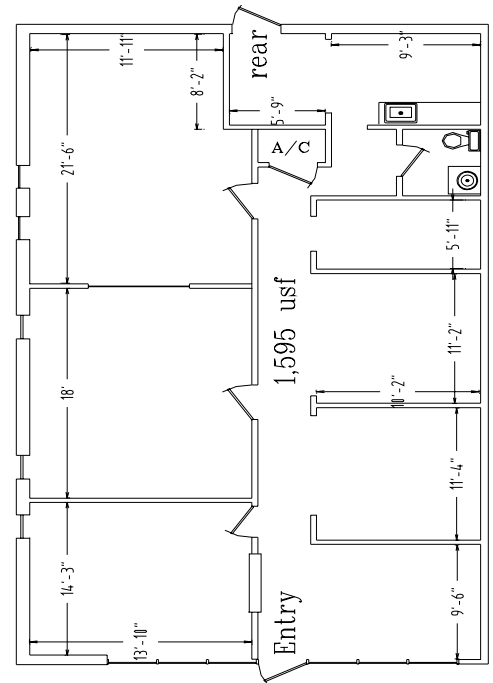


## Prime Metairie Retail/Office Space For Lease 3544 W. Esplanade, Suite 1 (Corner of Hessmer)



- Approx. 1,595 s.f. (end cap) available for immediate occupancy. Unit previously occupied by State Farm Insurance Agency.
- Recently renovated retail center located at the corner of W. Esplanade & Hessmer Avenue in the Heart of Metairie.
- Existing tenants included Salon, Dry Cleaner, Frame Shop and Gaming Center.
- Plenty of on-site parking.
- Offered at \$2,791.00 net utilities, inclusive of \$2.75 psf CAM

E-mail Al Oglesby, **CCIM**, **CPM**<sup>®</sup>, **CEA** at [Al@alcorgroup.com](mailto:Al@alcorgroup.com) or call The **ALCOR** Group for additional information!

Visit our website for drawings and fliers of other offerings at [www.alcorgroup.com](http://www.alcorgroup.com)

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