



MIXED-USE OFFICE WAREHOUSE IN MID CITY

2806 SAINT LOUIS ST NEW ORLEANS, LA 70119



OFFERED: FOR LEASE

LEASE RATE: \$12.50 SF/YR (\$2,018/MO)

±1,937 SF

- Entire ±1,937 SF first floor space
- Located on Lafitte Greenway in Mid City
- New flooring, LED lighting, kitchen area, conditioned warehouse

CONTACT:

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This ±1,937 sf first floor space is vacant.
- 2806 Saint Louis St is situated within the Mid-City / Central City submarket of New Orleans.
- The first floor suite is fronted by two grade-level roll-up doors.
- Space consists of a conditioned warehouse, kitchen area with bar, restroom, storage area, and a separate office.
- Freshly renovated interior with new flooring, LED lighting, paint, updated fixtures, and security cameras installed throughout.

CONTACT:

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

**CONTACT:**

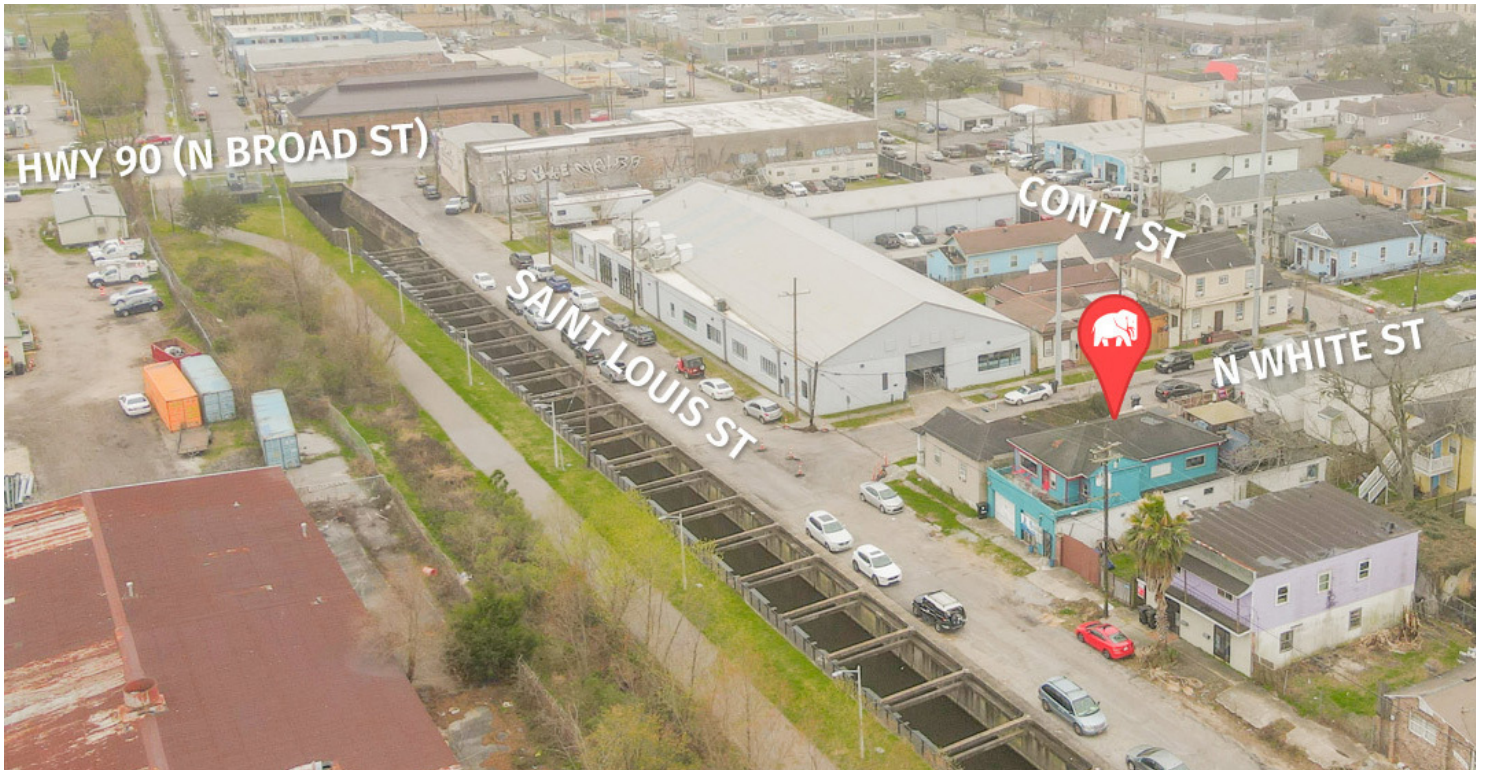
NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

