

HISTORIC UPTOWN COMMERCIAL BUILDING WITH PARKING

6028 Magazine Street, New Orleans, Louisiana 70118

FOR LEASE | \$9,400 per month NNN

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.274.2664 direct

parke@mceneryco.com



Pat Browne III

504.274-2667 direct

pat@mceneryco.com



FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Location, Physical Description & Zoning Summary

www.mceneryco.com



- Location:** Heart of Uptown w/ Frontage on Magazine Street between State and Webster
- Address:** 6028 Magazine Street, New Orleans, LA 70118
- General Comments:** This classic two-story historic building includes an interior passenger elevator, two interior stairwells, high ceilings, hardwood floors, crown moldings and a variety of interior layout options. The site offers the rare amenity of ample off-street parking accommodations with a keypad-access gated entrance. Also offered as two separate units—contact agent for more details.
- Gross Building Area:** +/- 3,854 square feet plus two front porches and balconies
- Site Area:** 7,105 square feet
- Lot Dimensions:** 47'9" frontage along Magazine with rear depth of 50'3" by equal depths of 145'
- Parking:** Six (6) off-street parking spaces in securely gated rear lot
- Zoning:** HU-B1, Historic Urban Neighborhood Business District
- Permitted Uses:** Professional Office / Medical Office / Dental Office
Restaurant; Standard, Specialty, Carry-out
Health Club
Retail Goods Establishment



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Interior Building Views

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Site and Exterior Building Views

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Additional Exterior Views

www.mceneryco.com



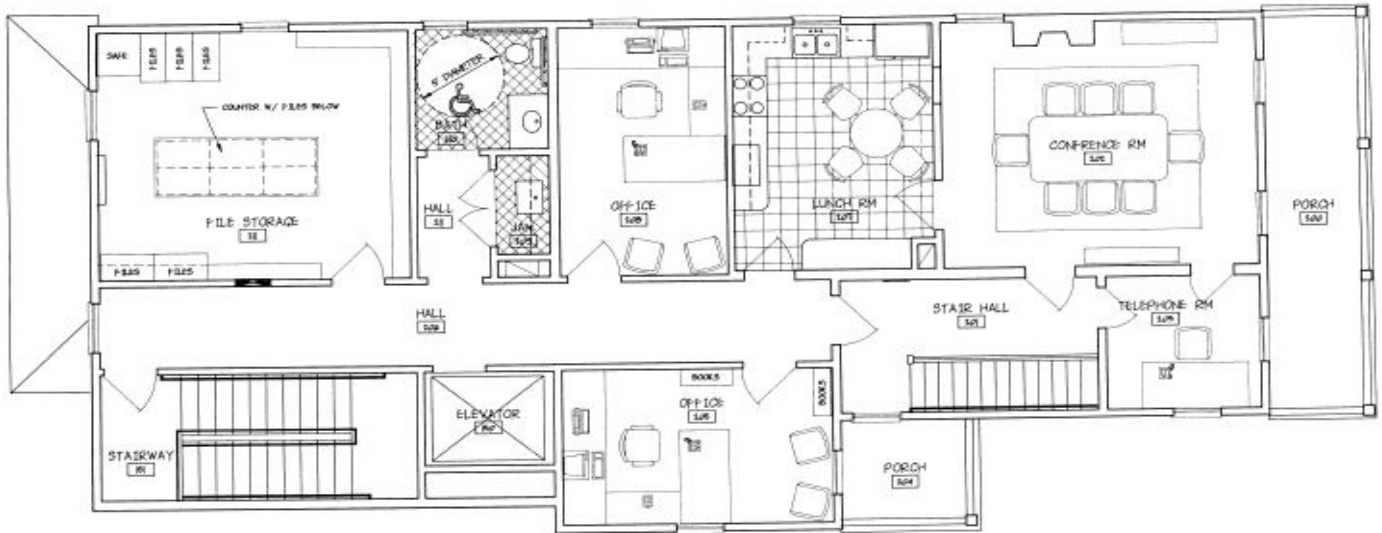
THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

