



734 NASHVILLE AVENUE | FOR LEASE



OFFICE WITH PARKING
THE McENERY COMPANY
www.mceneryco.com
FOR LEASE Pat Browne III
504.274.2701

THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Address: 734 Nashville Ave., New Orleans, Louisiana 70115

Price: \$5,500 per month NNN

Gross Building Area: +/- 2,420 SF

Site Size: 3,600 SF (per assessor records)

General Comments: 734 Nashville is a 2,420 square foot commercially zoned building located near the corner of Nashville Avenue & Magazine Street in the heart of Uptown New Orleans. The space is divided into a beautiful 1,329 SF main area on the first floor that features great natural lighting plus an additional 514 SF loft space with high ceilings. There is also a separate entrance to a 577 square foot former apartment that can be utilized as additional support space. This versatile layout would suit a number of uses such as retail, office or live/work. The site has great visibility and includes three off-street parking spaces with the potential for additional rear parking once construction on the adjacent site is completed. This rare amenity makes the property stand out from the competition!

Zoning: HU-B1 (Historic Urban Neighborhood Business District)



PAT BROWNE III

D: 504.274.2667

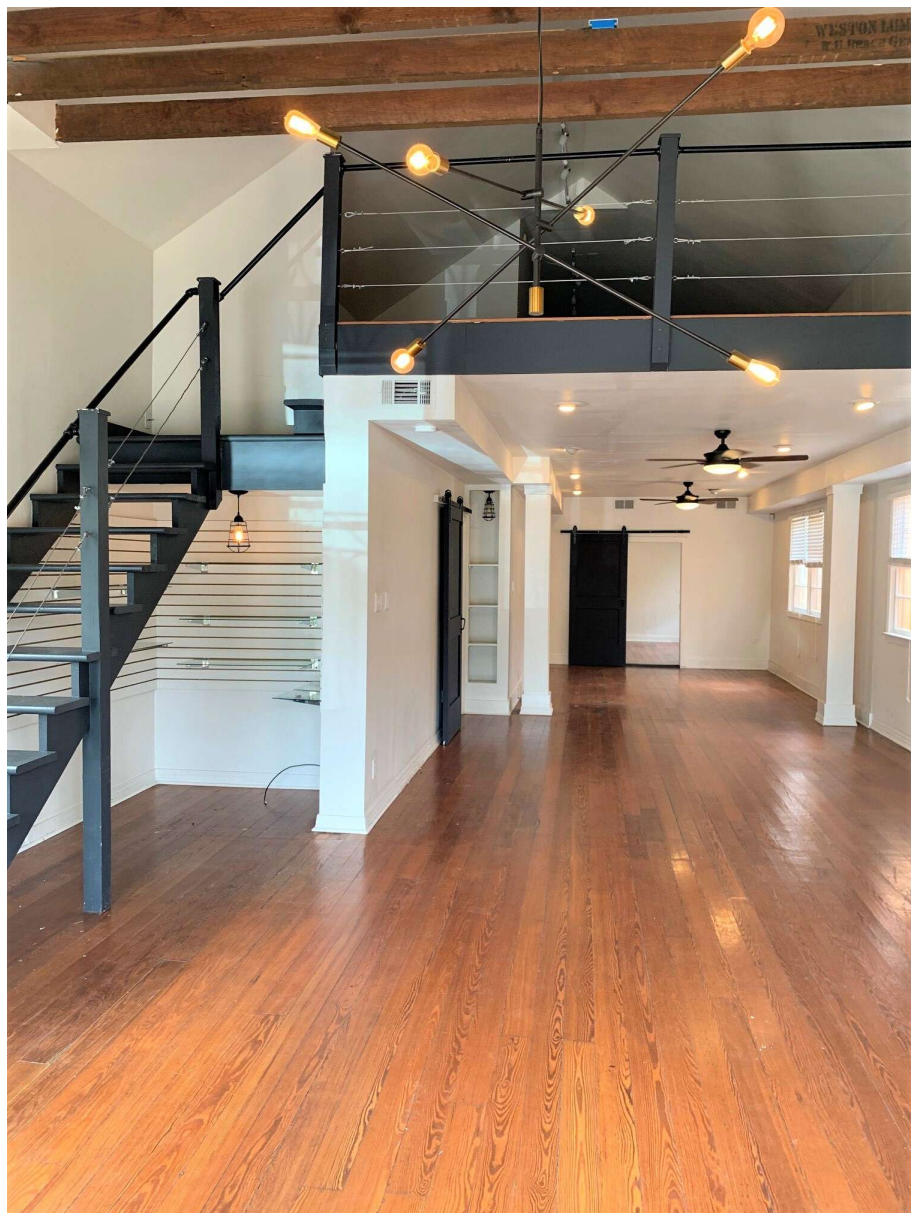
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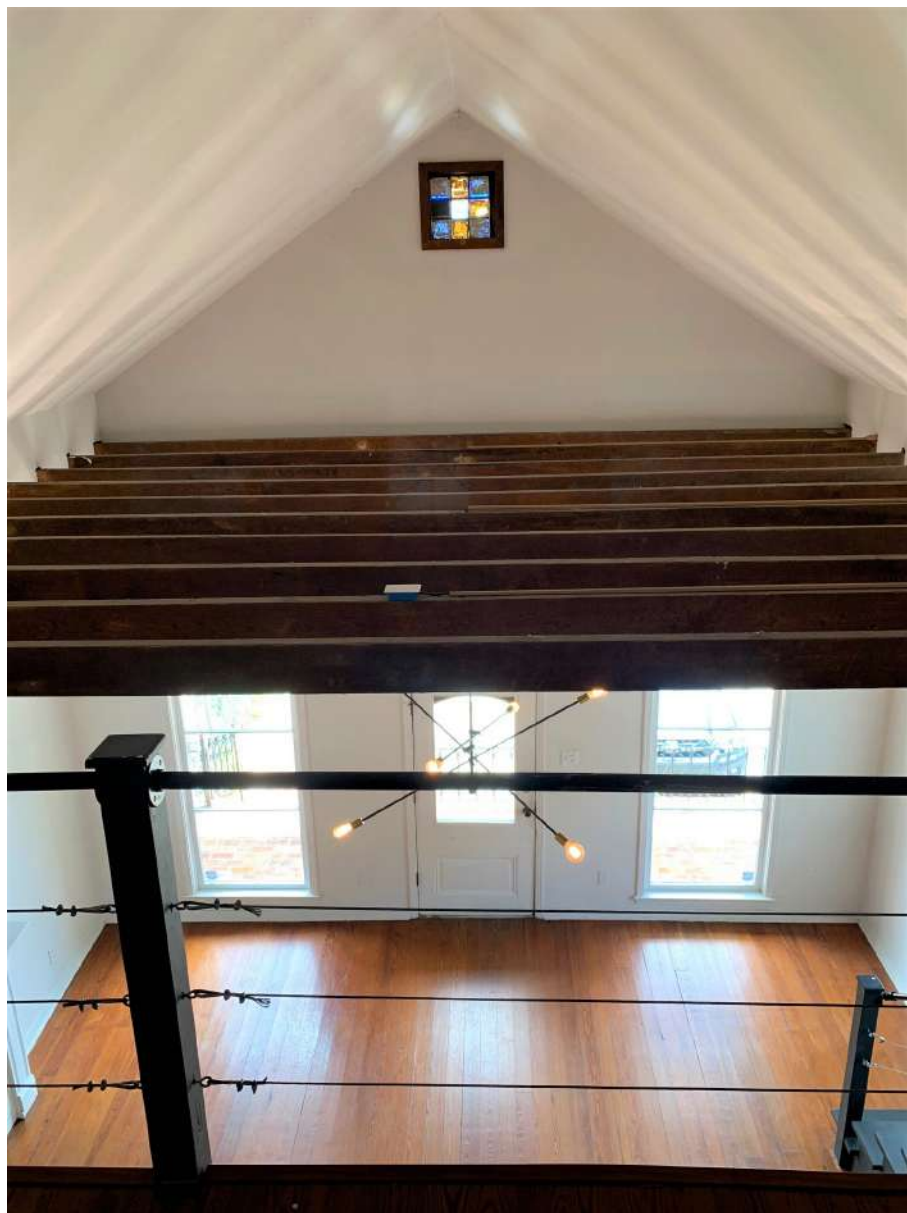
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POINTS OF INTEREST MAP



- | | | | | |
|--------------------|-----------------------|--------------------|---------------------------|------------------|
| 1 WHOLE FOODS | 4 CHILDREN'S HOSPITAL | 7 KENDRA SCOTT | 10 WALGREENS | 13 CLANCY'S |
| 2 WINN DIXIE | 5 REGINELLI'S | 8 SABA | 11 STARBUCKS | 14 AVO |
| 3 RIVERSIDE MARKET | 6 PERLIS | 9 CC'S COFFEEHOUSE | 12 JUAN'S FLYING BURRITTO | 15 GUY'S PO'BOYS |

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