



LOWER GARDEN DISTRICT



OFFERING MEMORANDUM

# RETAIL / FLEX SPACE FOR LEASE

1526 MAGAZINE STREET . NEW ORLEANS . LA . 70130

# RETAIL / FLEX SPACE FOR LEASE

1526 MAGAZINE STREET  
NEW ORLEANS, LA 70130

LISTING AGENT:

Troy Hagstette

C: 504.251.5719

Troy@mceneryco.com

THE MCENERY COMPANY

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

504-274-2701 | MCENERYCO.COM



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.



# RETAIL / FLEX SPACE FOR LEASE

1526 MAGAZINE STREET, NEW ORLEANS, LA 70130

Approximately 2,278 SF of retail, office, and warehouse space is available for lease on Magazine Street in the Lower Garden District. The offering includes approximately 760 SF of finished retail space, currently used as a chiropractic clinic, and approximately 1,518 SF of warehouse space with access through a roll-up door fronting Magazine Street. A rear yard is also included.

The combination of storefront space and warehouse area offers flexibility for a variety of retail, office, and food and beverage uses, subject to zoning and required approvals. The space is available now at \$4,500 per month on a Modified Gross basis. Please contact the listing agent for additional details.

|                 |                                |
|-----------------|--------------------------------|
| LEASE RATE      | \$4,500 / MO<br>MODIFIED GROSS |
| AVAILABLE SPACE | +/- 2,278 SF                   |
| ZONING          | HU-B1                          |

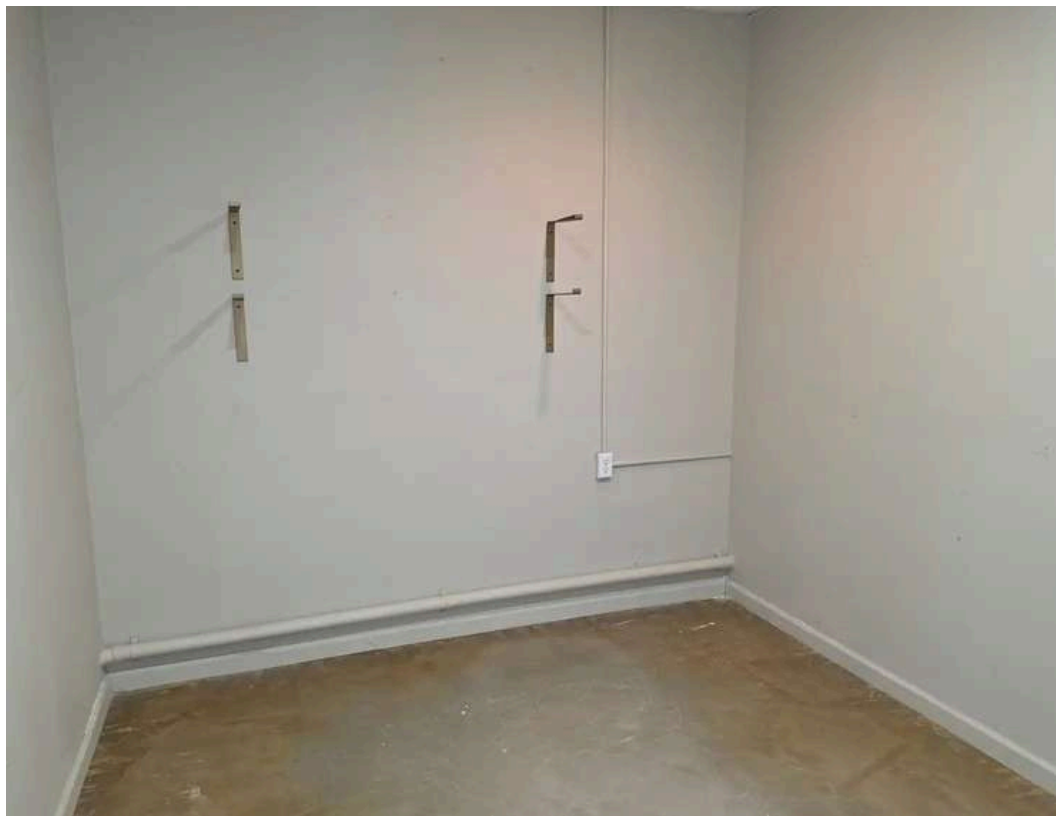
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS







# SURVEY

Subdivision of Lots 7 & 8A,  
145, into Lot 7-A,  
1st District,  
Eans Parish, LA.

Constance St. (side)

We certify that this plat represents  
an actual ground survey made by us  
& conforms to the requirements for  
the Minimum Standards for Property  
Boundary Surveys as found in La.  
Administrative Code Title 46:XXI  
Chapter 25 for a Class "C" survey.