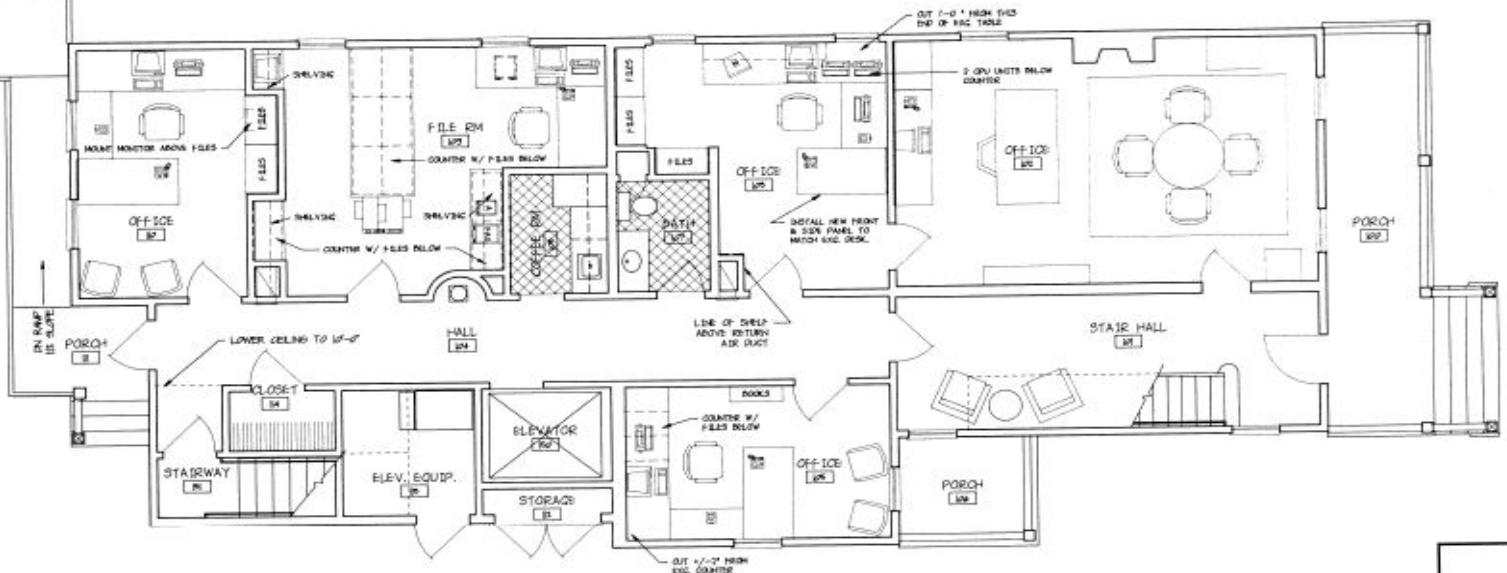
FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Floor Plans

www.mceneryco.com



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

Please note that specifications have been prepared by use of standard office equipment and to the best of our ability and belief. They conform with all city requirements and do not constitute the work.



THE McENERY COMPANY Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Survey

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

FOR LEASE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Neighborhood / Market Area Description

www.mceneryco.com



MAGAZINE

Uptown New Orleans | Magazine Street

Neighborhood:	Uptown
Property Cross Streets	Between State & Webster
Status:	A+ Neighborhood
Parish:	Orleans
Population Status:	Continued Significant Growth

Magazine Street is the most sought after commercial location in the Uptown New Orleans marketplace. The corridor, which connects the New Orleans Central Business District with Audubon Park is an internationally known destination for retail customers and restaurant patrons. Locally, Magazine Street is home to some of New Orleans finest including Perlis Clothing, Guy's Po-Boys, La Petite Grocery, Lilette, Hemline, Feet First, Mignon Faget, and countless others. National Retailers include Whole Foods Grocery, Walgreen's, West Elm, and Discoveries Furniture. Visit www.magazinestreet.com for more information on this high grade retail corridor. 6028 Magazine is located close to Audubon Park and some of the finest homes in the region.



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana