

# Mid-City Freestanding Office Building

FOR SALE OR LEASE

636 N Carrollton New Orleans, LA 70119

Matthew Pittman, CCIM | 504.322.1275 | mpittman@beaubox.com



# Mid-City Freestanding Office Building

## 636 N Carrollton New Orleans, LA 70119

### EXECUTIVE SUMMARY



### Offering Summary

Sale Price:	\$1,300,000
Lease Rate:	\$20.00 PSF (Modified Gross)
Building Size:	4,507 SF
Available SF:	Fully Leased
Price / SF:	\$288.44
Renovated:	2014

### Property Highlights

#### Matthew Pittman, CCIM

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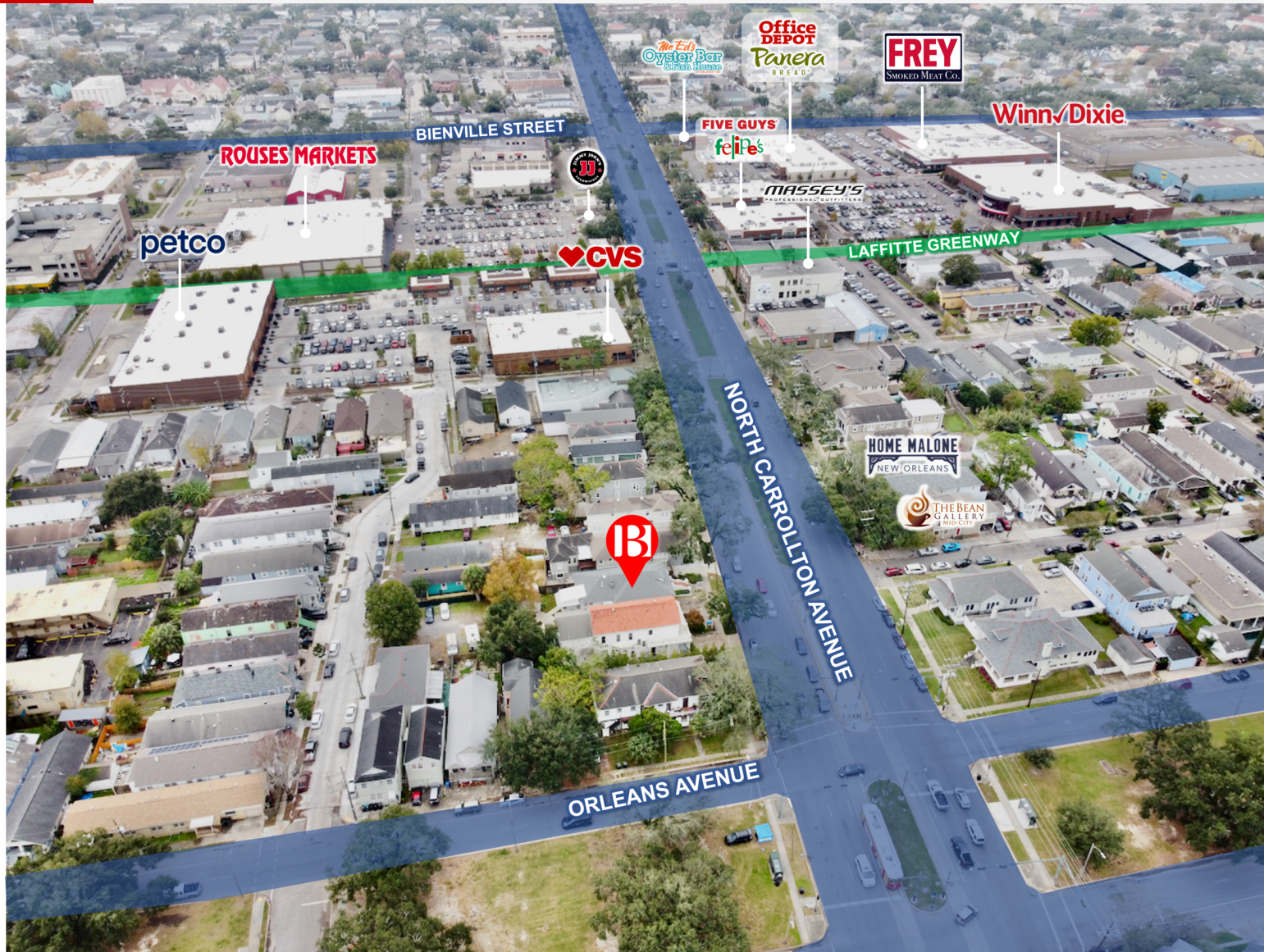




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## SURROUNDING RETAIL



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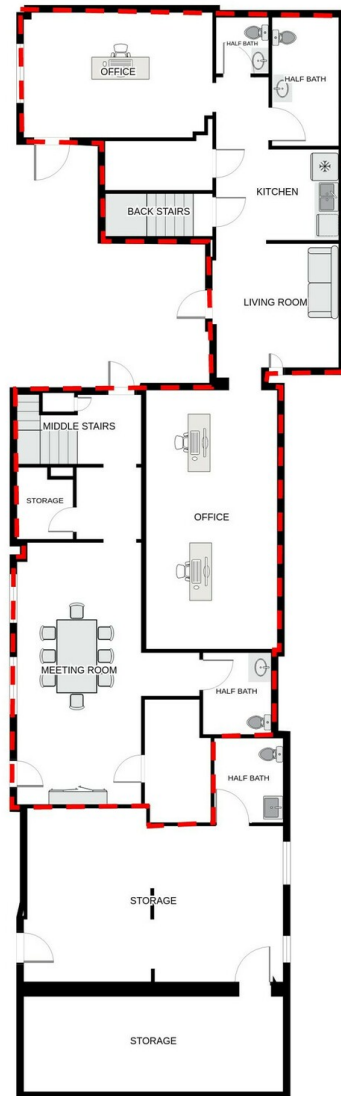


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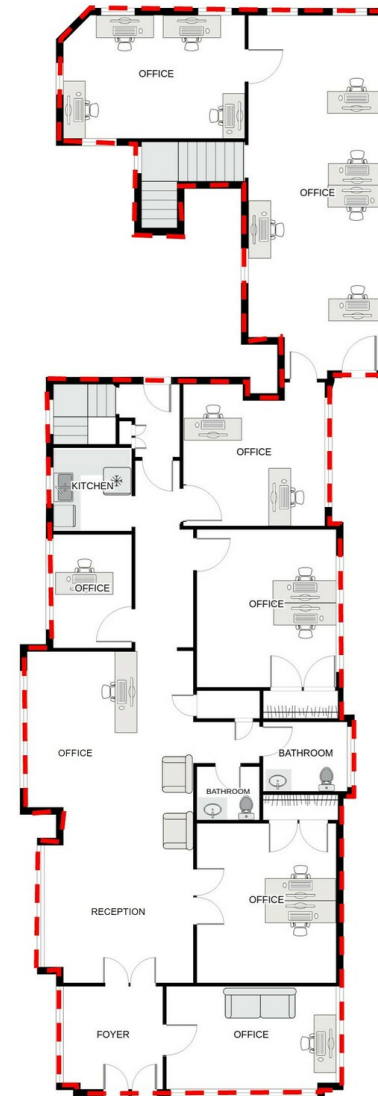
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## FLOOR PLAN

FIRST FLOOR



SECOND FLOOR  
(MAIN FLOOR)



 = LEASABLE AREA

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## ADDITIONAL PHOTOS (MAIN FLOOR)



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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS (1ST FLOOR)



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## ADDITIONAL PHOTOS (EXTERIOR)



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