



2228 GRAVIER STREET



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Location: 2228 Gravier Street, New Orleans, LA 70119 on the edge of Downtown in the Bio Medical District of Mid-City

Lease Terms: \$4,500 per month (modified gross)

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.

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.



GORDON MCLEOD

OWNER/AGENT

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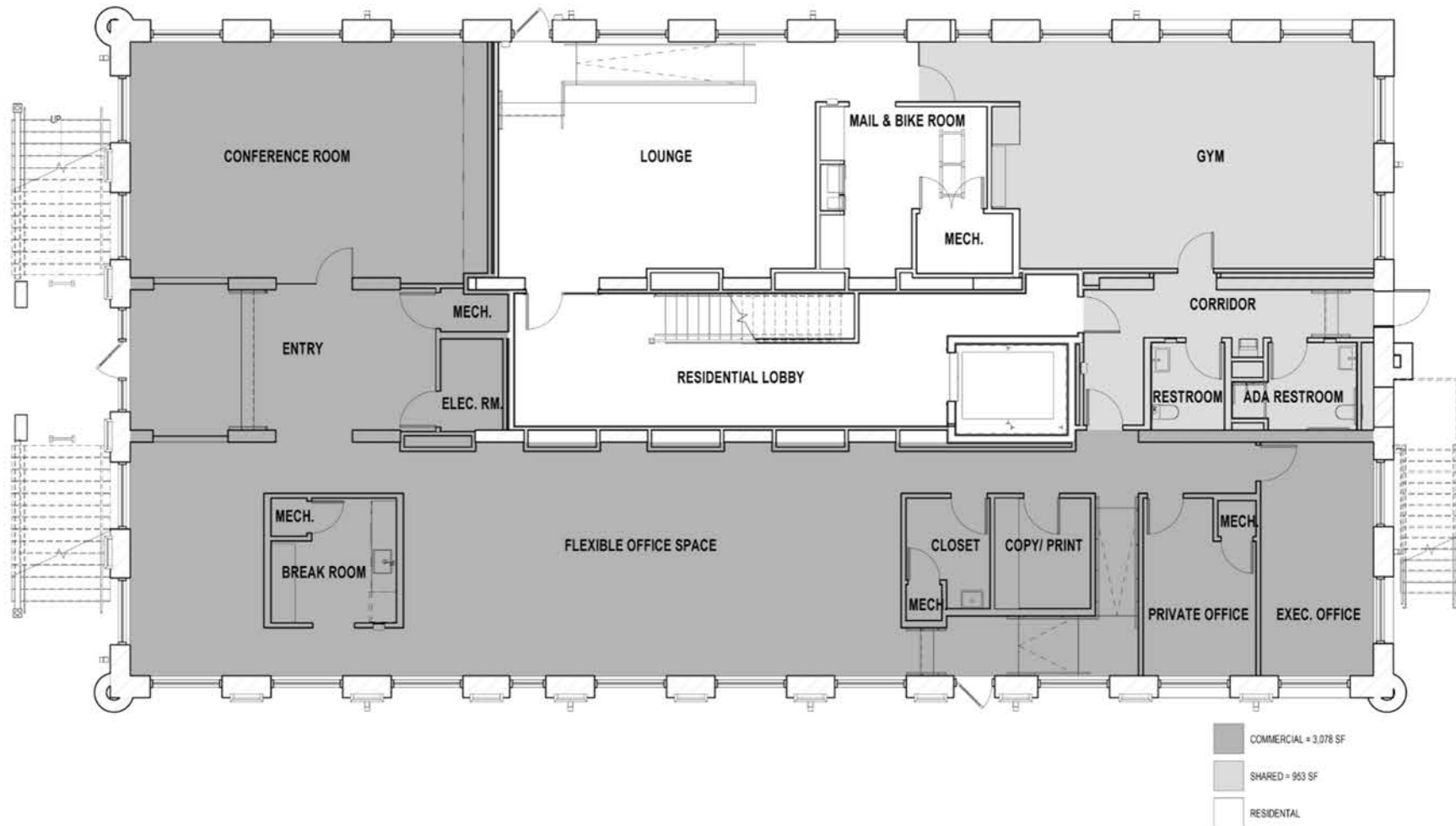