EXTERIOR PHOTOS

**CONTACT:**

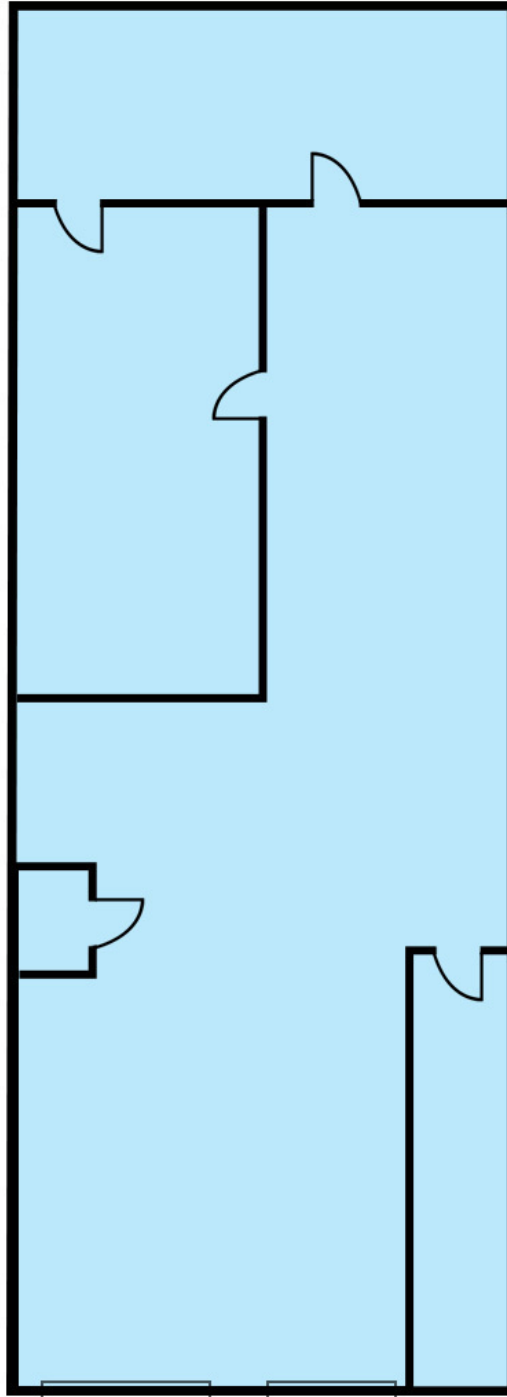
NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOORPLAN

