



RENOVATED OFFICE SUITE NEAR CAUSEWAY

3812 RIDGELAKE DR METAIRIE, LA 70002



LEASE RATE: \$17.00 SF/YR (\$3,791/MO)

±2,676 SF | 1 SUITE AVAILABLE | MODIFIED GROSS

- ±2,676 SF second floor suite immediately available
- ±2 Minute access to Causeway Bridge in Metairie
- Freshly renovated with new flooring, paint, and lighting
- Ample parking

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 versatile ±2,676 SF second floor suite is immediately available for leasing.
- 3812 Ridgelake Dr is located ±2 minutes from the head of the Causeway Bridge and ±4 minutes to I-10 making it an ideal location for commuters in New Orleans / Metairie / Kenner.
- Freshly renovated with new flooring, paint, and lighting.
- The suite includes ample parking in a dedicated lot (50+ spaces).
- Elevator accessible for all tenants.
- Tenant improvement allowance available for qualified tenants.

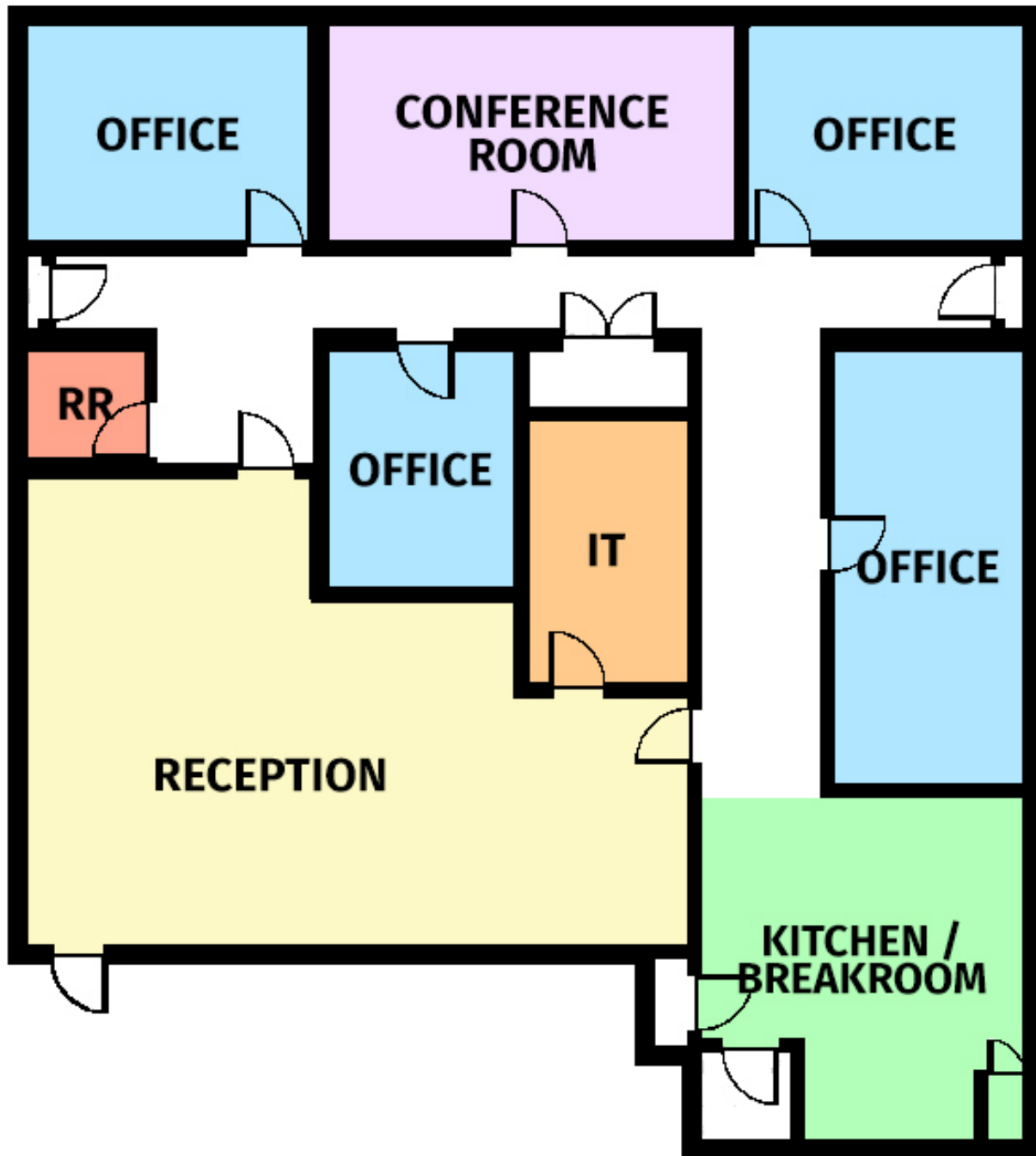
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FLOORPLAN