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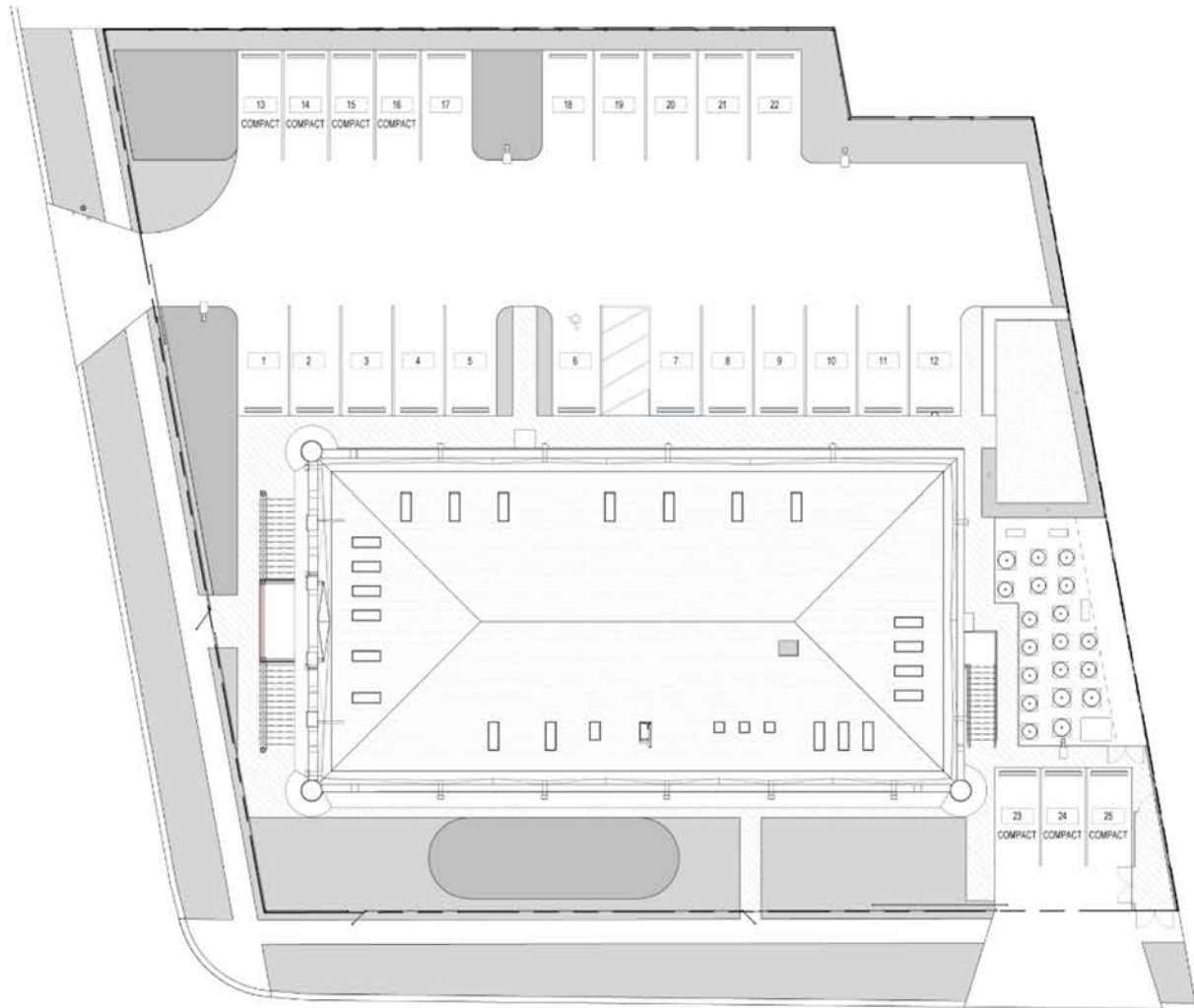