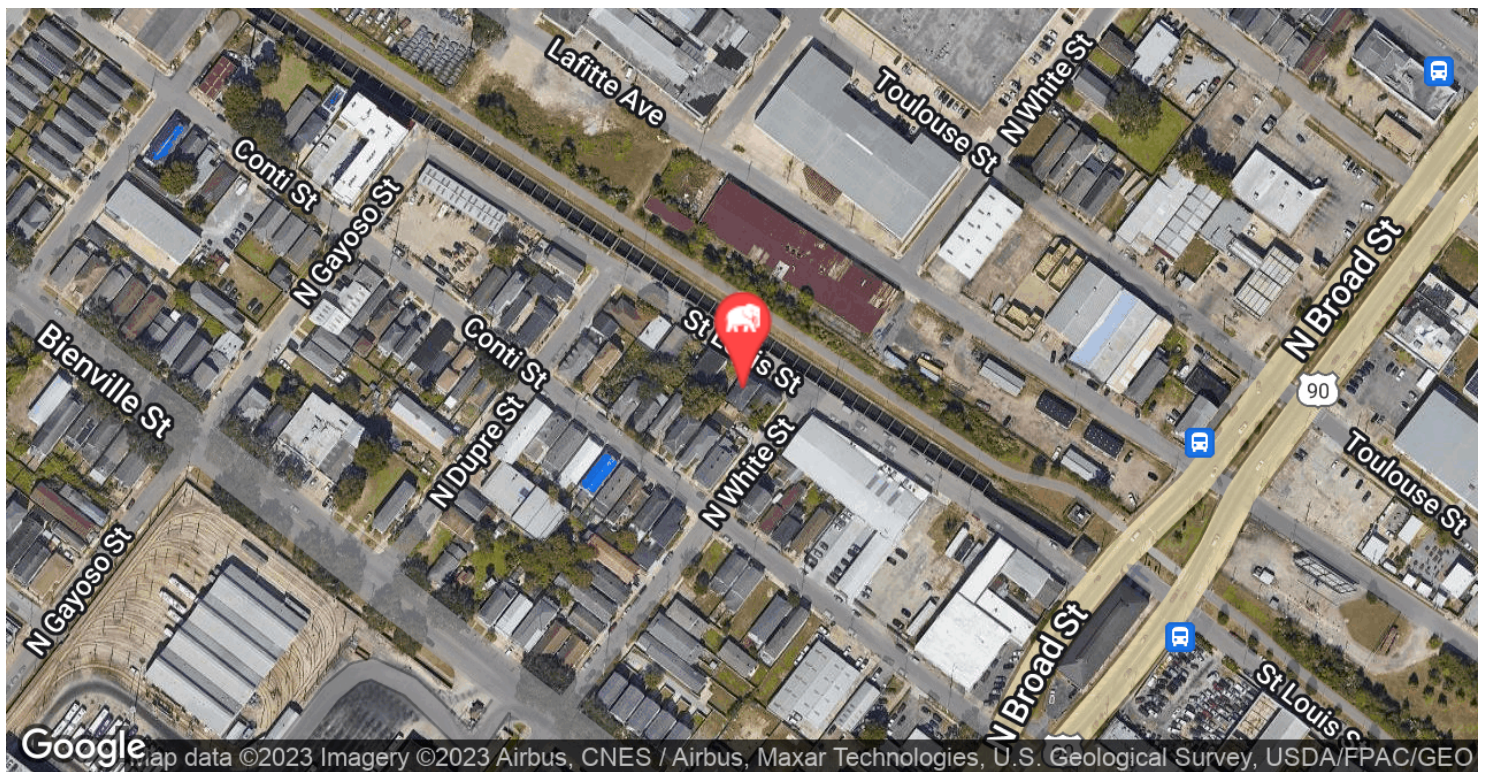
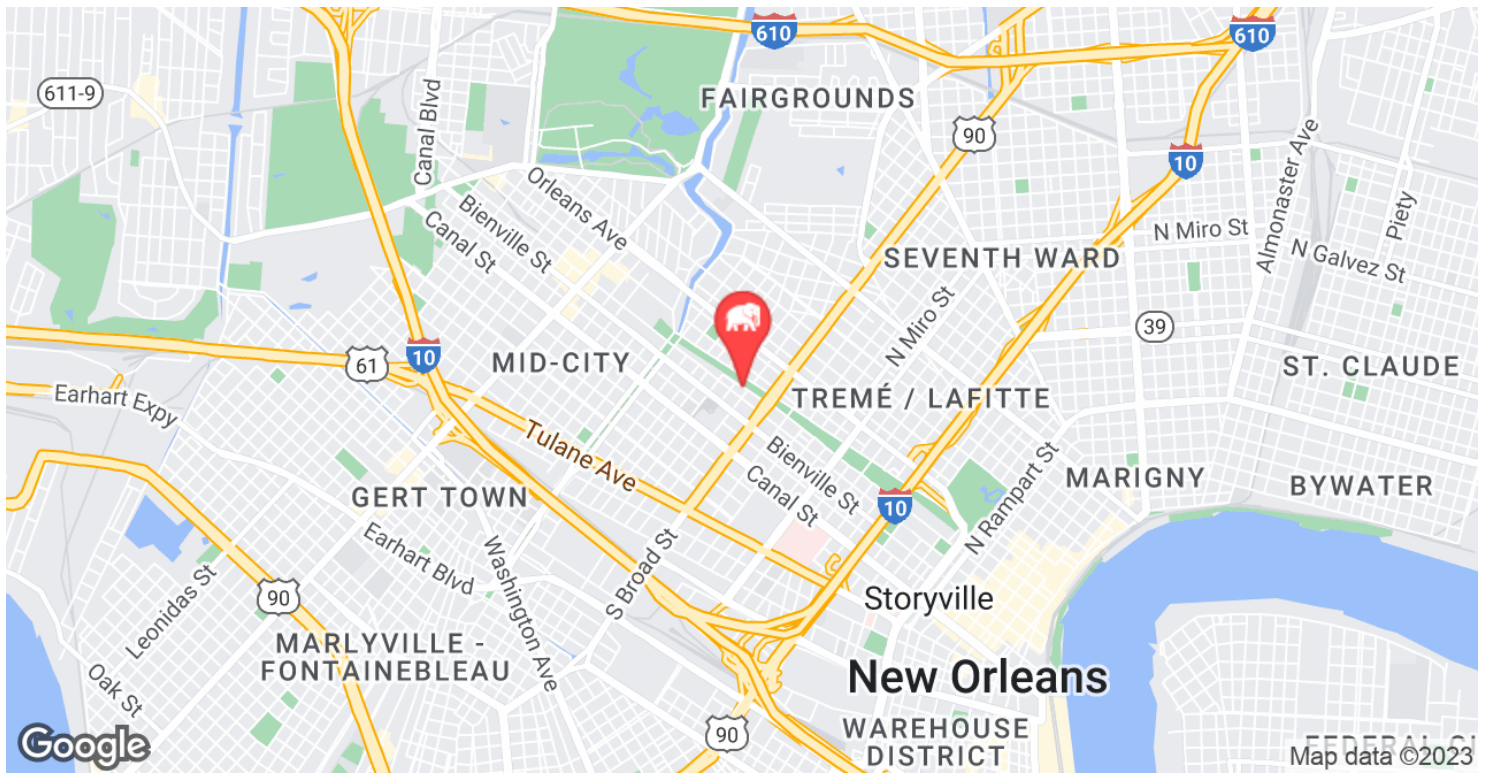
2806 SAINT LOUIS ST

