

OFFERING MEMORANDUM

FLEXIBLE BUILD TO SUIT OPPORTUNITY 4201 TULANE AVENUE . NEW ORLEANS . LA . 70119

CONVENIENCE MEETS FLEXIBILITY

4201 TULANE AVENUE NEW ORLEANS, LA 70119

LISTING AGENT



Gordon McLeod C: 504.717.3648 D: 504.274.2711 gordon@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR NEW ORLEANS, LA 70112

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.

OFFERING SUMMARY-



Address: 4201 Tulane Avenue, New Orleans, LA 70119

Gross Building Area (GBA): 36,104 SF

- First Level: 19,152 SF
- Second Level: 16,952 SF

Parking: 38 off street surface level spaces

Zoning: MU-1 Medium Intensity Mixed-Use District

Purchase Price: Contact listing agent for price guidance.

Lease Terms: To be negotiated.

General Comments: 4201 Tulane Avenue offers an extremely flexible 36,104 SF build to suit opportunity with abundant dedicated parking and highly visible, convenient location. Situated at the nexus of the New Orleans and Metairie, 300,000 vehicles pass this site daily, creating an exceedingly rare opportunity for signage, within a 5-10 minute drive time from most locations in Orleans and Jefferson Parishes and maximum 15 minute drive-time from anywhere in the New Orleans MSA. The building's flexible configuration present an ideal option for retail and office applications. A virtual tour is available here: Link.

Amenities for this impressive property include entitlement for thirty-eight (38) dedicated off-street parking spaces adjacent to the building, as well as options for interior parking spaces on the first level. The build out is eligible for tax incentives of up to forty-five 45% for qualified costs, as well as Opportunity Zone tax treatment for both the real estate and any business that locates here, representing a significantly reduced activation price-point for a tailor-made space for your business.

ZONING OVERVIEW

Permissive MU-1 zoning allows for a variety of uses including:

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- Office
- Retail
- Multi-family
- Hotel
- Indoor Amusement Facility
- Grocery Store

- Reception Facility
- Restaurant (all types)
- Catering Kitchen
- Brewery/Distillery
- Mini-Warehouse
- Health Club

