



1533 MELPOMENE STREET | FOR LEASE



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

LOCATION: 1533 MELPOMENE STREET, NEW ORLEANS, LOUISIANA 70130

SITE SIZE: +/- 3,776 SF (PER ASSESSOR RECORDS)

RENTABLE SQUARE FOOTAGE: +/-1,700 SF

LEASE TERMS: \$2,950 / MONTH NNN

GENERAL COMMENTS: THE SUBJECT IS LOCATED DIRECTLY BEHIND AT&T JUST OFF ST. CHARLES AVENUE AND WITH DIRECT FRONTAGE ALONG MELPOMENE STREET. THE SITE, AS PRESENTLY DEVELOPED, OFFERS A TOTAL OF +/- FOUR (4) OFF-STREET PARKING SPACES. THE BUILDING, WHICH MEASURES +/- 1,700 SF, IS NICELY FINISHED WITH AN OPEN FLOOR PLAN, BEDROOM LOFT, FULL KITCHEN AND FULL BATH. THIS PROPERTY WOULD MAKE A GREAT LIVE/WORK STUDIO, DENTIST OFFICE, MEDICAL OFFICE OR SMALL PRACTICE.

ZONING: MU-1 (MIXED-USE DISTRICT | MEDIUM INTENSITY)



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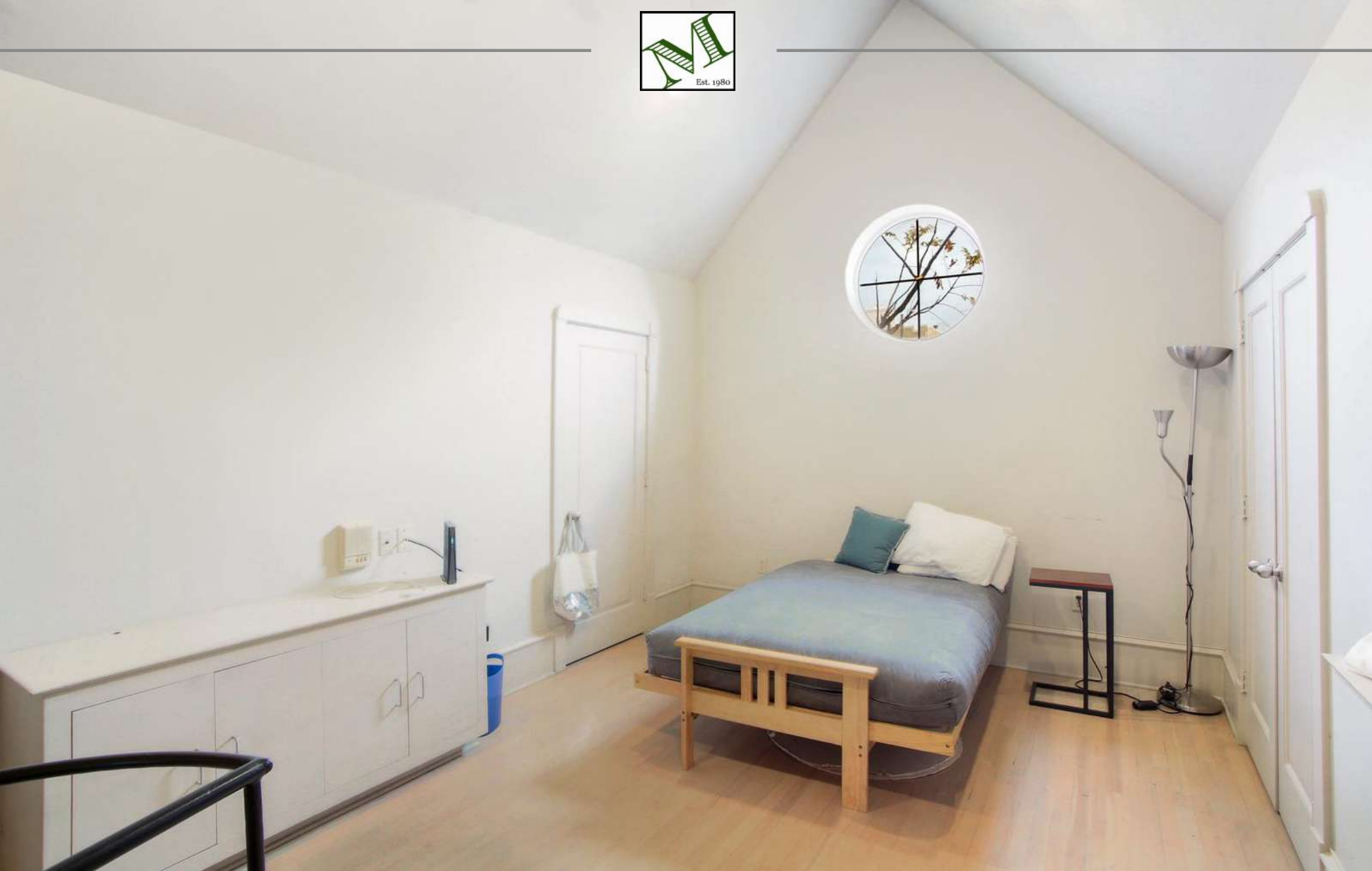
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Lower Garden District is a HOT market!