3812 RIDGELAKE DR SECOND FLOOR SUITE

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INTERIOR PHOTOS

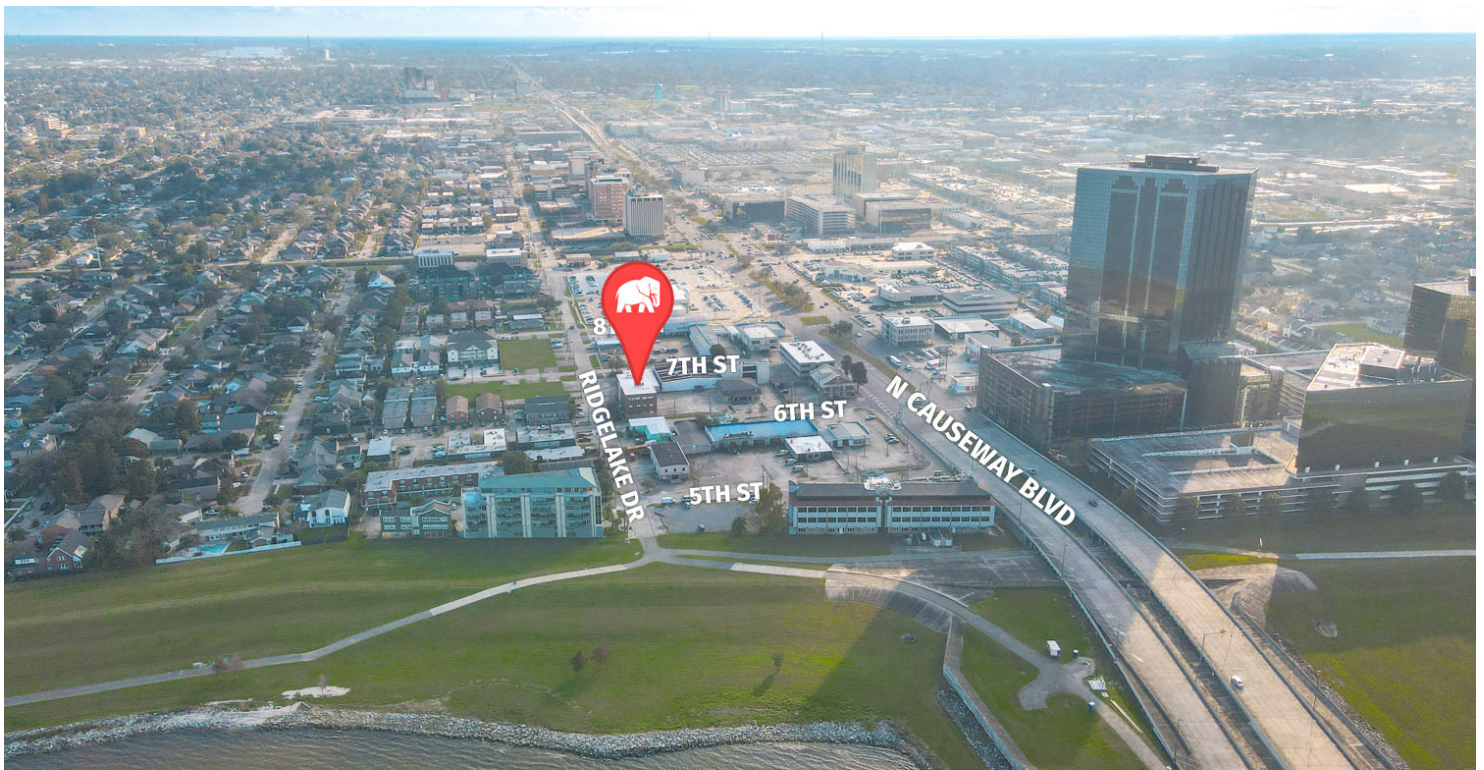
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AERIAL PHOTOS



