

1st FLOOR COMMERCIAL SPACE - FORMER BANK BRANCH - TURN KEY!
313-317 St. Charles Avenue, New Orleans, Louisiana 70130
FOR LEASE | \$11,000 per month NNN +/- 3,400 SF www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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Location, Physical Description & Zoning Summary

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- Location:** Heart of CBD w/ Frontage on St. Charles Avenue and Union Street
- Address:** 313-317 St. Charles Avenue, New Orleans, LA 70130
- General Comments:** Fantastic opportunity to lease a turn-key former bank branch located right on the streetcar line. Space includes private office space, conference room, vault, fully protected teller section, lobby, break room with kitchen and two half-baths, etc. Space could also be converted to traditional office or retail applications. Surrounded by countless hotels, office buildings and restaurants, this is a rare chance to be positioned in the middle of it all!
- Net Rentable Area:** +/- 3,400 square feet
- Zoning:** CBD-1, Core Central Business District
Intended for high-density, mixed-use development that accommodates a wide range of uses, including large office, financial, and commercial services uses that serve the local, regional, and national markets, as well as multi-family housing, retail, entertainment, hotel, government, and institutional uses.



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Interior Building Views

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Additional Interior Building Views

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Exterior Building View - Front

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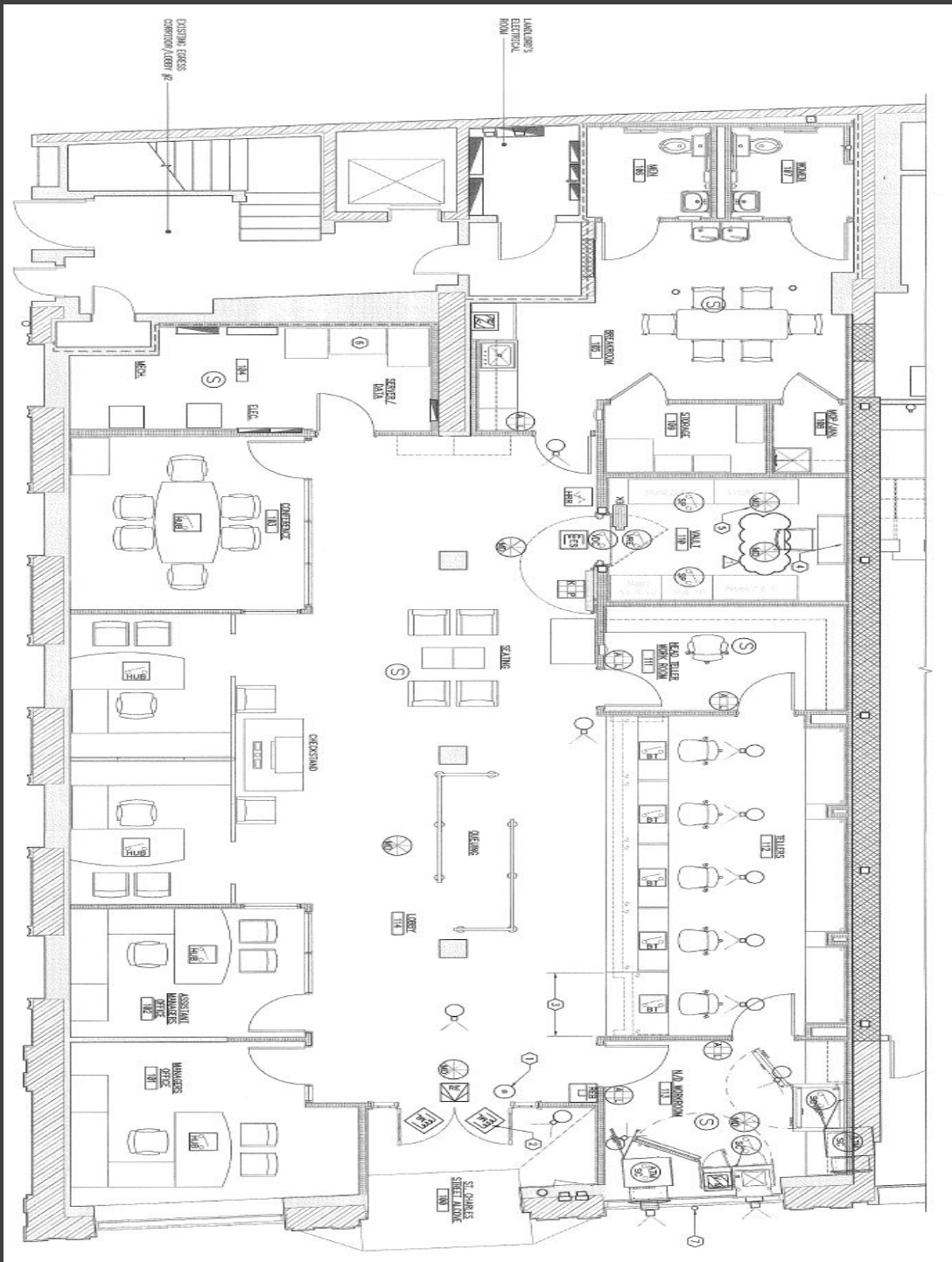
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Floor Plans