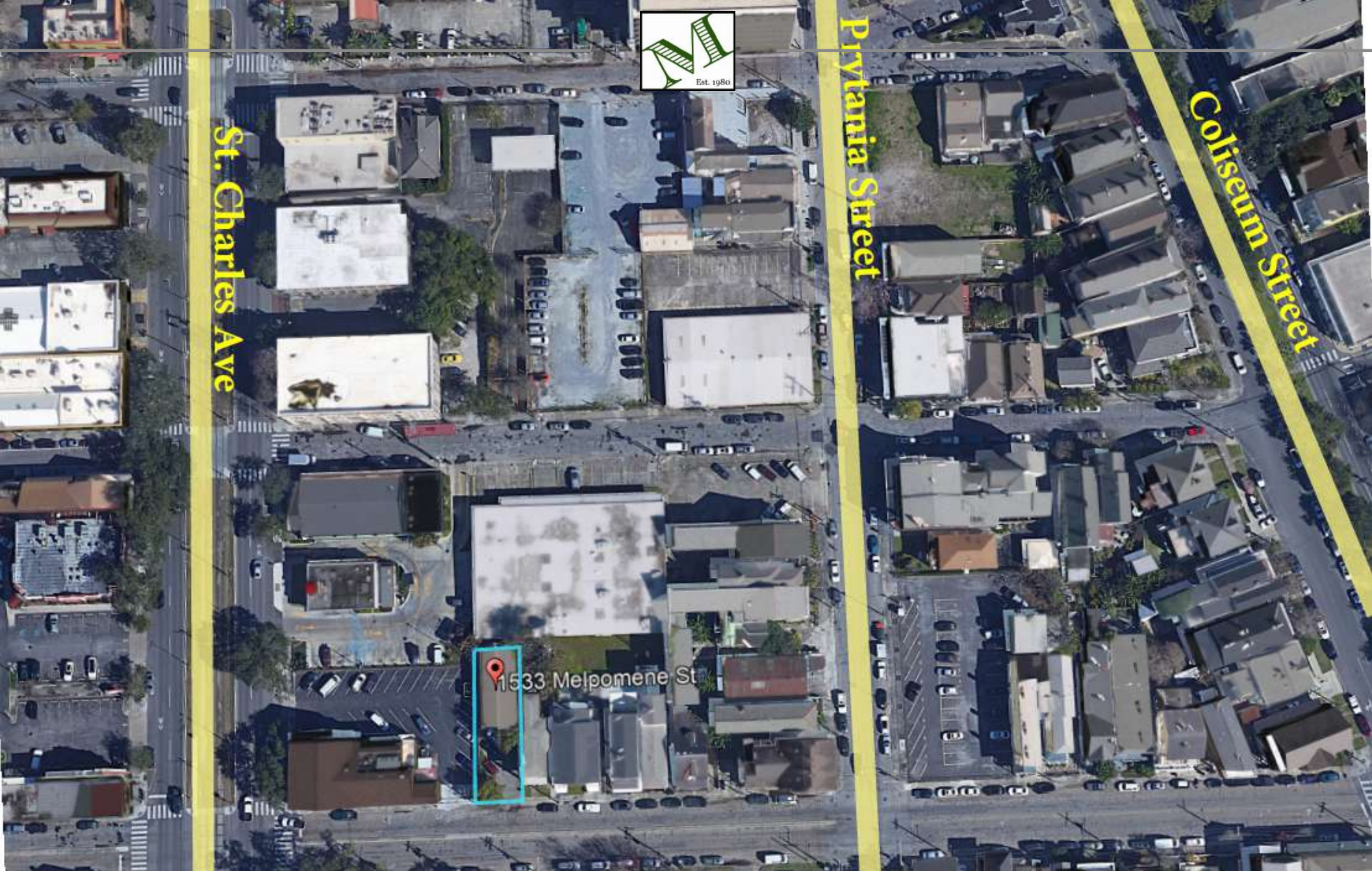
Neighborhood: Lower Garden District / Coliseum Square
Status: Ongoing strong gentrification
Parish: Orleans
Population Status: Growing

1533 Melpomene is strategically positioned one lot off of St. Charles Avenue, and immediately proximate to the Coliseum Square neighborhood and also the Prytania Street corridor. Recent trending in the marketplace has seen significant renovation and new development with both residential and commercial space absorbing at rapid rates. One of the most significant new developments in the area is 1581 Magazine Street, which is depicted on the right. This is a \$10,000,000 plus development that offers a total of 36 residences with ground floor retail and on-site parking.