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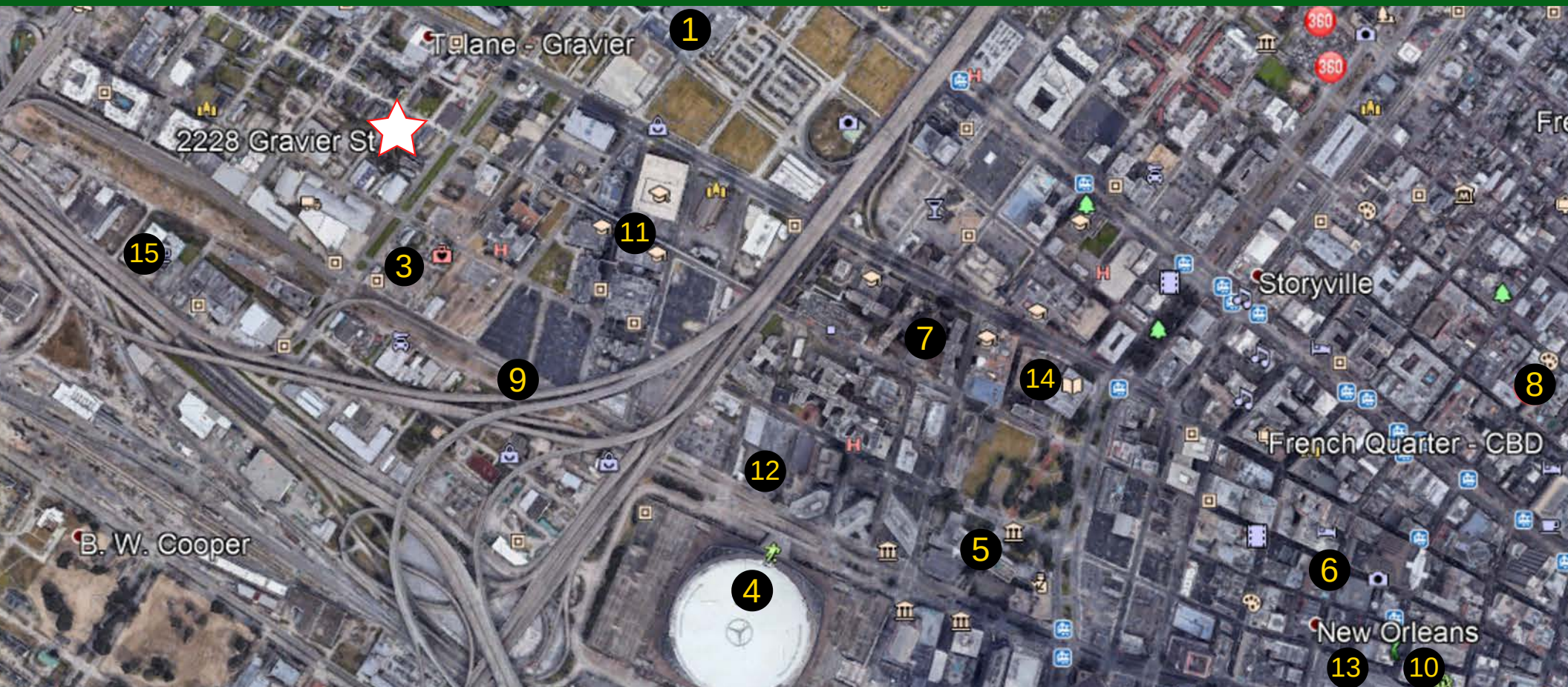


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POINTS OF INTEREST MAP



- | | | | | |
|-------------------------|--------------|-------------------|-------------------|------------------------------|
| 1 UNIVERSITY MED CENTER | 4 SUPER DOME | 7 CHARTY HOSPITAL | 10 PAN AM | 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 DXC BUILDING | 15 BOH BROTHERS CONSTRUCTION |

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