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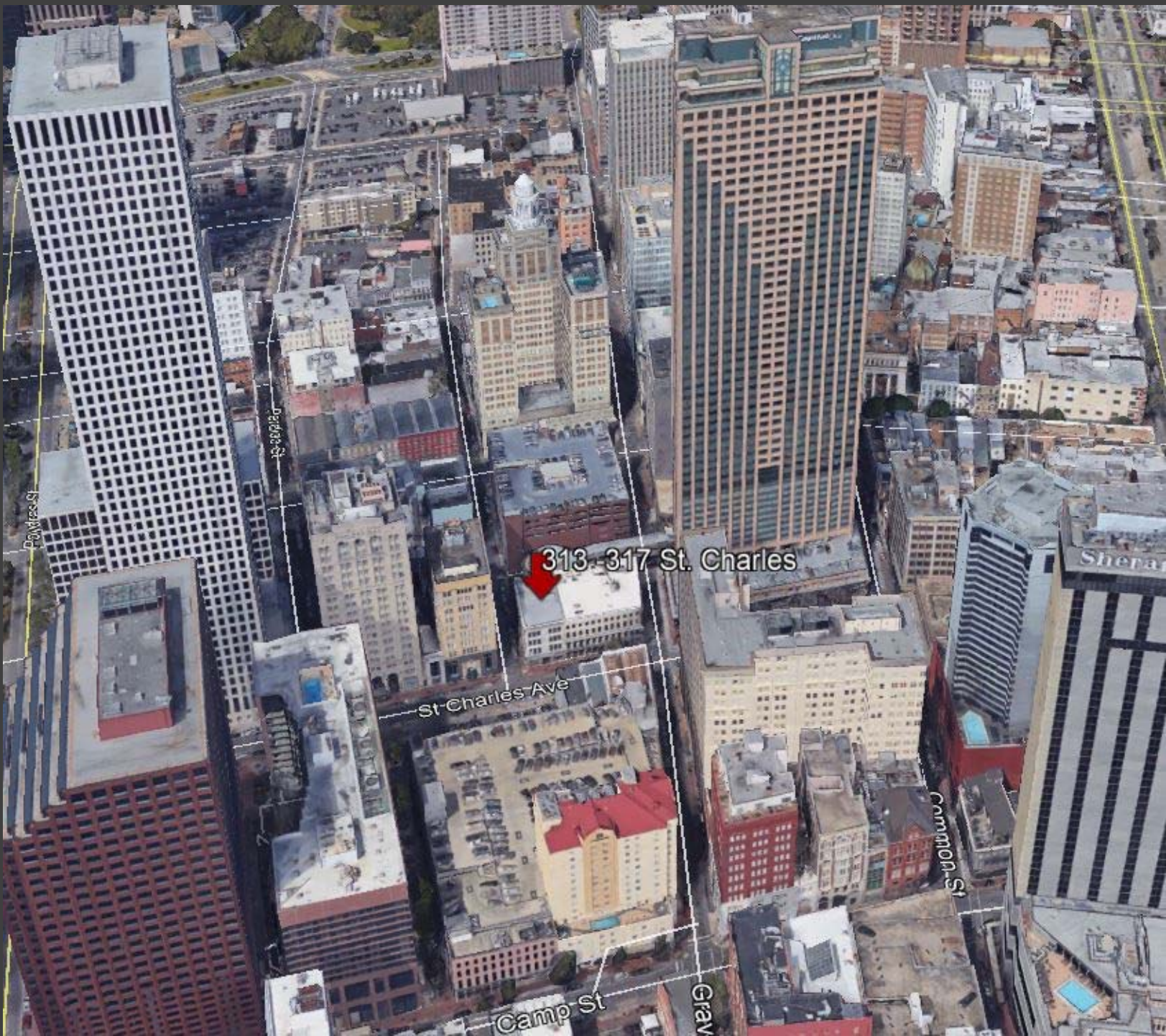
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Aerial View

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