



CORPORATE REALTY

3229

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | corp-realty.com

OFFICE SPACE | FOR LEASE

Causeway West Office Building

3229 36th Street

METairie, LA 70001

Joe Gorman CCIM

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2ND FLOOR OFFICE SUITES IN CENTRAL METAIRIE AREA

3229 36th Street, Metairie, LA 70001

DESCRIPTION

Now available for lease, the second-floor office suites at the Causeway West Building offer a prime location at the corner of 36th Street and Causeway Blvd, just south of I-10. This highly accessible location provides convenient access to Metairie, Downtown New Orleans, and the Northshore, with numerous retail stores and restaurants nearby. Popular dining spots like Tic-Toc Café and Little Tokyo are within walking distance.

The building underwent a full exterior renovation in 2022, featuring a new roof, fresh exterior paint, and a restriped parking lot with 60 spaces for second floor.

Multiple suite options and sizes are available, and all have elevator access. Flexible open floor plans are suitable for office or other permitted uses allowed by BC-2 zoning. Improvement allowance available for terms over three years. See following pages for specific information and sizes.

SUITES

See following pages; sizes range from 963 rsf - 17,337 rsf

LEASE RATE

\$14.50/rsf (as is) - \$17.00/rsf (with landlord improvements), full service

PARKING

2nd floor: 60 spaces



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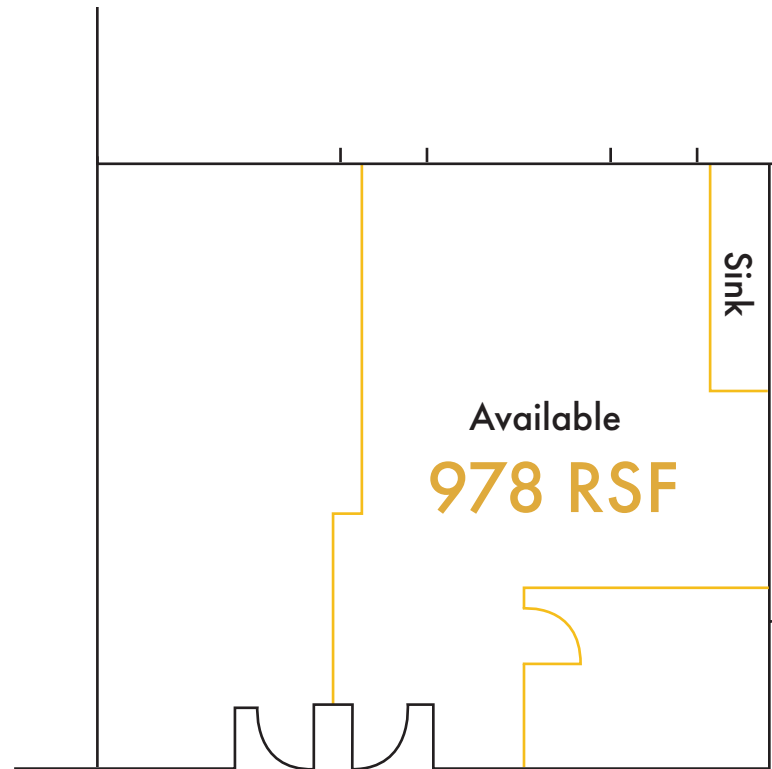
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FLOORPLANS

SUITE 203/205

978 rsf

- 2 large rooms, which can be split
- Kitchenette



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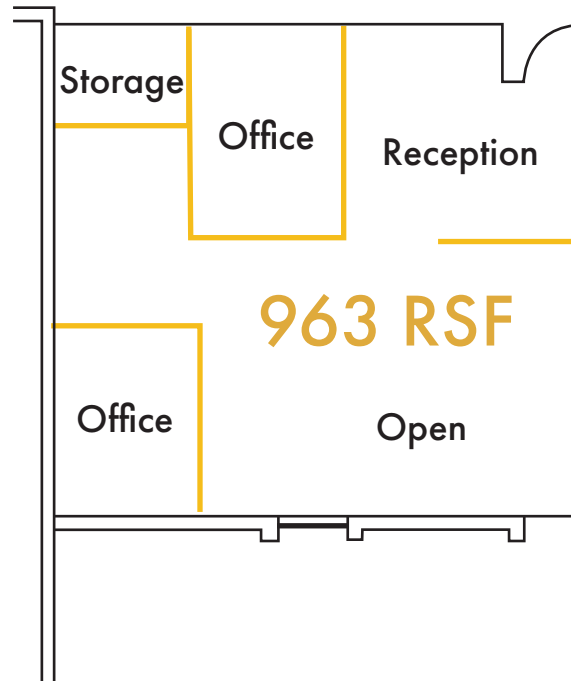
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FLOORPLANS

