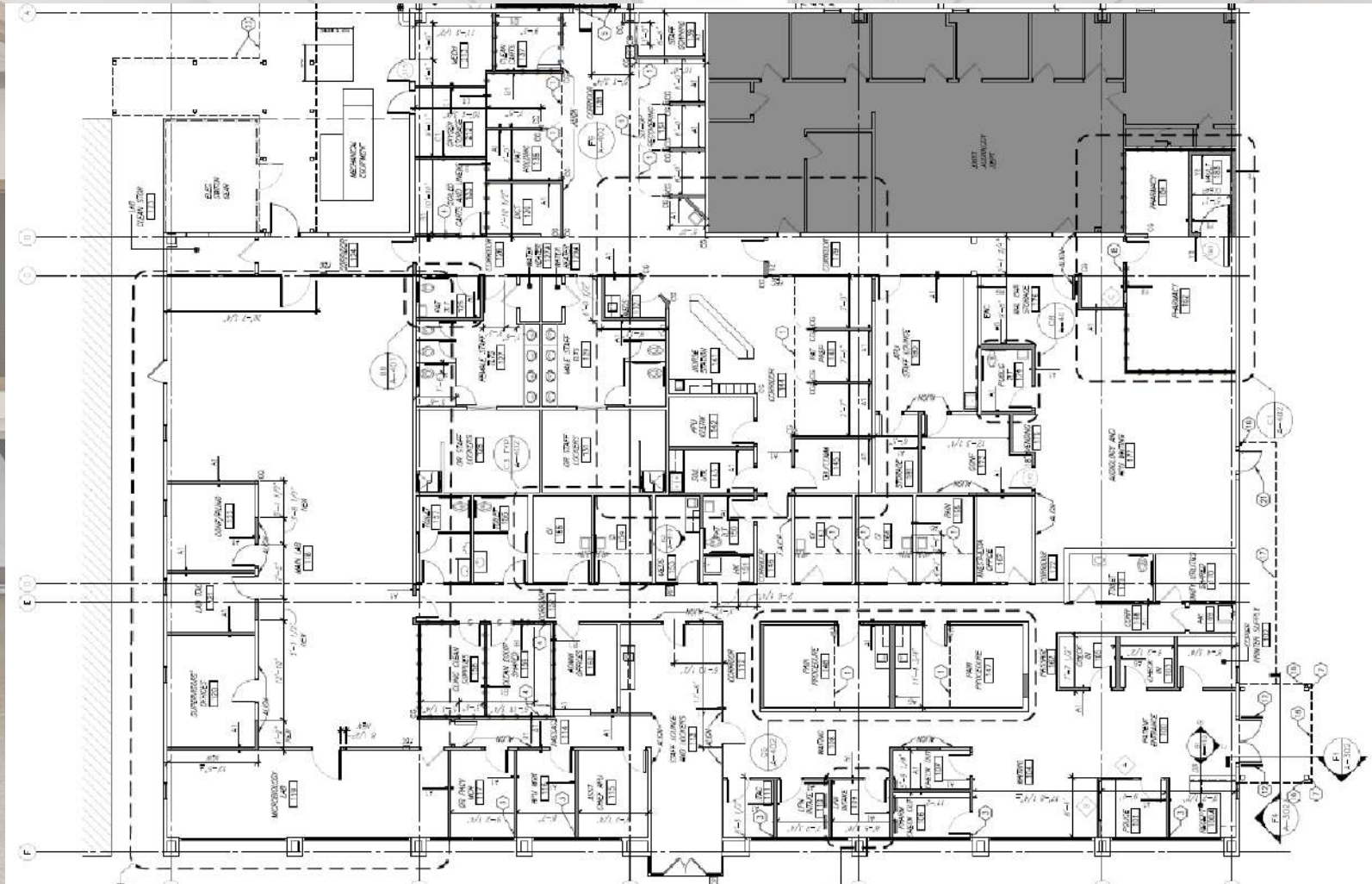


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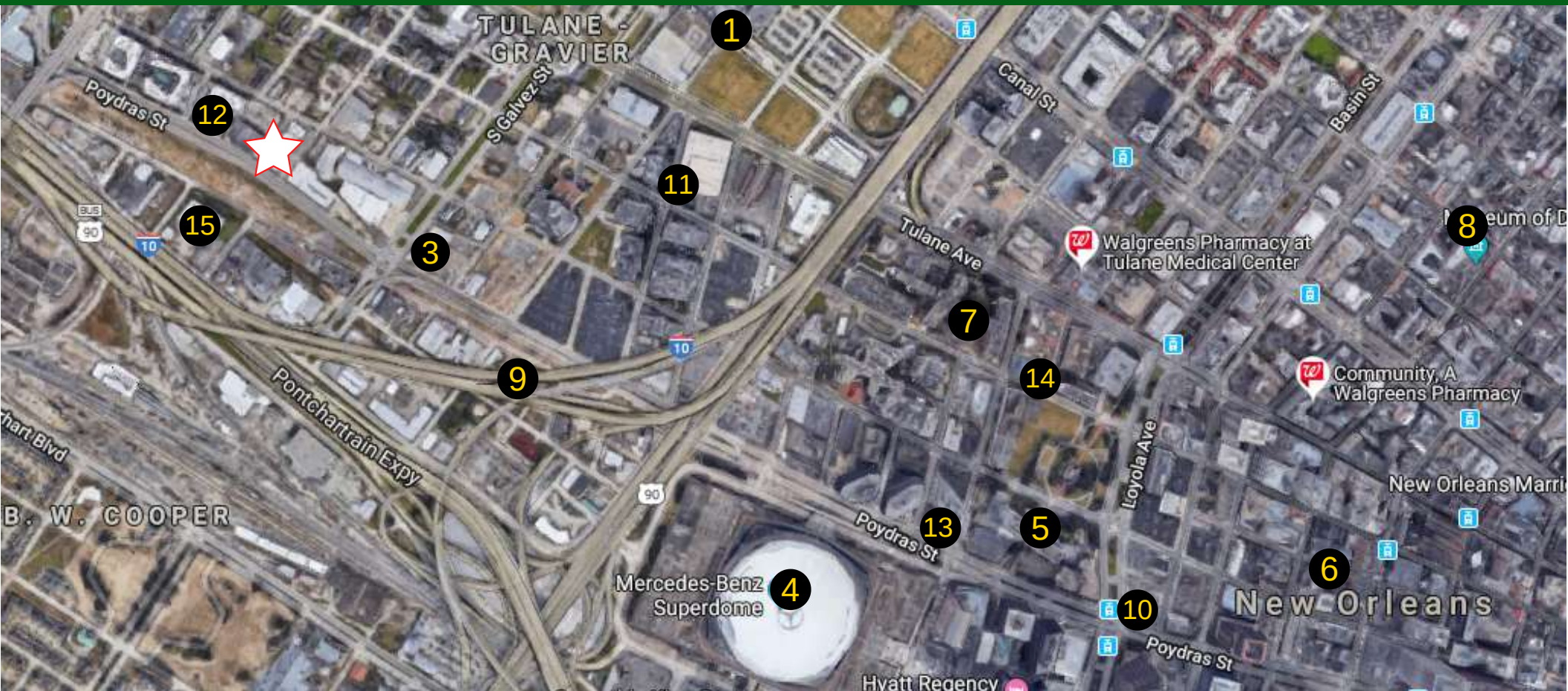


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POINTS OF INTEREST MAP



- | | | | | |
|-------------------------|--------------|--------------------|-----------------------|------------------------------|
| 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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