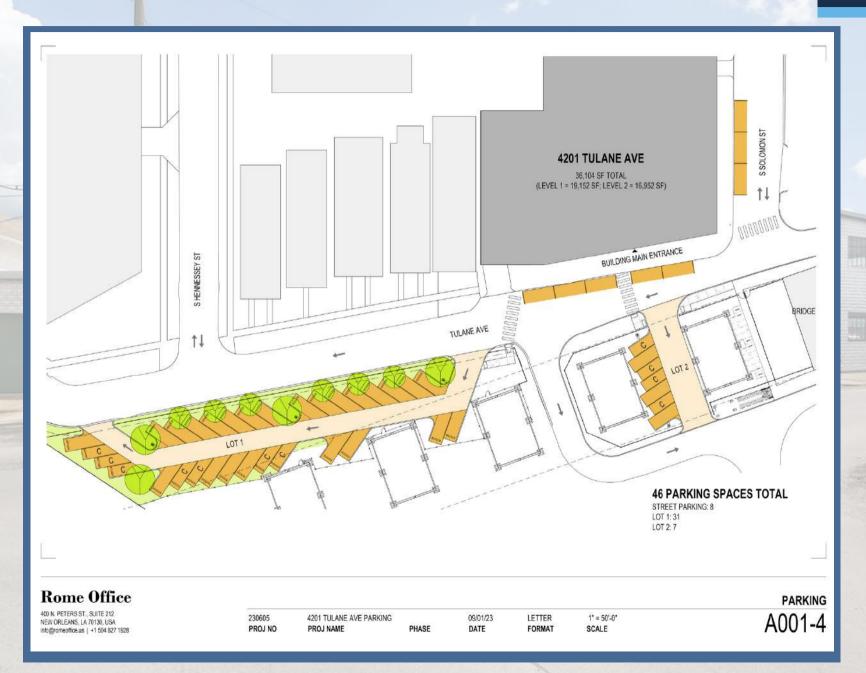
<u>MU-1 Zoning Table</u>

CAPITAL IMPROVEMENTS

- Exterior restored to original, 1920s appearance
- New TPO roofing with repaired roof deck and insulation
- New insulated roof hatch
- New gutters and downspouts
- Refurbished steel windows with new glass. Glass is treated with solar heat reducing layer.
- New clerestory windows with new glass. Glass is treated with solar heat reducing layer
- New impact-rated aluminum storefronts
- New hollow metal doors and hardware
- New overhead doors and motors on Tulane and Solomon (door on Solomon is insulated)
- Repaired/ replaced structural framing. Damaged 2nd floor boards have been replaced.
- Original wood framing has been cleaned with compressed air
- New sprinkler system
- Exterior wall system includes insulation, waterproofing, and sheathing.
- Exterior pressed metal panels and wood windows/ doors are painted to match 1920s appearance.
- Walls on property lines are fire rated
- Re-graded rear yard
- Termite treatment