SUITE 204

963 rsf

- 2 private offices
- 1 reception
- Open space and closet



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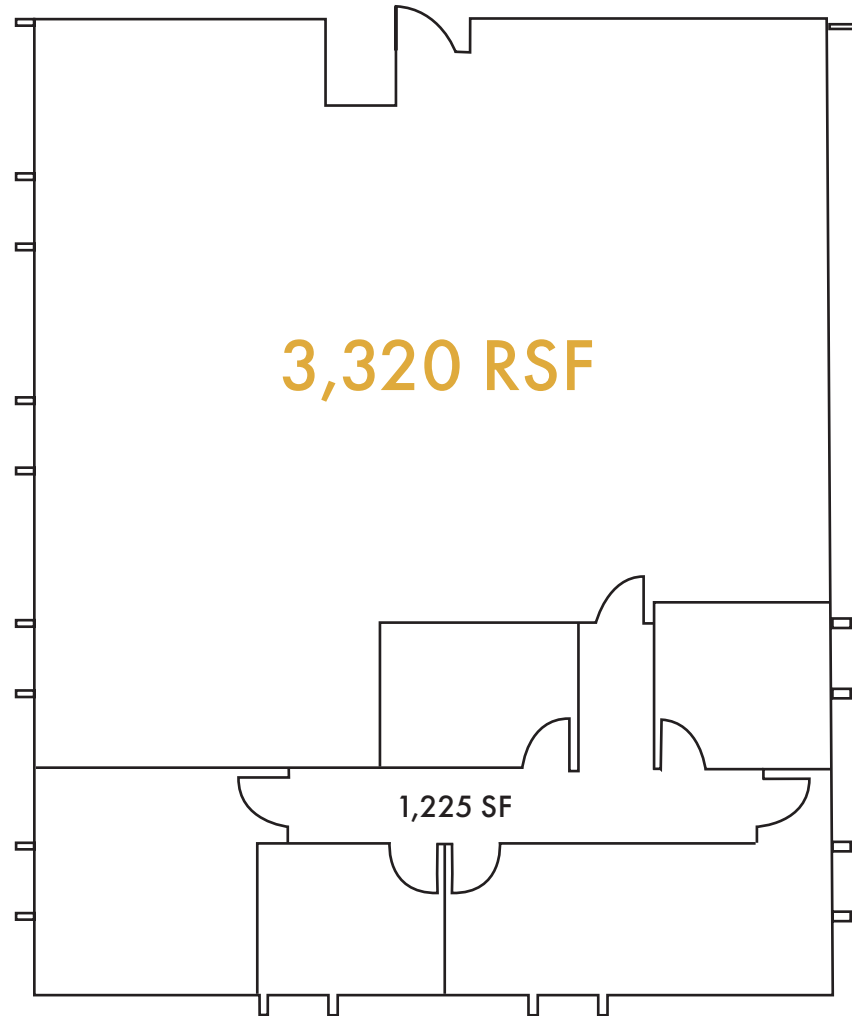
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FLOORPLANS

SUITE 210

3,320 rsf

- 4 offices
- 1 large open room
- Storage



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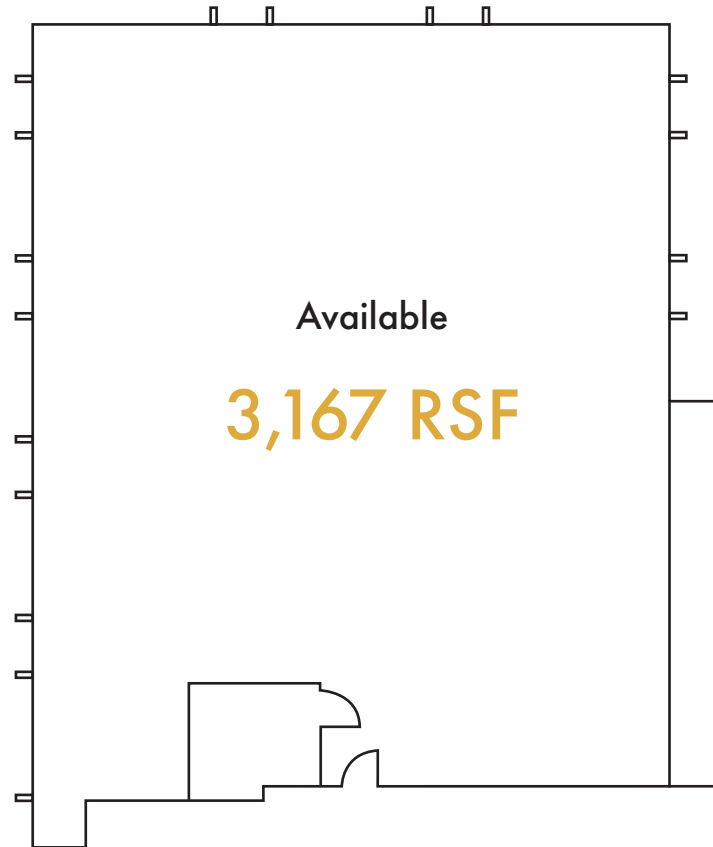
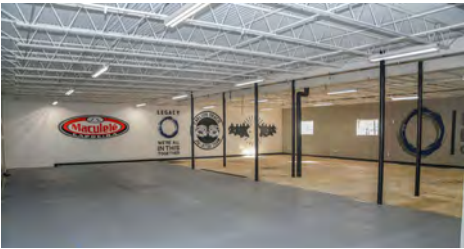
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FLOORPLANS