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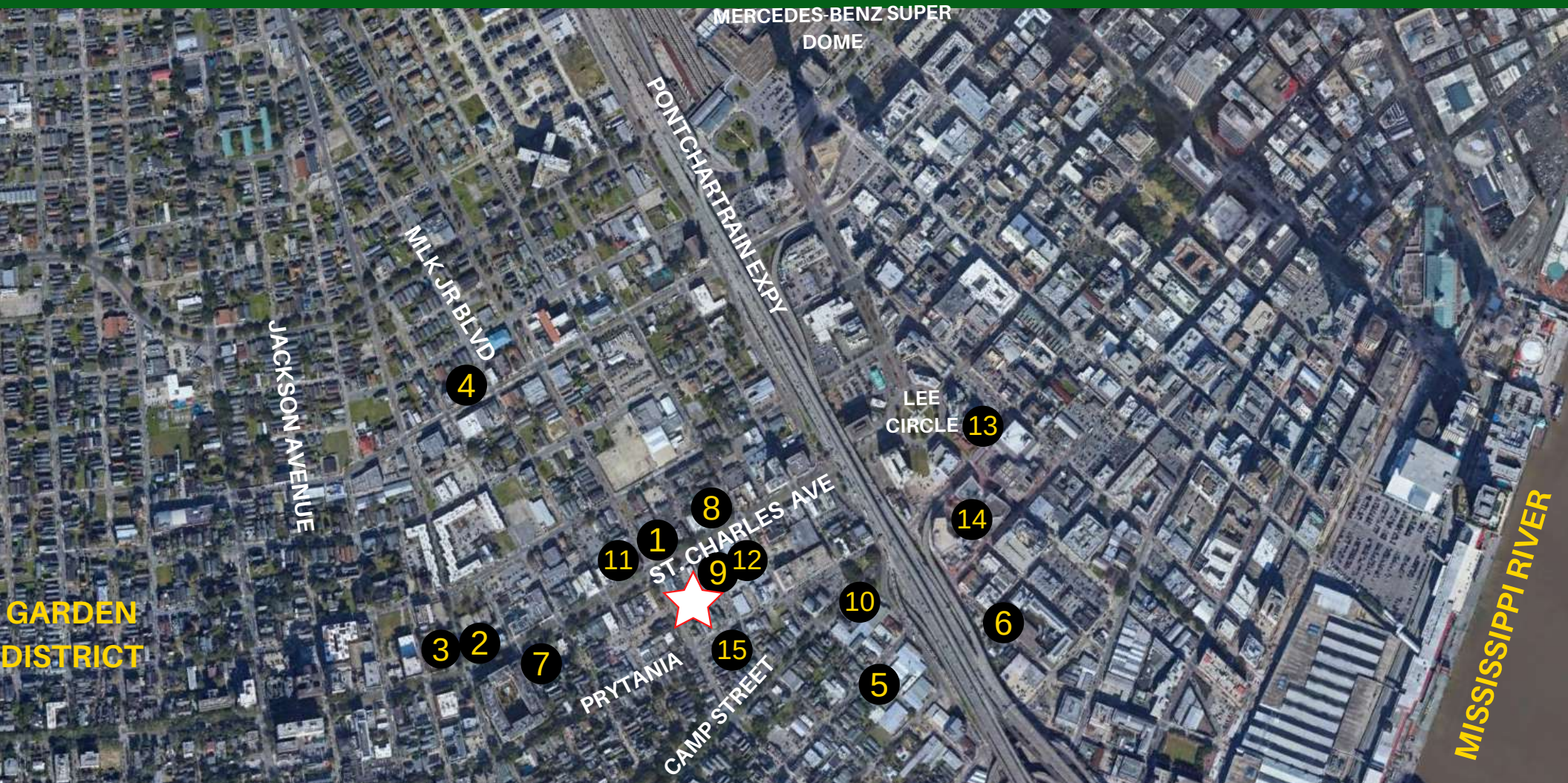
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POINTS OF INTEREST MAP



- | | | | | |
|----------------|------------------|-------------------|-----------------------|-------------------|
| 1 OFFICE DEPOT | 4 CAFE RECONCILE | 7 AVENUE PUB | 10 COURTYARD BREWERY | 13 OGDEN MUSEUM |
| 2 HOUSTON'S | 5 FRENCH TRUCK | 8 MR ED'S SEAFOOD | 11 VODOO BBQ | 14 WWII MUSEUM |
| 3 WALGREENS | 6 THE RUSTY NAIL | 9 RAISING CANES | 12 EMERIL'S DELMONICO | 15 THE GREEN FORK |

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