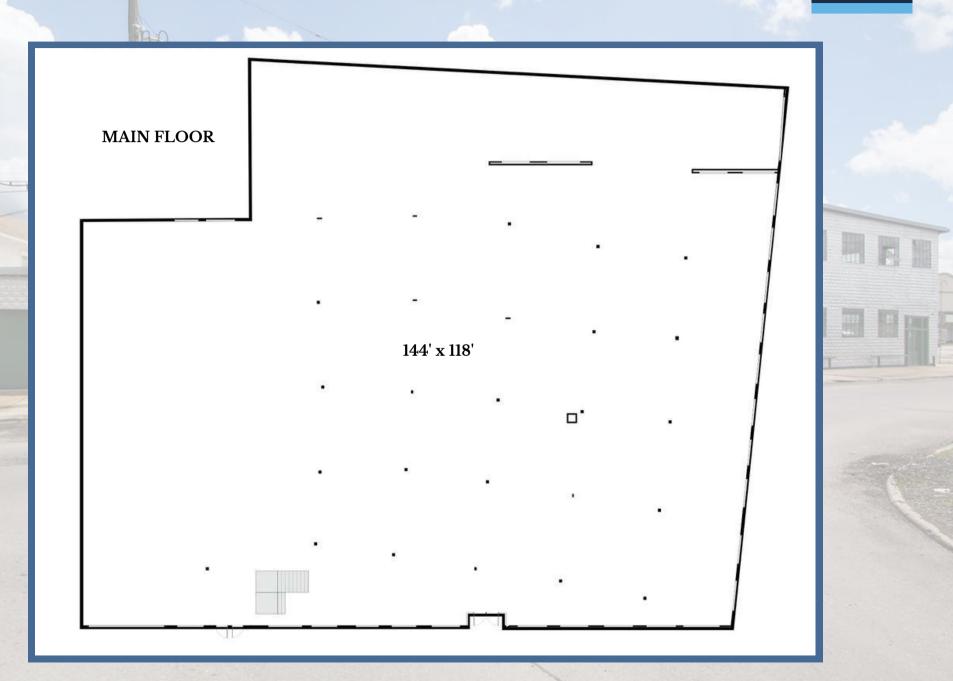
PARKING LAYOUT -





FLOORPLANS -

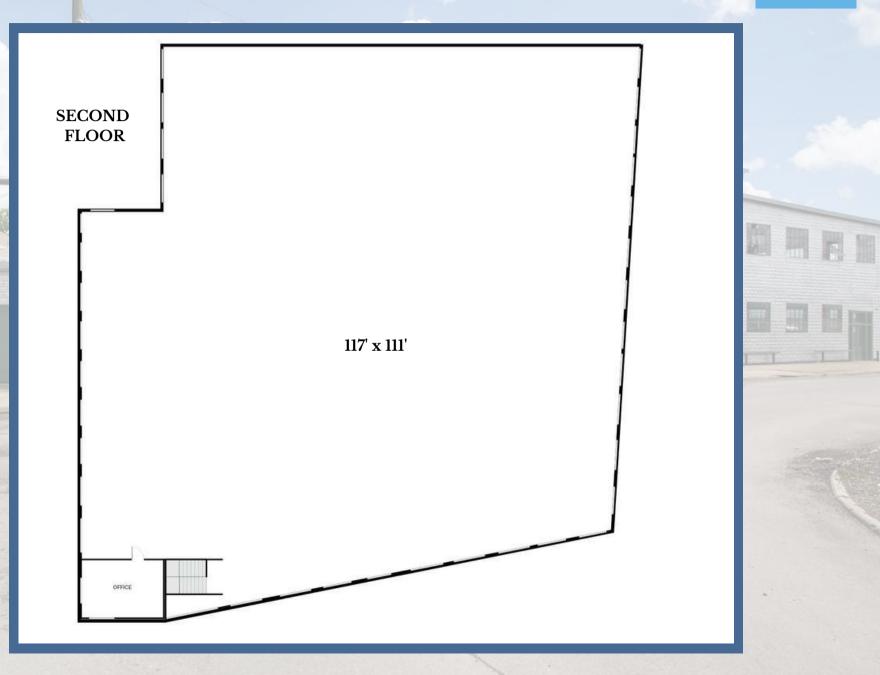




FLOORPLANS -

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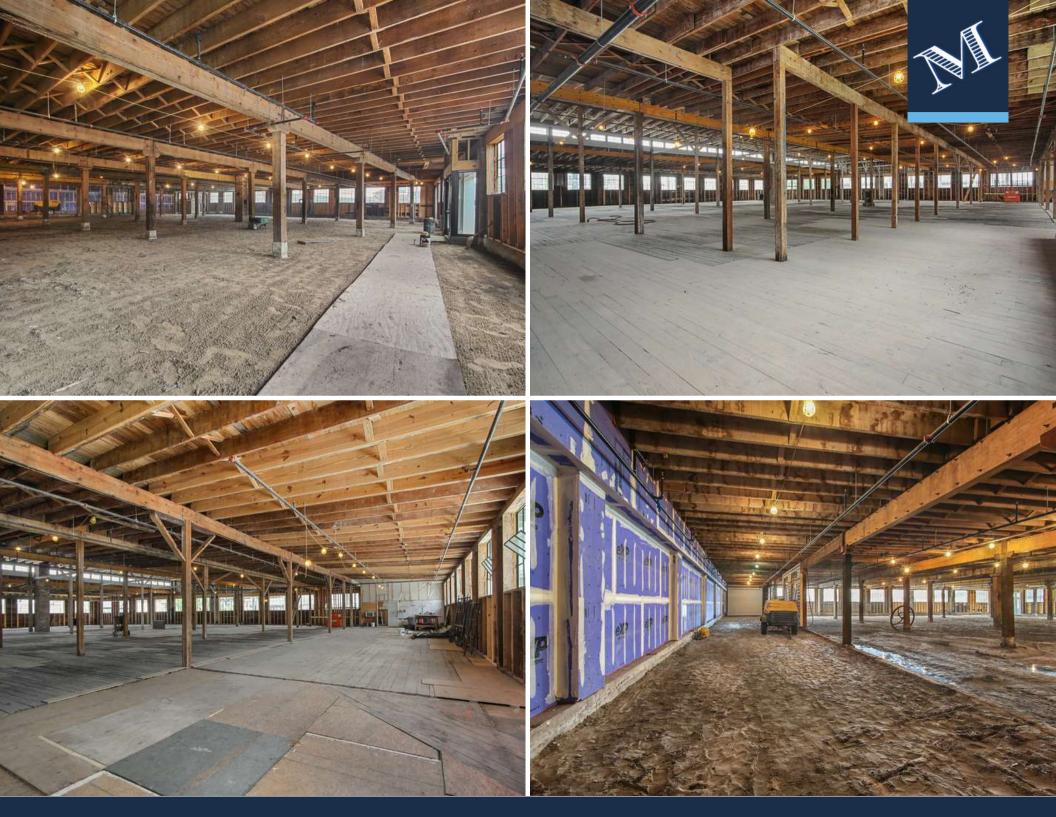
SITE PHOTOS











PROPOSED RENDERINGS



The included renderings were created by Rome Office

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PROPERTY OUTLINE

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S. SOLOMON ST.

