



313 ST. CHARLES AVENUE | FOR LEASE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



THE OVERVIEW

Address: 313 St. Charles Avenue, New Orleans, LA 70130

Property Overview: Fantastic opportunity to lease approximately 3,150 square feet of first floor commercial space located on the streetcar line, in the heart of the Central Business District. **This former bank branch could be converted into a variety of uses such as urgent care, legal or prospective counseling center, coffee shop, traditional office or a number of attractive retail applications.** Space includes private office space, conference room, vault, fully protected teller section, lobby, break room with kitchen and two half-baths, etc. Landlord will consider tenant improvement allowance or rent abatement, based on the needs of tenant and deal terms. Surrounded by countless hotels, office buildings and restaurants, this is a rare chance to be positioned in the middle of it all!

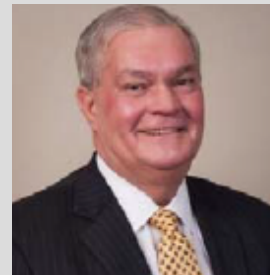
Size: Approximately 3,150 Square Feet - 1st Floor

Price: \$9,500.00 per Month - NNN Terms

Zoning: CBD-1, Core Central Business District



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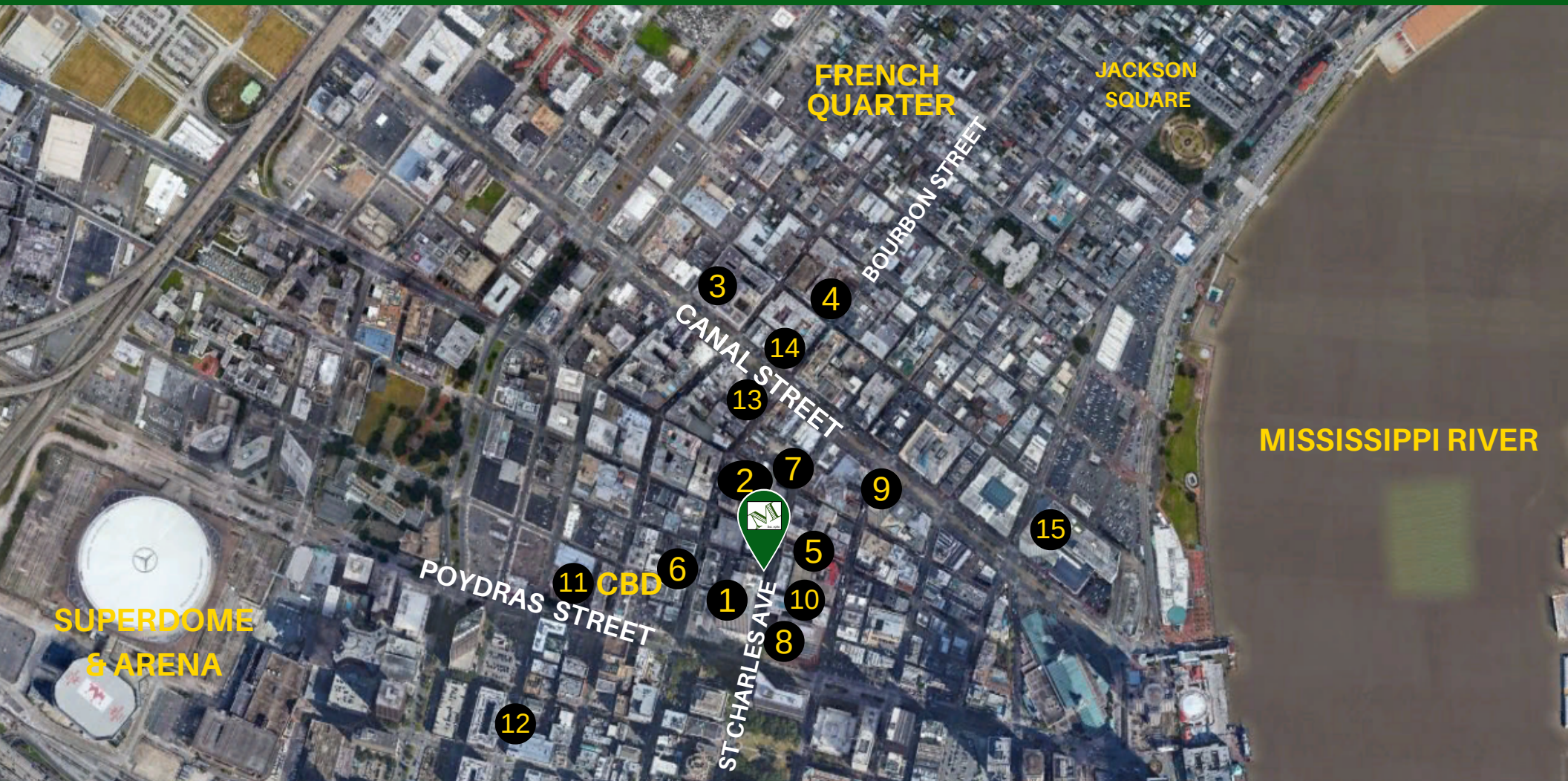
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POINTS OF INTEREST MAP



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|--------------------------|-----------------|---------------------|--------------------------|----------------|
| 1 HANCOCK WHITNEY CENTER | 4 GALATOIRES | 7 PJ'S COFFEE | 10 THE INTERCONTINENTAL | 13 CVS |
| 2 PLACE ST. CHARLES | 5 RESIDENCE INN | 8 PAN AMERICAN LIFE | 11 909 POYDRAS | 14 WALGREENS |
| 3 THE RITZ-CARLTON HOTEL | 6 CAPITAL ONE | 9 STARBUCKS | 12 SOUTH MARKET DISTRICT | 15 CANAL PLACE |

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