



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: \$4,300 per month NNN

Gross Building Area: +/- 1,843 SF

Site Size: 3,610 SF

General Comments: 734 Nashville is a 1,843 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. This versatile layout would suit a number of uses such as retail or office. The site has great visibility and includes off-street parking in front 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)

For further listing details, or to schedule a showing, please contact Pat Browne III (504.250.3059)



PAT BROWNE III

D: 504.274.2667

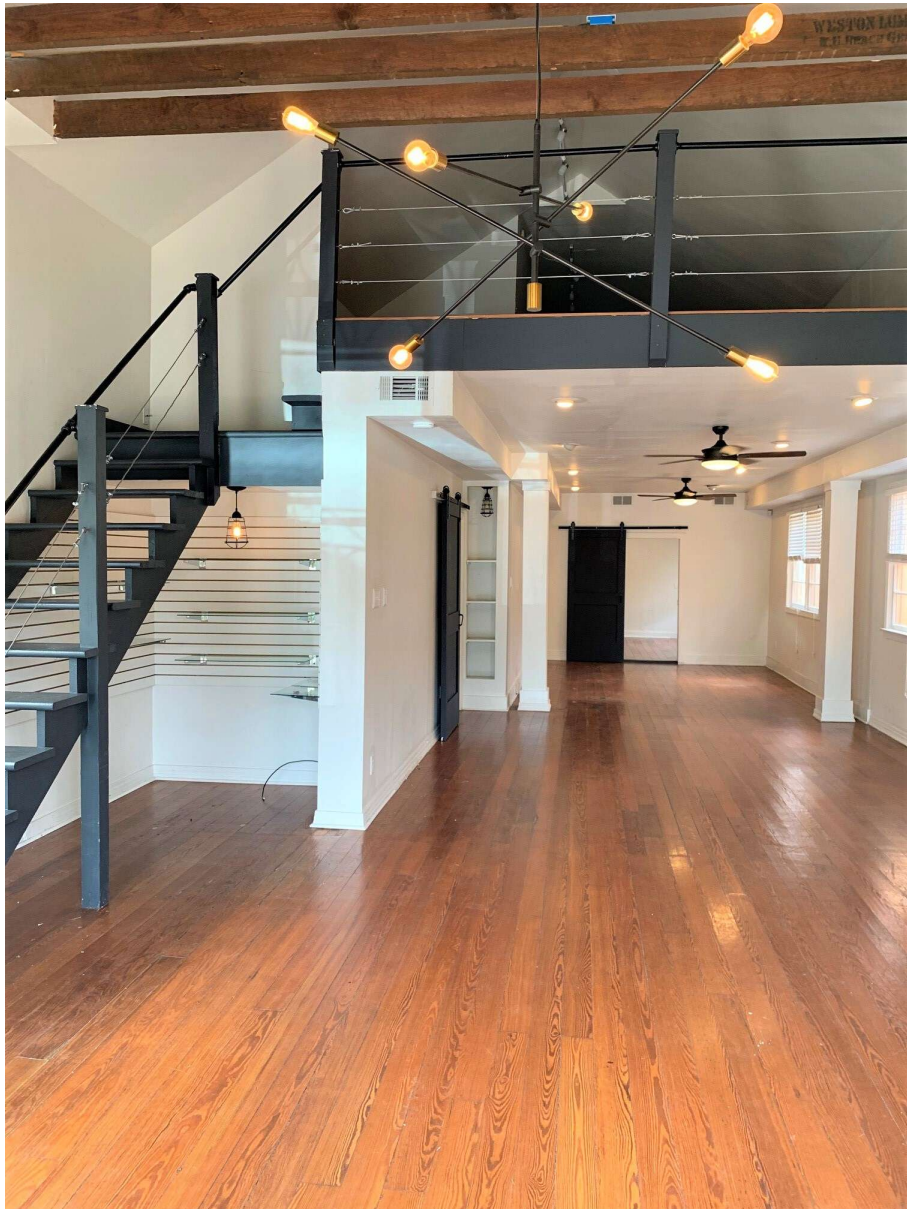
C: 504.250.3059

EMAIL: PAT@MCENERYCO.COM



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



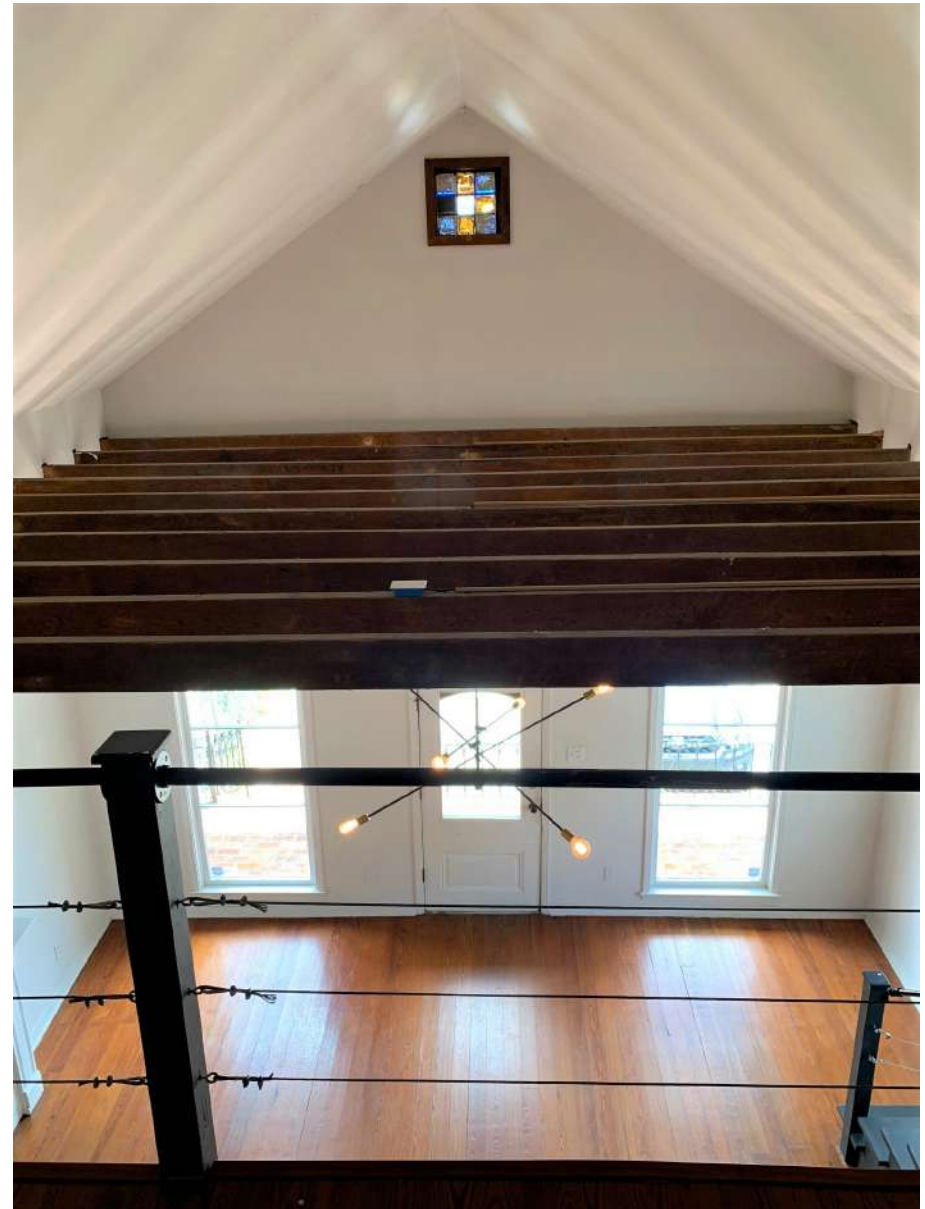
THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