SUITE 212

3,167 rsf

- Wide open space formerly used as a martial arts studio
- Includes 2 small dressing rooms and 1 small office
- Can be reconfigured as needed for use as an office, studio, etc.



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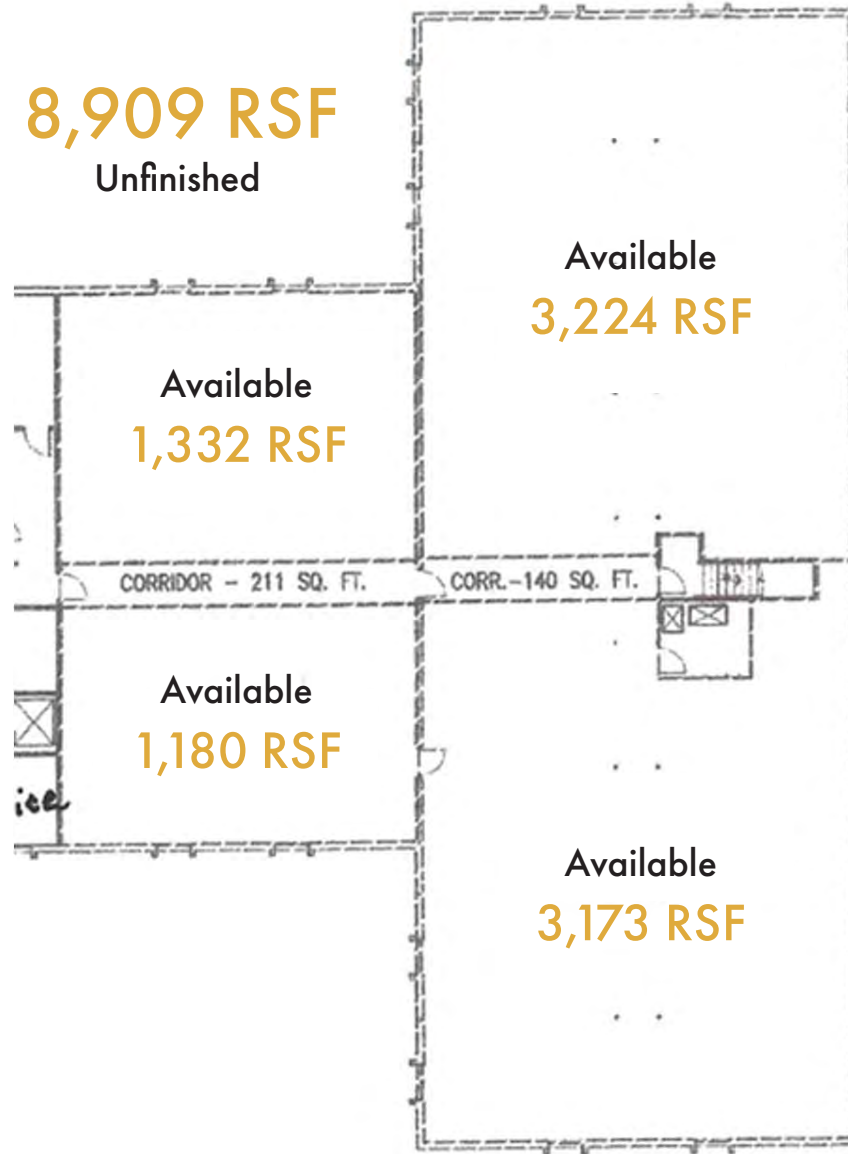
FLOORPLANS

UNFINISHED 2ND FLOOR SPACE

1,180 - 8,909 rsf

This large unfinished area with windows overlooking Causeway Blvd can be built out with a 3-5 year lease term or subdivided. It is ideal for office, fitness, martial arts, shared work space, and more.

