



VERSATILE SPACE FOR LEASE IN METAIRIE OFFICE BUILDING

3337 N HULLEN ST METAIRIE, LA 70002



OFFERED: FOR LEASE

LEASE RATE: \$18.50 SF/YR (\$2,544/MO)

±1,650 SF | ONE SUITE REMAINING

- Only 1 suite remaining
- Located ±1 minute from N Causeway Blvd and ±4 minutes from Causeway Bridge
- Full Service Lease Type - Tenant covers only internet and janitorial
- Ample covered and surface parking available (±56 spaces).

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

- Only 1 Suite remaining.
- Full Service lease structure - tenant covers only janitorial and internet.
- The available suite ($\pm 1,650$ square feet) is located on the second floor.
- The property is located ± 1 minute from N Causeway Blvd and ± 4 minutes from the Causeway Bridge making it an ideal location for commuters in New Orleans / Metairie / Kenner.
- Situated near the Causeway in Metairie, 3337 N Hullen St enjoys easy access to numerous restaurants and shopping. Nearby businesses include Drago's Seafood, Fleming's, The Cheesecake Factory, P.F. Changs, and Lakeside Shopping Center.
- The office enjoys ample parking both below the building and in a lot directly adjacent (± 56 spaces).
- Tenant improvement allowances available for qualified tenants.
- Elevator accessible for all tenants.

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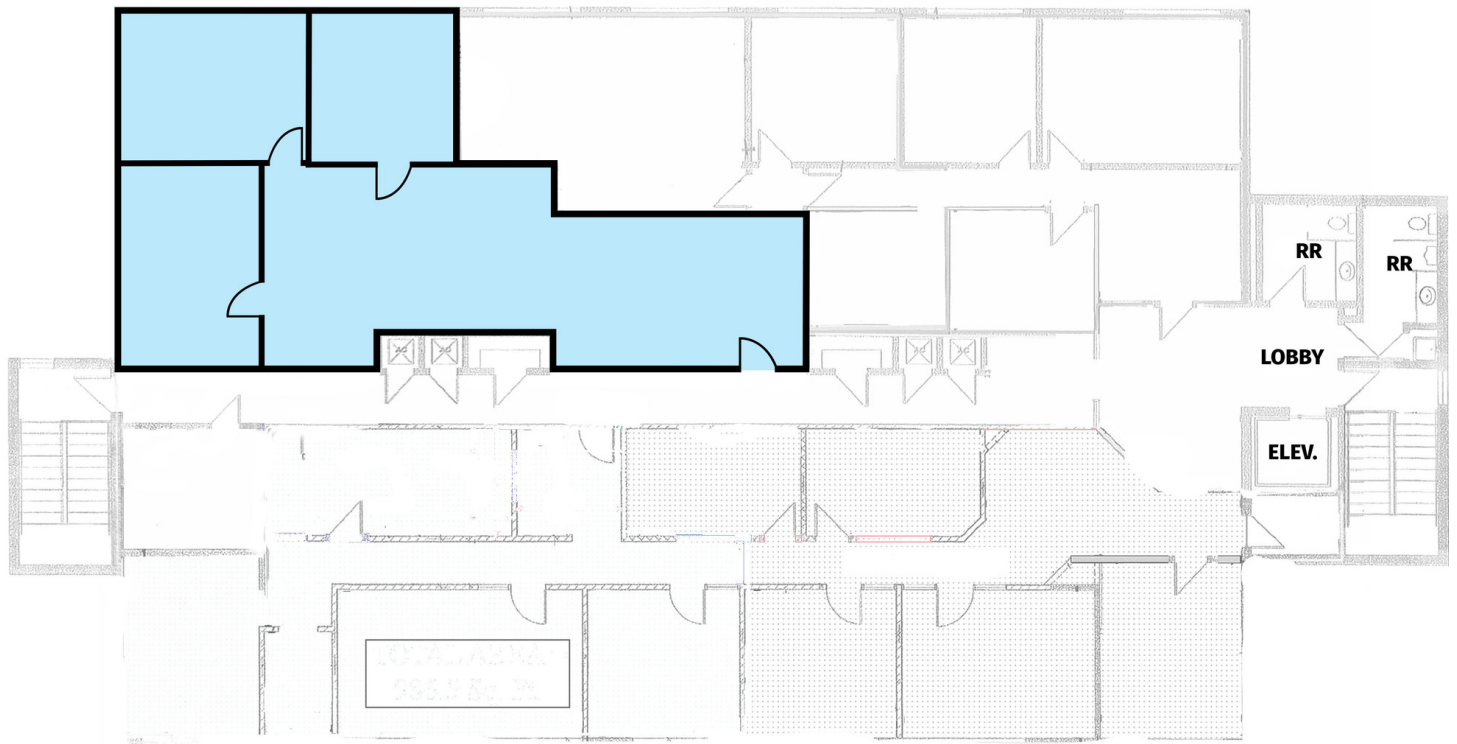
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FLOORPLAN

