

MID-CITY RETAIL SPACE ON LAFITTE GREENWAY - 3,684 SF

2606 St. Louis Street, New Orleans, LA 70119

FOR LEASE | \$18/PSF (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

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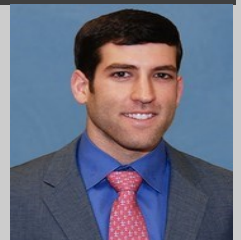
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FOR LEASE | MID CITY RETAIL SPACE

Location, Physical Description & Zoning Summary

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Location:	Mid City - located on the corner block of St. Louis St. and N Dorgenois St. on The Lafitte Greenway Trail
Address:	2606 St. Louis Street, New Orleans, LA 70119
General Comments:	This building is currently used as a mixed development of retail and apartments. This property is situated on the block of St. Louis St. and N. Dorgenois St. in one of the most upcoming areas in the New Orleans Metro Area. One block off Broad St., this building has 2 available spaces consisting of 3,684 total available square feet. Offered for lease at \$5,526 per month on net terms. Please contact agents for more details.
Rental Rate:	\$18 per square foot (NNN charges estimated at \$3.48 per square foot)
Rentable Area:	Suite 2: 2,327 square feet and 1,839 square feet of outside terrace area Suite 3: 1,357 square feet and 612 square feet of outside terrace area
Lot Description:	SQ 335 St. Louis St. & N. Dorgenois St. Lot 25A, Second Municipal District of New Orleans, State of Louisiana.
Zoning:	HU-MU (Historic Urban Neighborhood Mixed-Use District)



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Terrace Views

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**+/- 2,451 SQFT OF
TERRACE AREA
AVAILABLE**



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Terrace View w/ Rain Tanks

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Aerial Views

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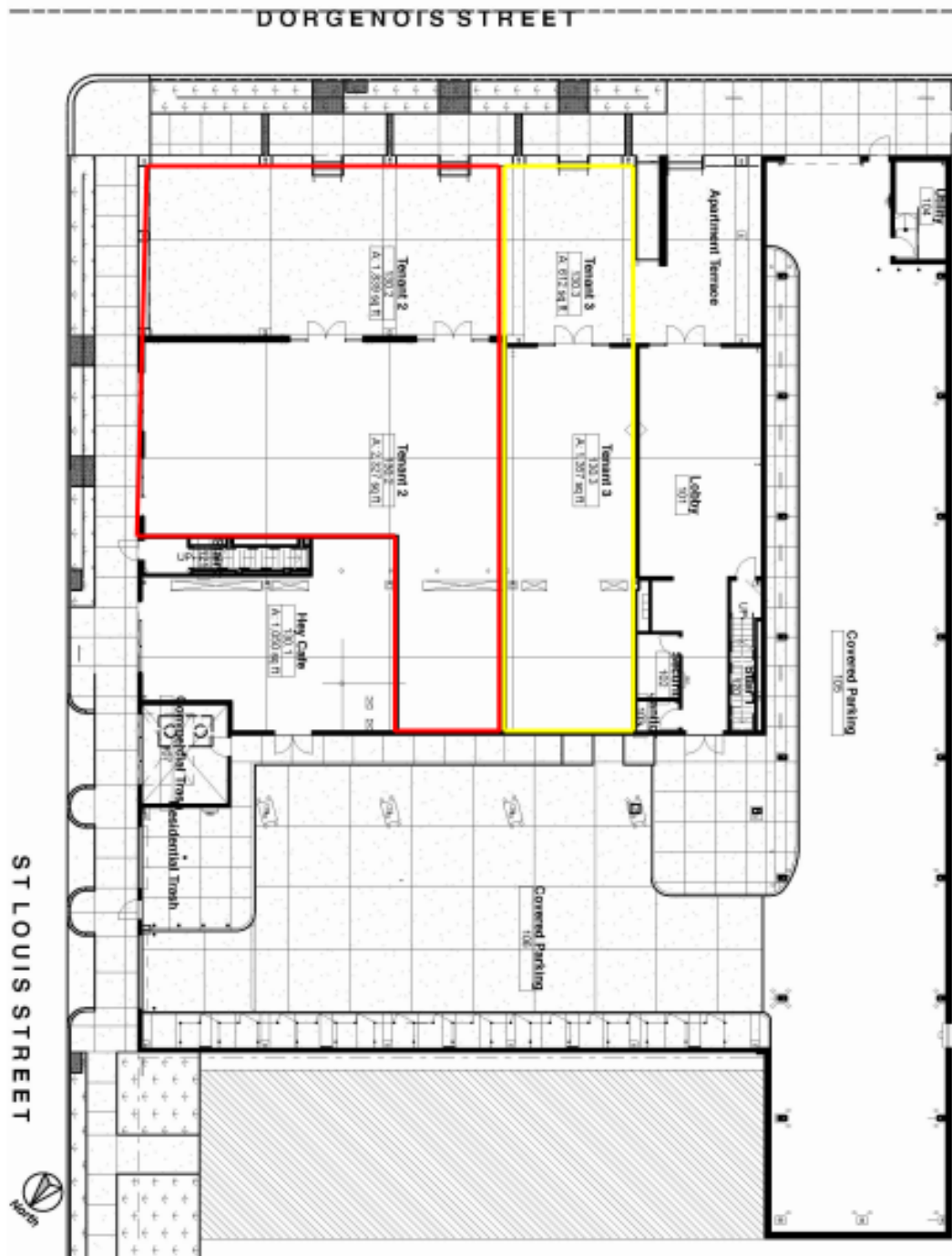
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Leasing Plan

