



607 JULIA STREET | FOR LEASE



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Location: 607 Street, New Orleans, Louisiana 70112

Rentable Square Footage: +/-3,125 SF

Lease Terms: \$31 per SF Annually | \$8,073 per month | NNN

General Comments: Beautiful open 3,027 square foot commercial space for lease with high ceilings and large windows looking across the street to world-famous Julia Row. This wonderful section of Lafayette Square/Warehouse District boasts many of the City's best Art Galleries and Restaurants with hotels and high end residential buildings in all directions, and hundreds of new residential units recently completed or currently under construction in adjacent blocks. This premier location is steps from The Julia, the Ace Hotel, the South Market District, St. Charles Avenue, and Lafayette Square.

The space was beautifully renovated in late 2014 for a former health club tenant that recently moved on to a larger space. Recent trending in the marketplace has seen significant renovation and new multi-family and condo development with both residential and commercial space absorbing at rapid rates.

The CBD-5 Zoning permits an Art Gallery, a Health Club, a Personal Services Establishment, a Retail, Medical or Dental Clinic, and Office Space, among other uses. This gorgeous space is offered at \$31 per square foot annually on triple net terms. The owner will consider dividing the space into two distinct retail/commercial spaces. Contact agent for additional information.



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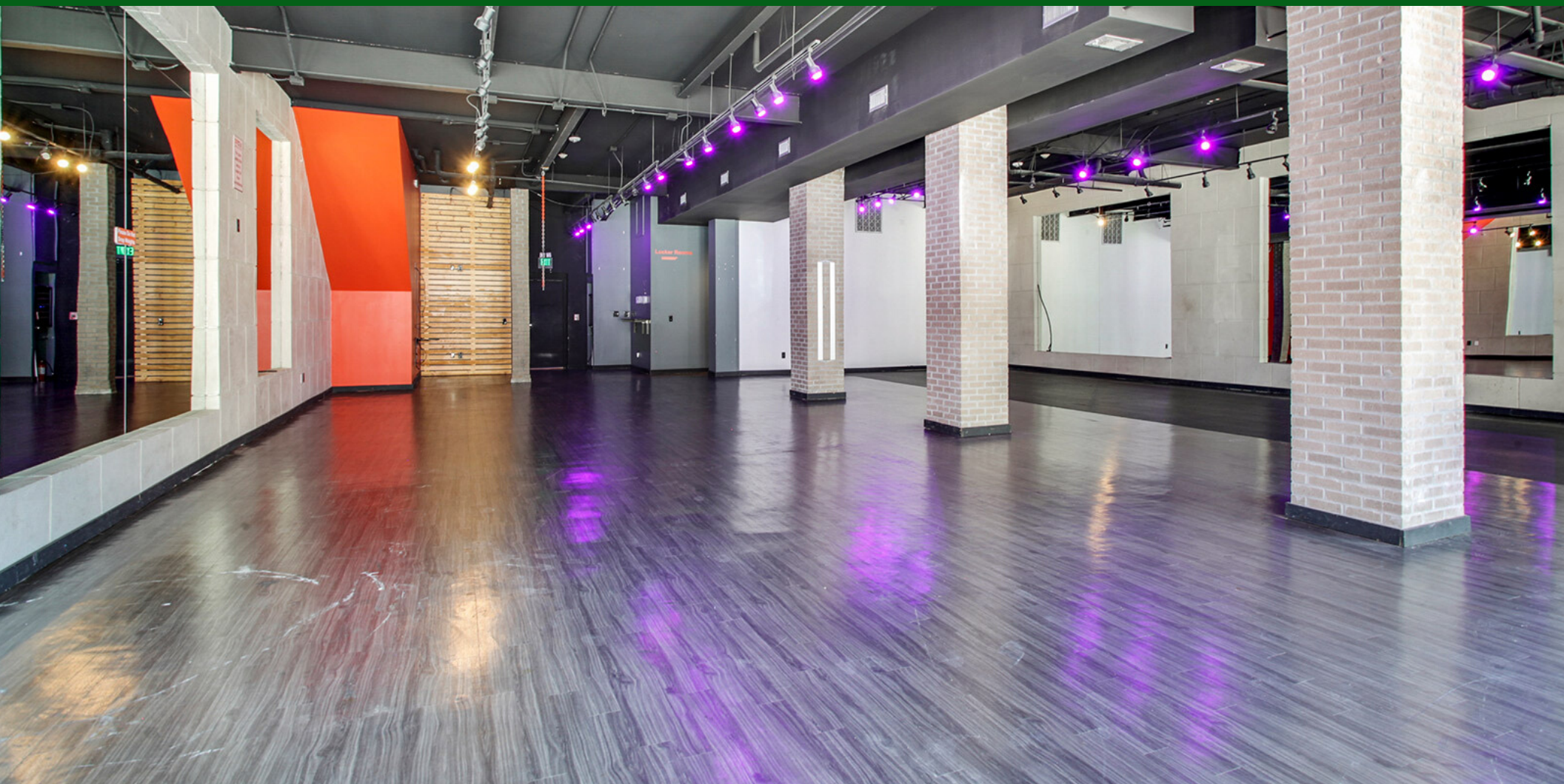


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