3337 N HULLEN ST SECOND FLOOR

■ ±1,650 SF AVAILABLE SUITE



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INTERIOR PHOTOS

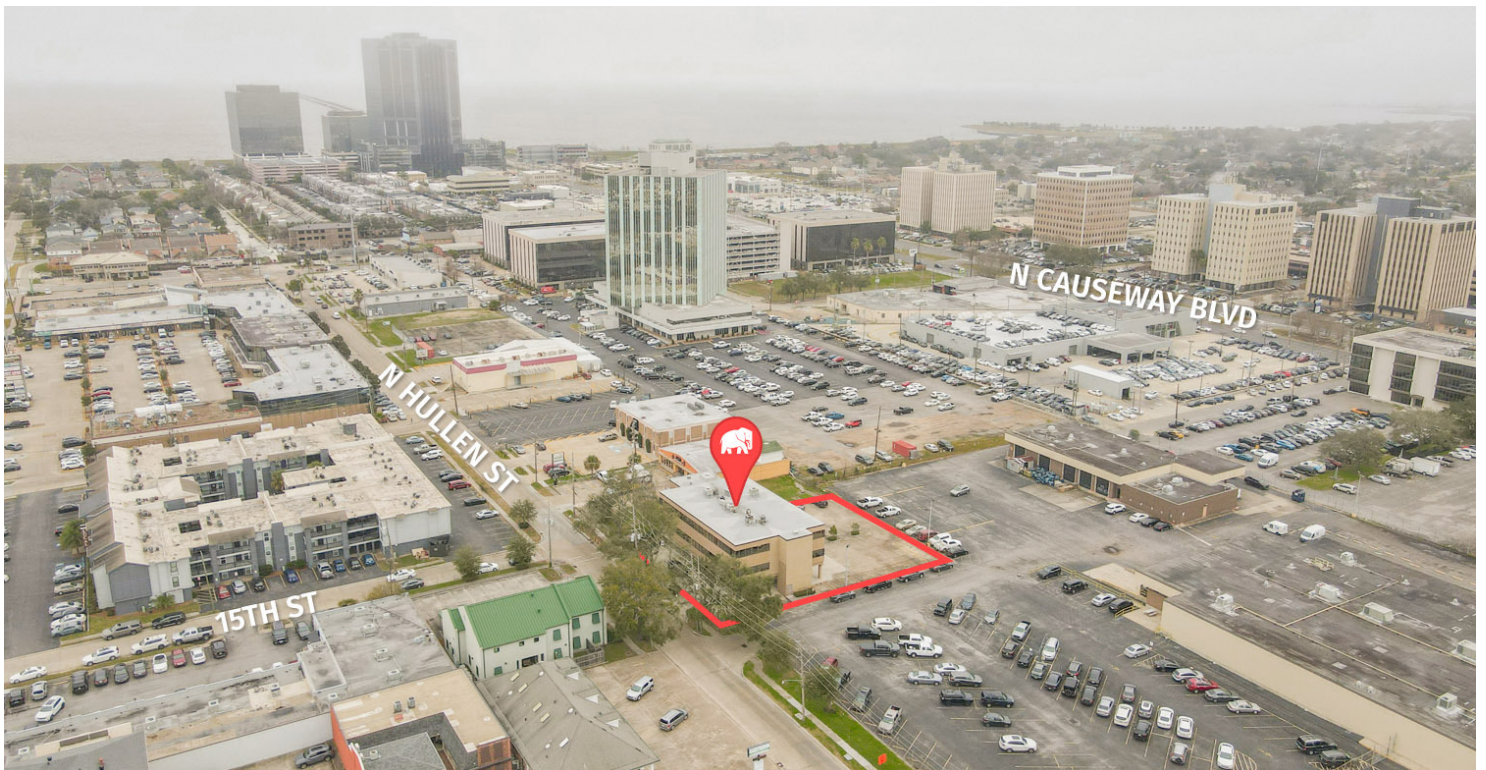
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EXTERIOR PHOTOS