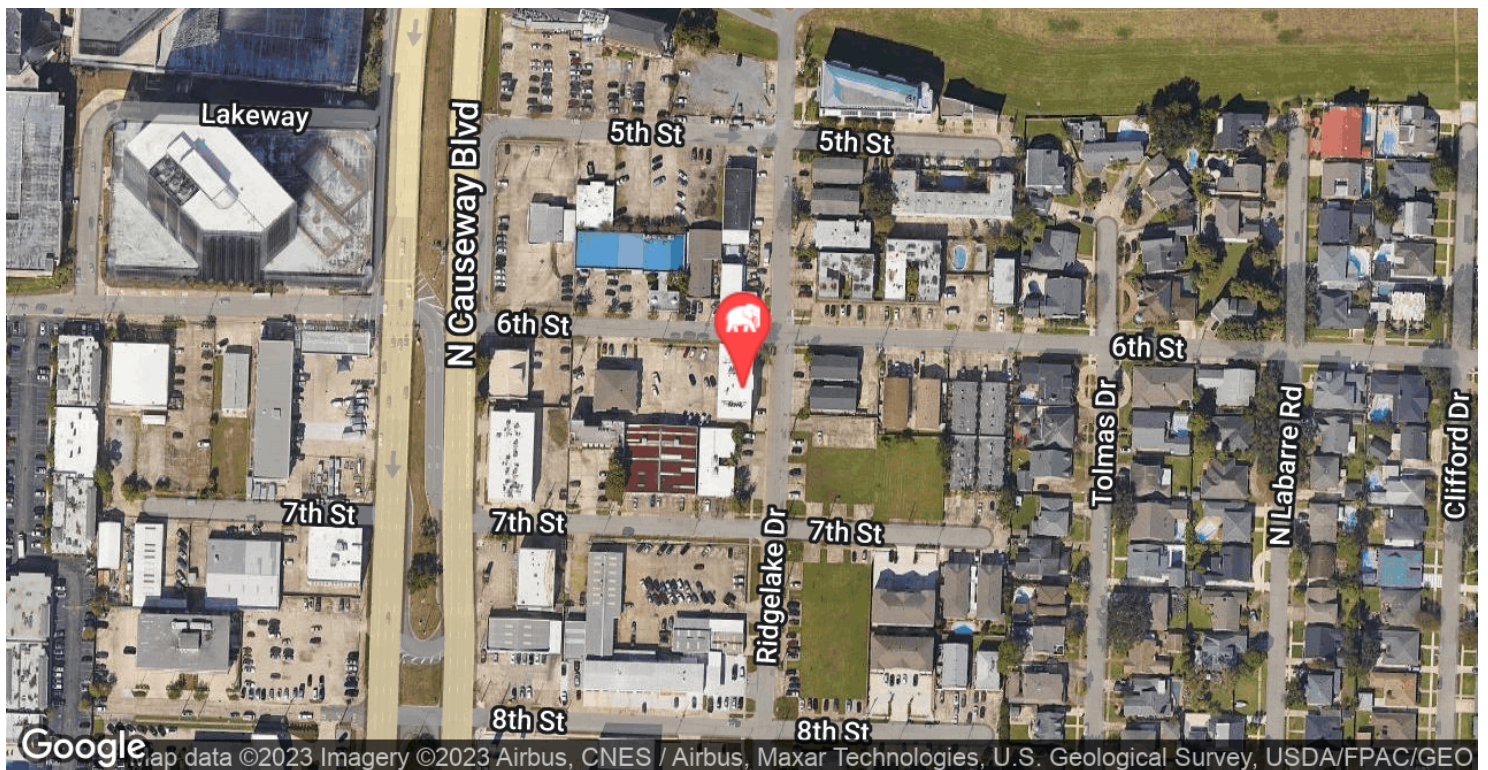
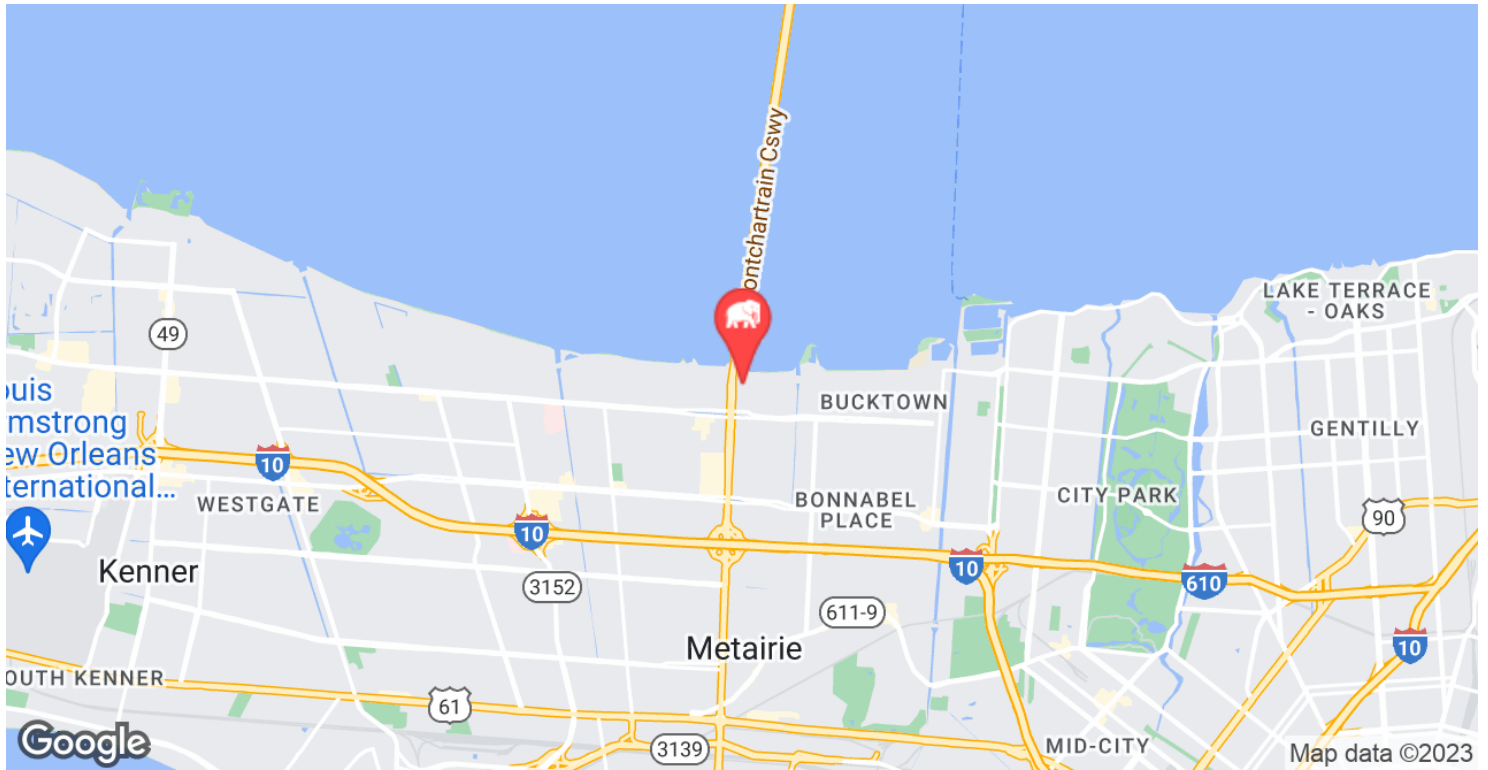
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LOCATION MAP