*Outline to be used for reference only and not in place of official survey or plans

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DAILY TRAFFIC COUNTS -

TOTAL OF 298,262 VEHICLES PER DAY ALONG MAIN THOROUGHFAIRS

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(58,655 VPD)

S. CARROLLTON AVE.

(30,126 VPD)

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(170 314

/PD

TERSIATE TO

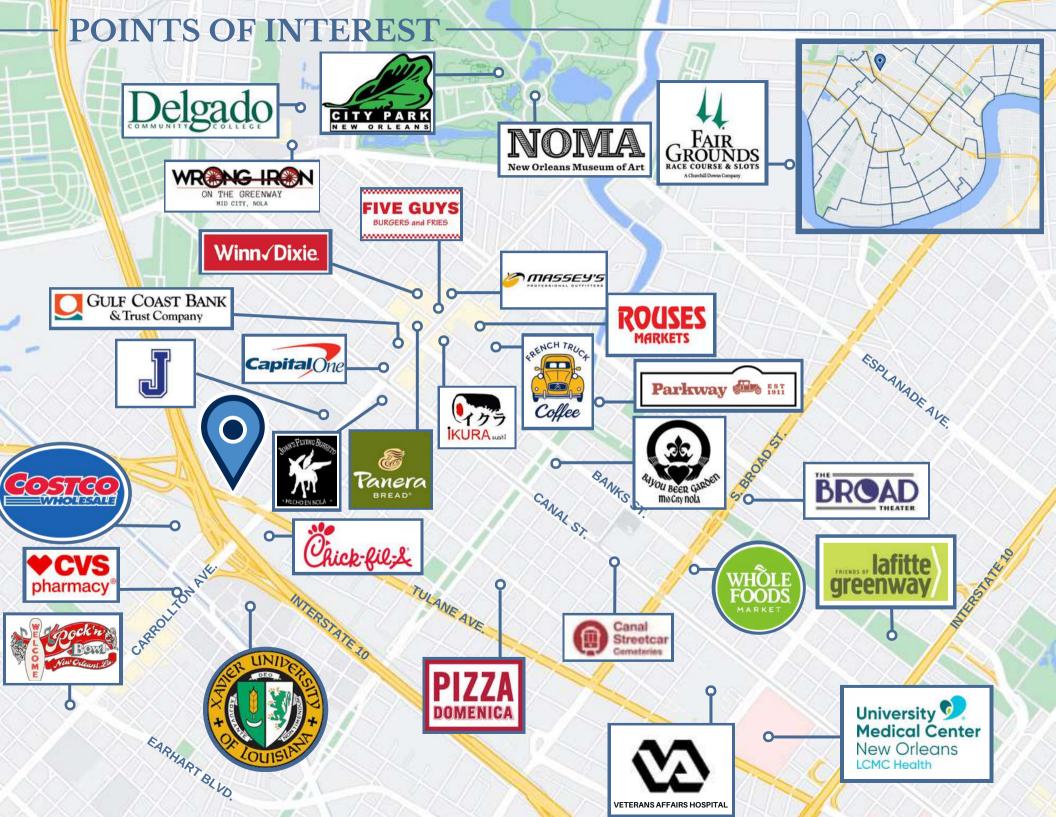
(39,167 VPD)

CIRINE FINTS

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Outline to be used for reference only and not in place of official survey or plans