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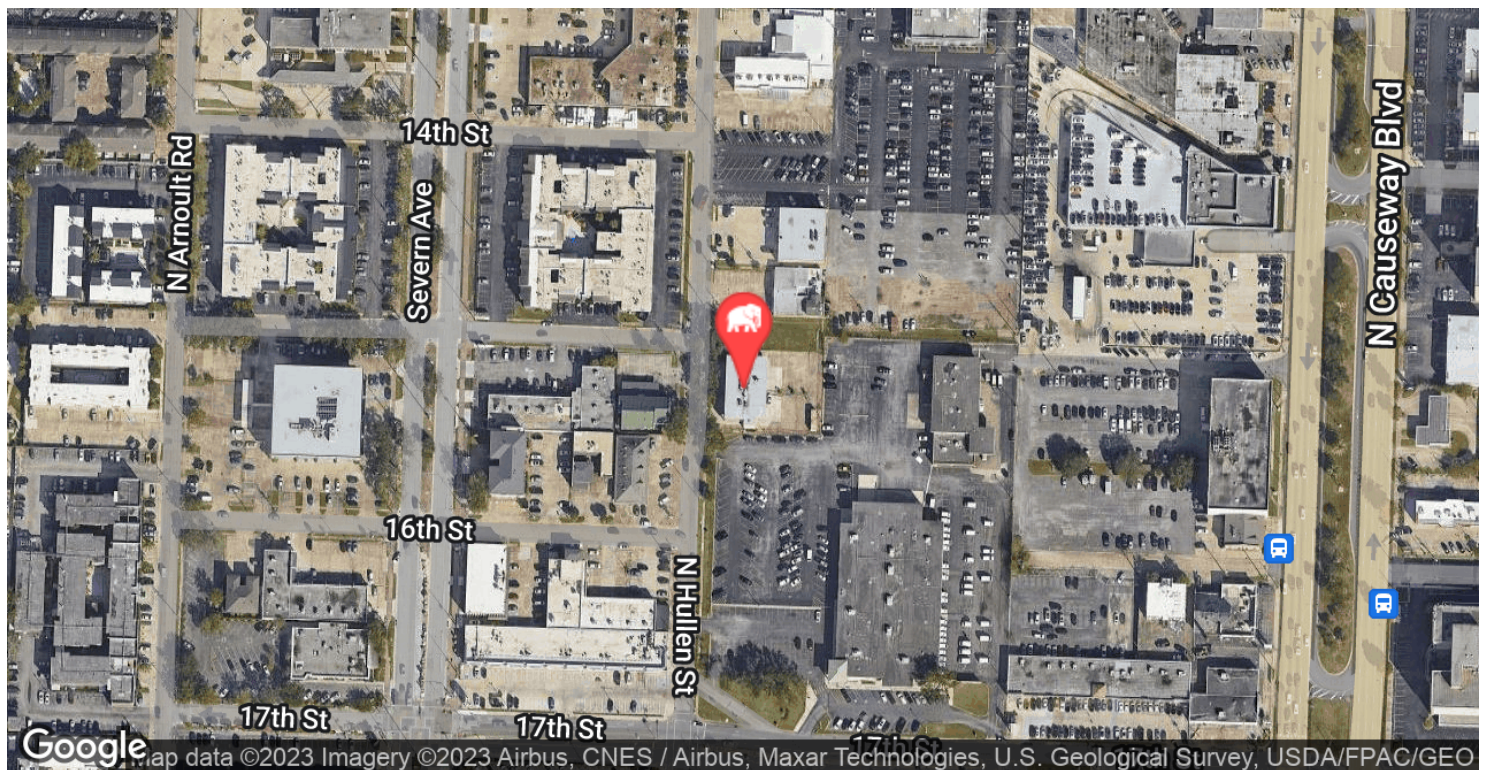