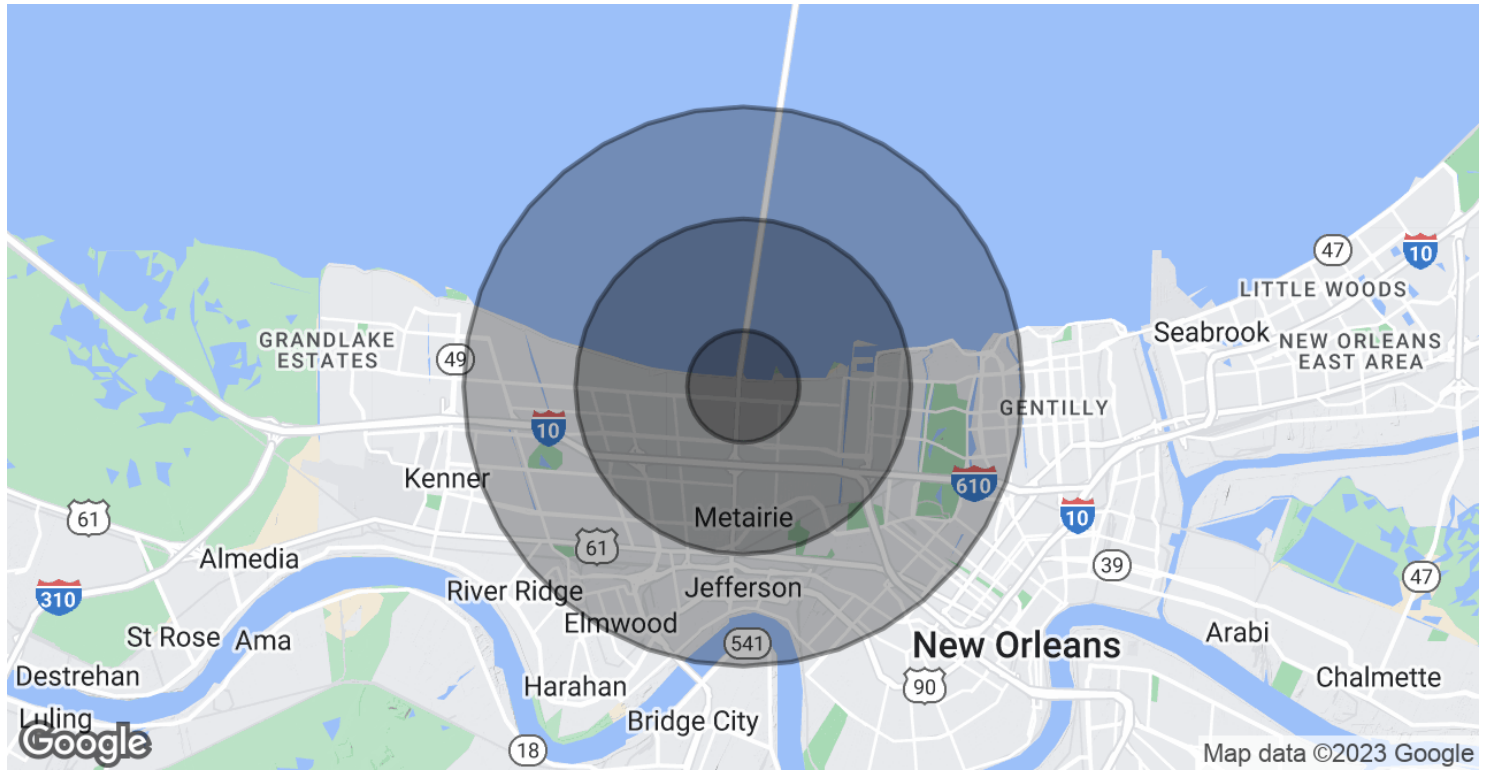
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,967	103,329	229,729
Average Age	40.9	43.2	42.7
Average Age (Male)	42.3	41.2	41.1
Average Age (Female)	41.3	44.1	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,405	49,261	109,511
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$78,263	\$81,961	\$75,997
Average House Value	\$279,851	\$287,464	\$264,003

* Demographic data derived from 2020 ACS - US Census

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