**CONTACT:**

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAP



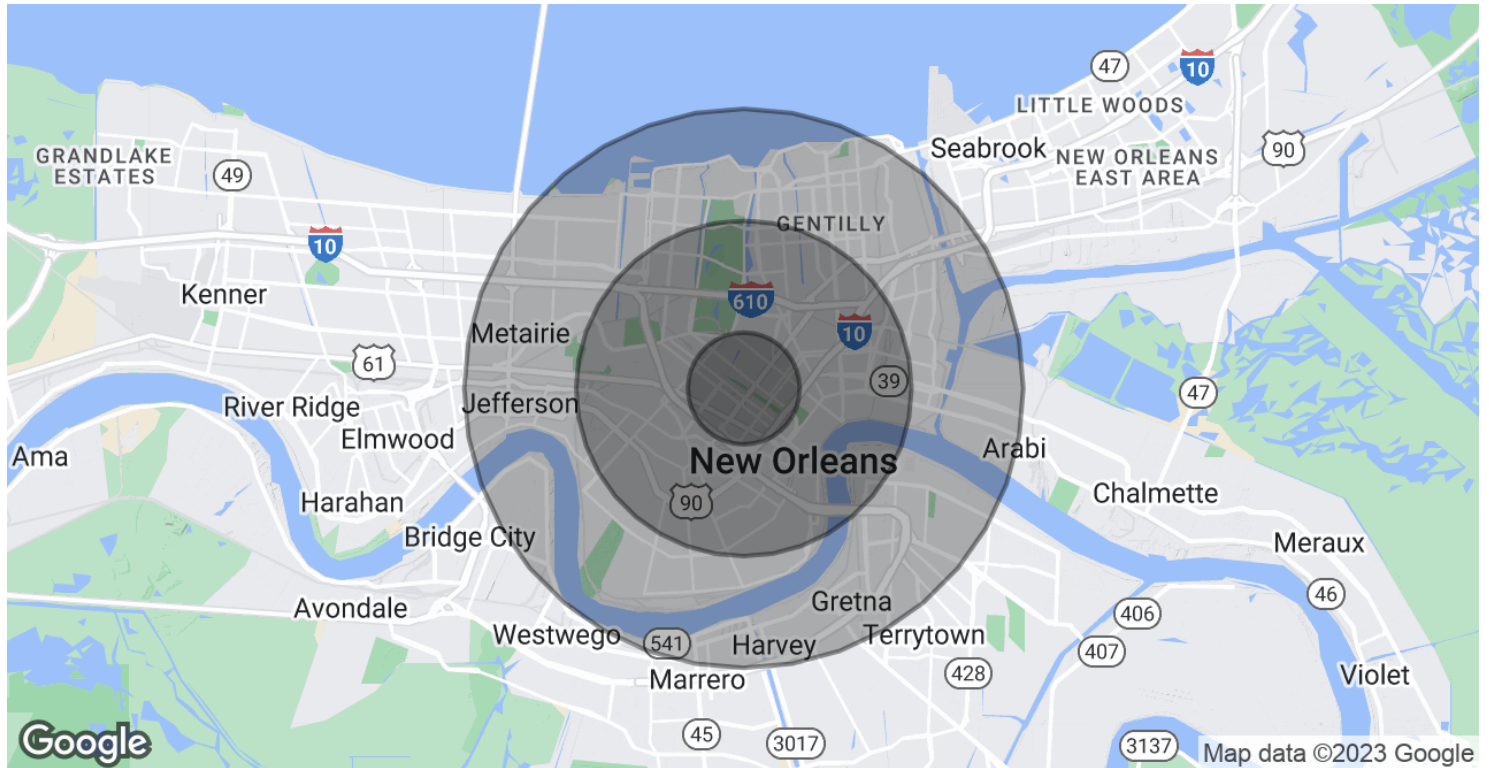
CONTACT:

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,312	183,236	353,087
Average Age	37.1	39.6	40.4
Average Age (Male)	36.9	38.6	39.3
Average Age (Female)	37.3	40.4	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,133	101,015	184,569
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$49,582	\$55,125	\$63,314
Average House Value	\$290,173	\$291,355	\$302,804

* Demographic data derived from 2020 ACS - US Census

CONTACT:

NOAH LOVELAND
720.703.5491

800.895.9329 | <https://elifinrealty.com> | October 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.