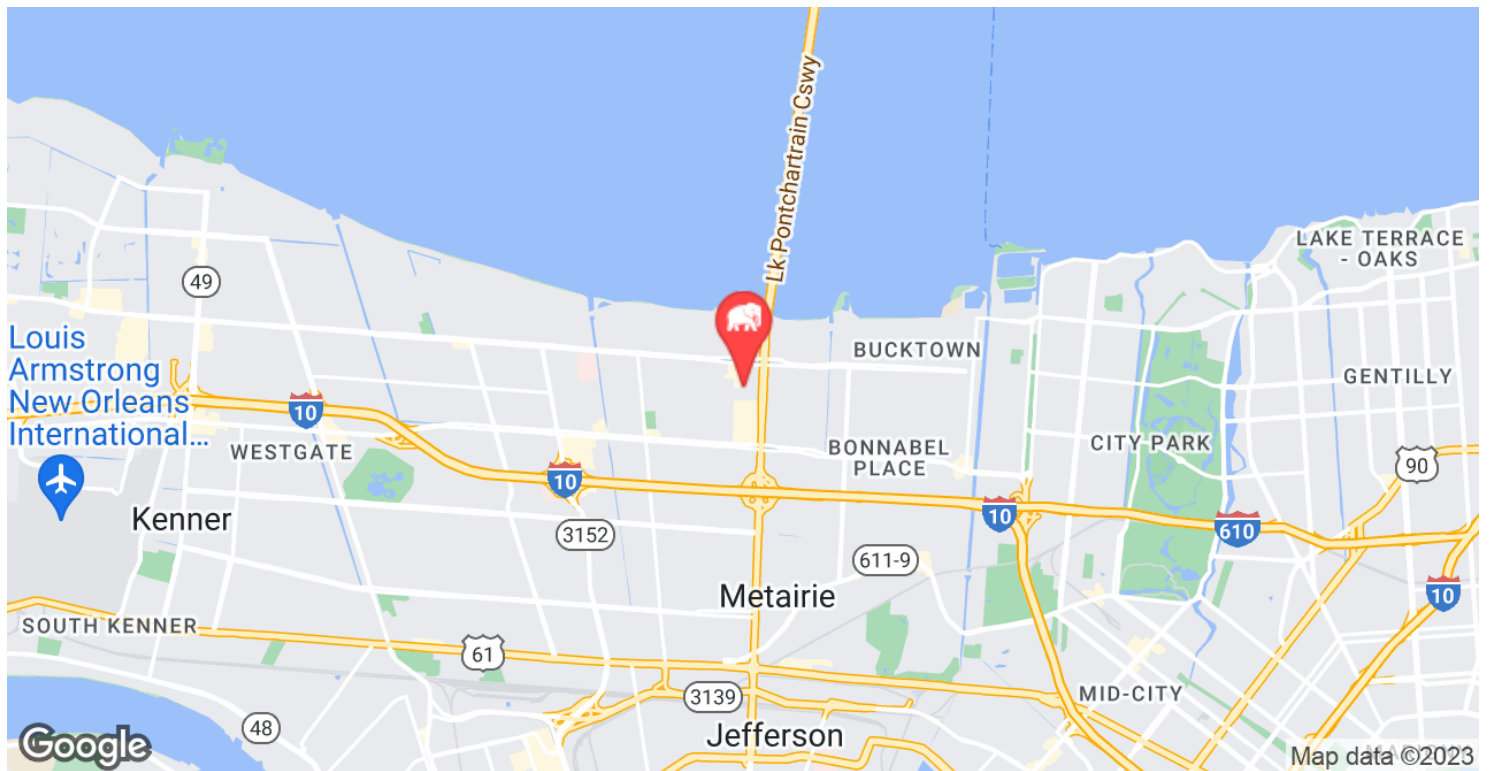
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LOCATION MAP