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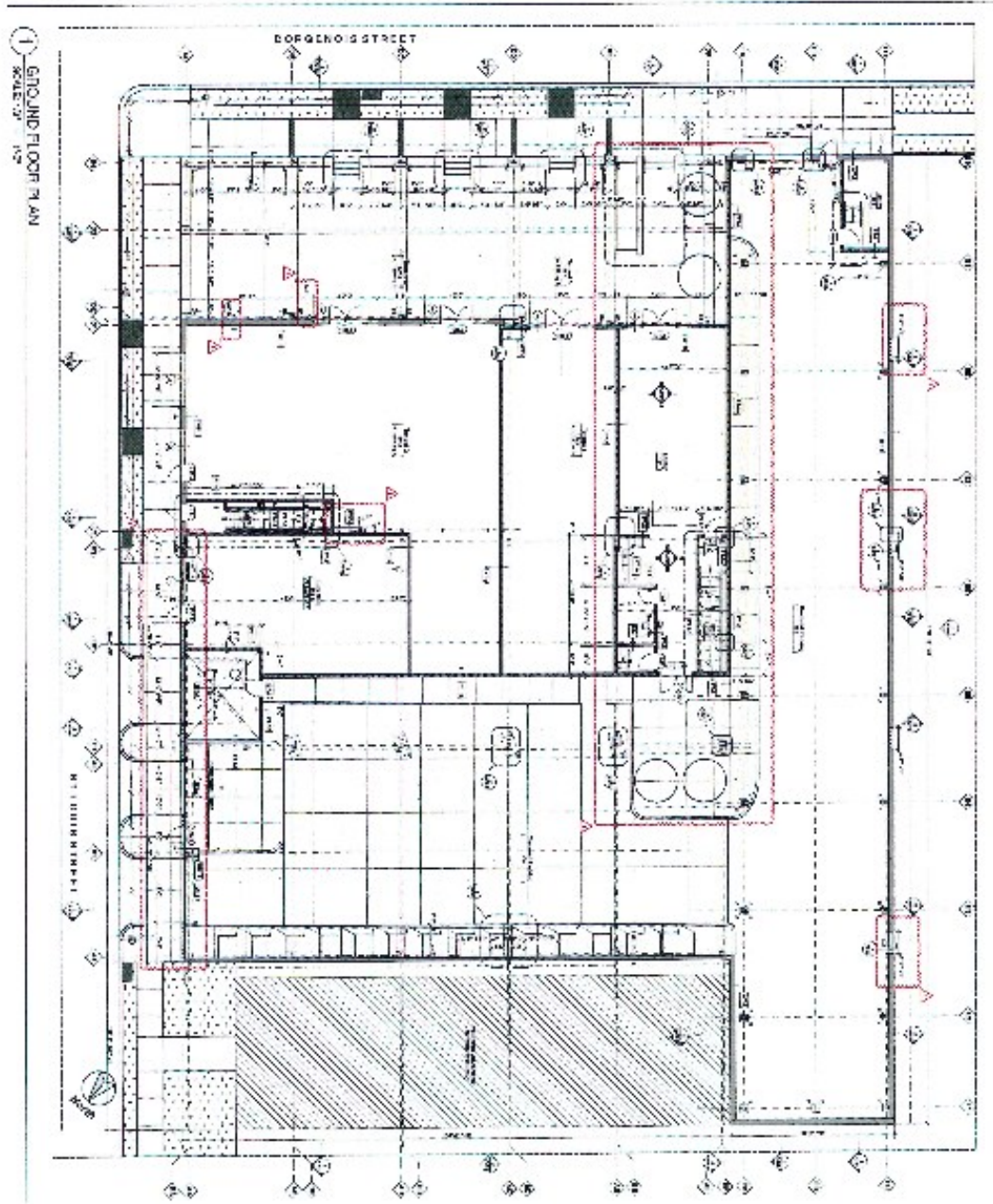
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Ground Floor Plan

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Points of Interest Aerial Map

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