

# Office/Retail Space

# For Lease



**Location:** 2201 Baratavia Boulevard, Marrero, LA  
(corner Cousins Boulevard)

<b>Available:</b>	<b><u>Unit</u></b>	<b><u>Sq. Ft.</u></b>	<b><u>Rent</u></b>	<b><u>TIC</u></b>	<b><u>Total</u></b>
	D.....	1,100 .....	\$1,450 .....	\$300.....	\$1,750
	K.....	1,100 .....	\$1,350 .....	\$250.....	\$1,600

- Pylon signage available
- Plenty of parking
- Good visibility and traffic count

**Occupancy:** Immediate for Suite K; July 1, 2024 for Suite D

**Tenant Mix:** Creative Kidz, Allstate Insurance, Massage Therapy, Barber Shop, Pet Grooming, Event Hall, Clothing Store/Photo Studio, Apparel Shop, Dean Insurance, Shipping Store, Nail Salon, Marco's Pizza, and Smoke Solutions

**To Show:** Key in office for Suite K; by appointment for Suite D

**Listing Agent:** Jack Stumpf  
[jack@jackstumpf.com](mailto:jack@jackstumpf.com)

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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