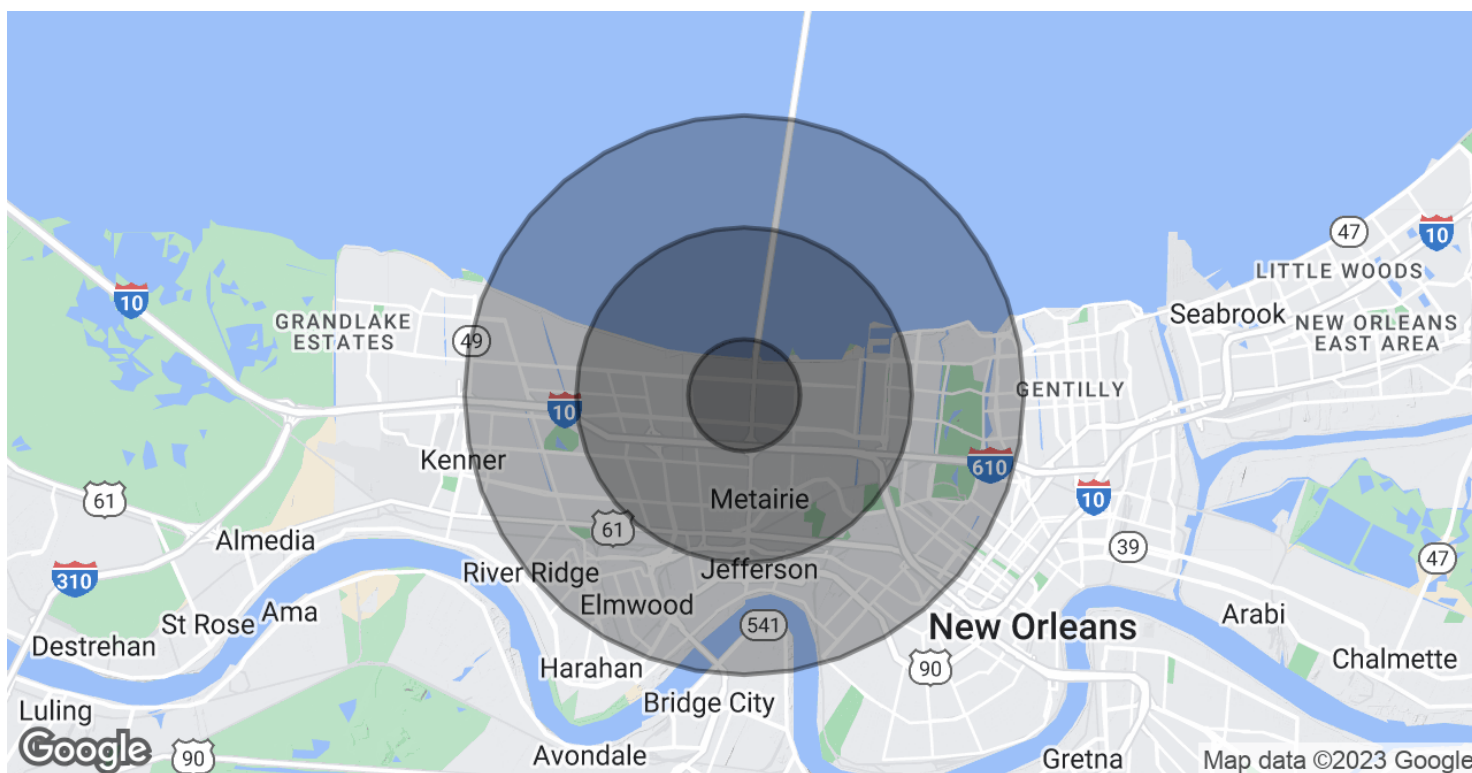
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,356	113,870	249,521
Average Age	41.4	43.4	42.3
Average Age (Male)	41.4	41.1	40.9
Average Age (Female)	42.4	44.6	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,590	53,828	117,763
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$74,724	\$81,408	\$76,346
Average House Value	\$253,905	\$277,996	\$264,056

* Demographic data derived from 2020 ACS - US Census

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