SURVEY OVERLAY

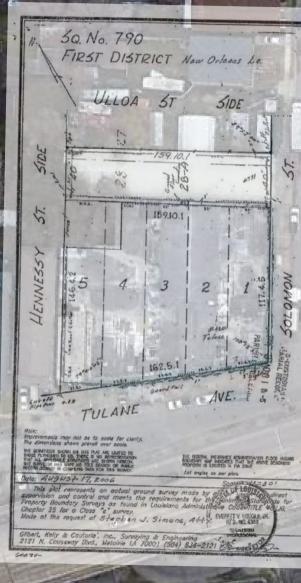
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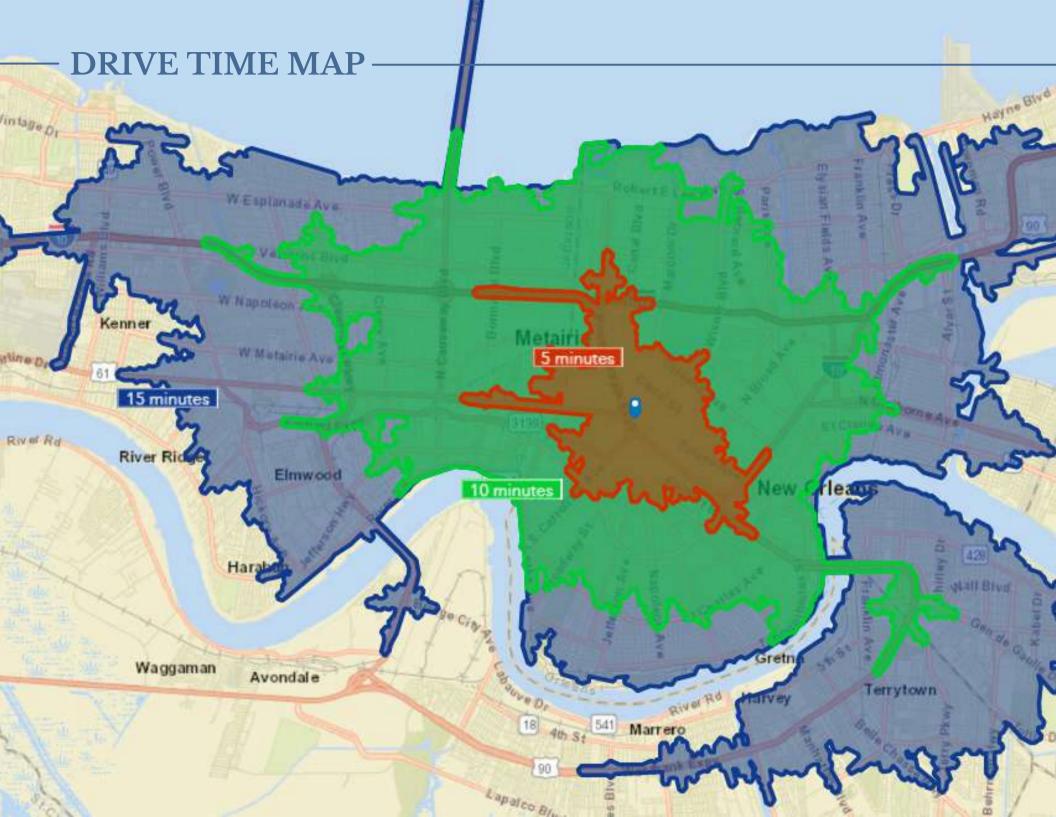
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EXCLUSIVELY LISTED BY

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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.

- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s)

(Insert name(s) of licensee(s) undertaking dual representation) and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as

(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Buyer or Lessee	Seller or Lessor
Date	Date
Buyer or Lessee	Seller or Lessor
Date	Date
Licensee	Licensee
Date	Date

DDA 1/98

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Buyer/Lessee:

AgencyForm Rev. 10/10

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- · No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- · To treat all clients honestly.
- To provide factual information about the property.
- · To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial gualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- · To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- · The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- · The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Seller/Lessor:

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Ву:	Ву:	
Title:	Title:	
Date:	Date:	
Licensee:	Licensee:	
Date:	Date:	



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