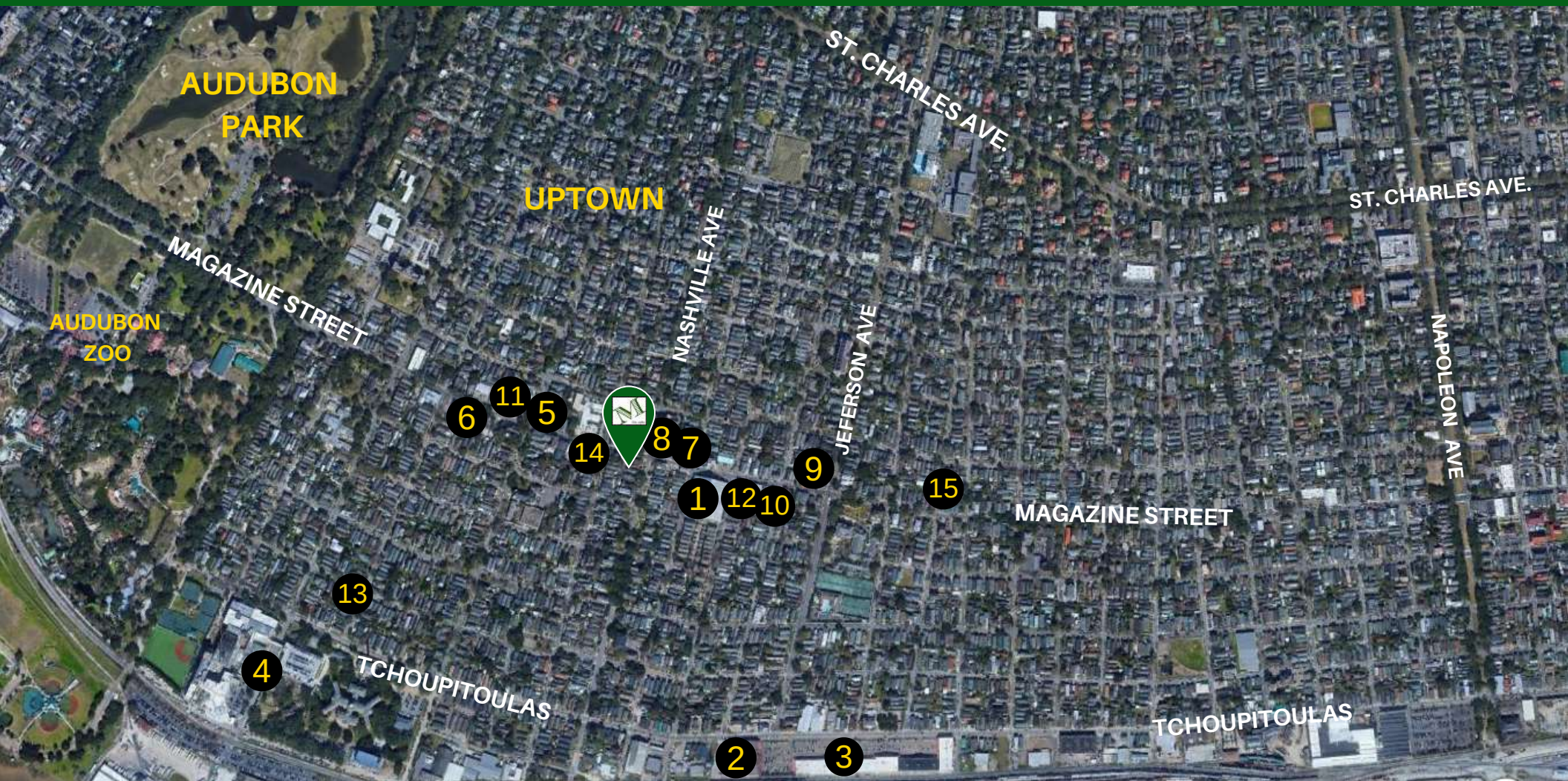
810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



THE
MCENERY
COMPANY

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

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 |

THE
MCENERY
COMPANY

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