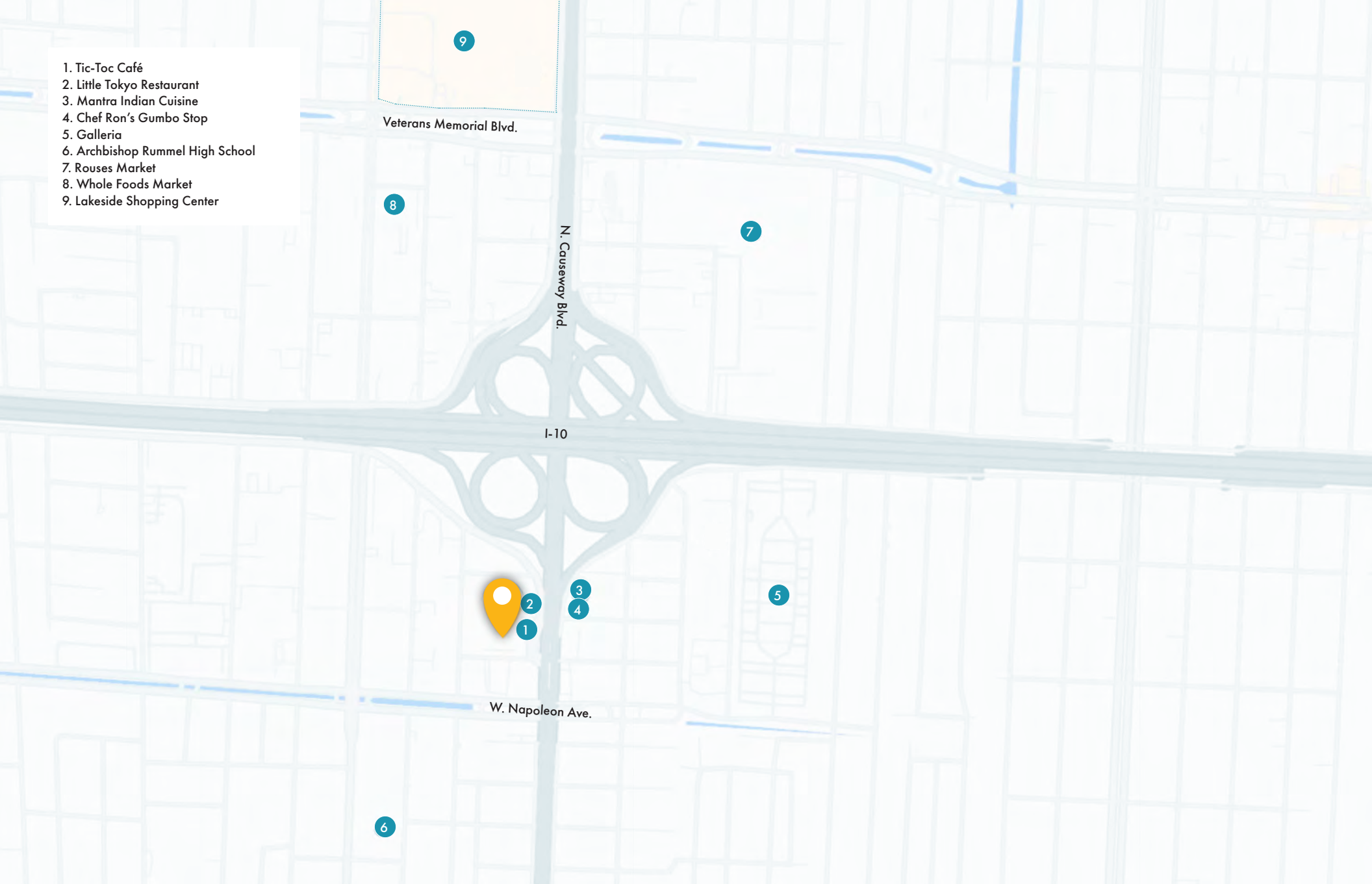
8,909 RSF
Unfinished



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1. Tic-Toc Café
2. Little Tokyo Restaurant
3. Mantra Indian Cuisine
4. Chef Ron's Gumbo Stop
5. Galleria
6. Archbishop Rummel High School
7. Rouses Market
8. Whole Foods Market
9. Lakeside Shopping Center



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