APPROVED BY CITY PLANNING COMMISSION  
By *[Signature]*  
Executive Director, City Planning Commission  
Subdivision Docket No. 1107  
Date: 1/30/04  
City Planning Commission Minutes of

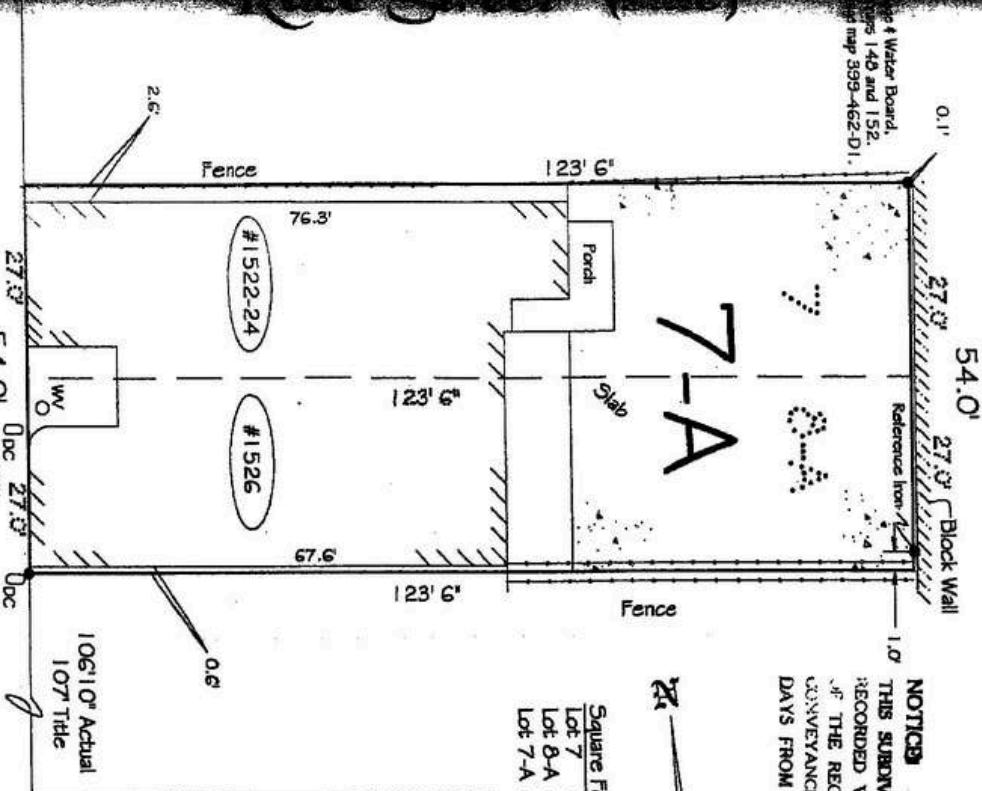
1107

**NOTICE**  
THIS SUBDIVISION MUST BE  
RECORDED WITH THE OFFICE  
OF THE REGISTRAR OF  
CONVEYANCES WITHIN 30  
DAYS FROM DATE OF APPROVAL.

Square Footage  
Lot 7 - 3334.59 sq. ft.  
Lot 8A - 3334.59 sq. ft.  
Lot 7A - 6669.09 sq. ft.

Orange Street

ANY SEWER OR WATER HOUSE CONNECTION  
NOT EXISTING SHALL BE THE RESPONSIBILITY  
OF THE PROPERTY OWNER



electric OWM DMH PF OWM  
10' drainage DMH  
21' sewage  
20' water DMH  
10' drainage DMH

Magazine Street

RESUBDIVISION  
Made at the request of

Jim McNamara

S.Z.S. CONSULTANTS, INC.  
9530 HAYNE BOULEVARD SUITE D  
NEW ORLEANS, LA. 70127  
PH: (504) 241-9444 FAX (504) 241-9446  
ENGINEERS - ENVIRONMENTALISTS - SURVEYORS

DRAWN: RIM  
SCALE: 1" = 20'  
DATE: 1/30/2004  
JOB NO. 3201RS



DC - drain cleanout  
DMH - drain manhole  
PF - power pole  
WV - water valve  
WM - water meter  
WMH - water manhole

Fences are shown for general  
information purposes only and  
do not necessarily reflect exact  
location or condition.



Michaels

ULTA  
BEAUTY

TJ-maxx

HOUSTON'S

Pontchartrain  
HOTEL • RESTAURANT • BOOZTOP BAR

HOTEL SAINT VINCENT

JACK ROSE

MOJO  
COFFEE HOUSE  
— Est. 2000 —  
"NOLA"

JOHN'S FIXING BURRITO  
"HECHO EN NOLA"

GRIS-GRIS  
NEW ORLEANS

St. Charles  
Streetcar

COMMANDER'S  
PALACE

STEIN'S  
Market & Deli

Urban  
South  
BREWERY

Walmart

The Tchoup  
Yard

MIEL  
BREWERY  
& TAPROOM

LASALLE ST.

WASHINGTON AVE.

JACKSON AVE.

SAINT CHARLES AVE.

TCHOUPITOULAS ST.

MAGAZINE ST.

MISSISSIPPI  
RIVER

Martin  
WINE & SPIRITS

MARSH  
HOTEL

Columns

THE  
FRESH  
MARKET

FRENCH TRUCK  
Coffee

Turkey  
AND THE WOLF

THE RUM HOUSE  
CARIBBEAN TAPACERIA

Superior  
GRILL  
FABULOUS MEXICAN DINING

Touro  
LCMC Health

Mahony's  
PO-BOY SHOP

free people

SUPERIOR  
SEAFOOD  
NEW ORLEANS

Lucy  
Boone  
ICE CREAM

THE CHLOE  
NO. LA

ZEE'S  
PIZZERIA

SHAYA

S. CLAIBORNE AVE.

LOUISIANA AVE.

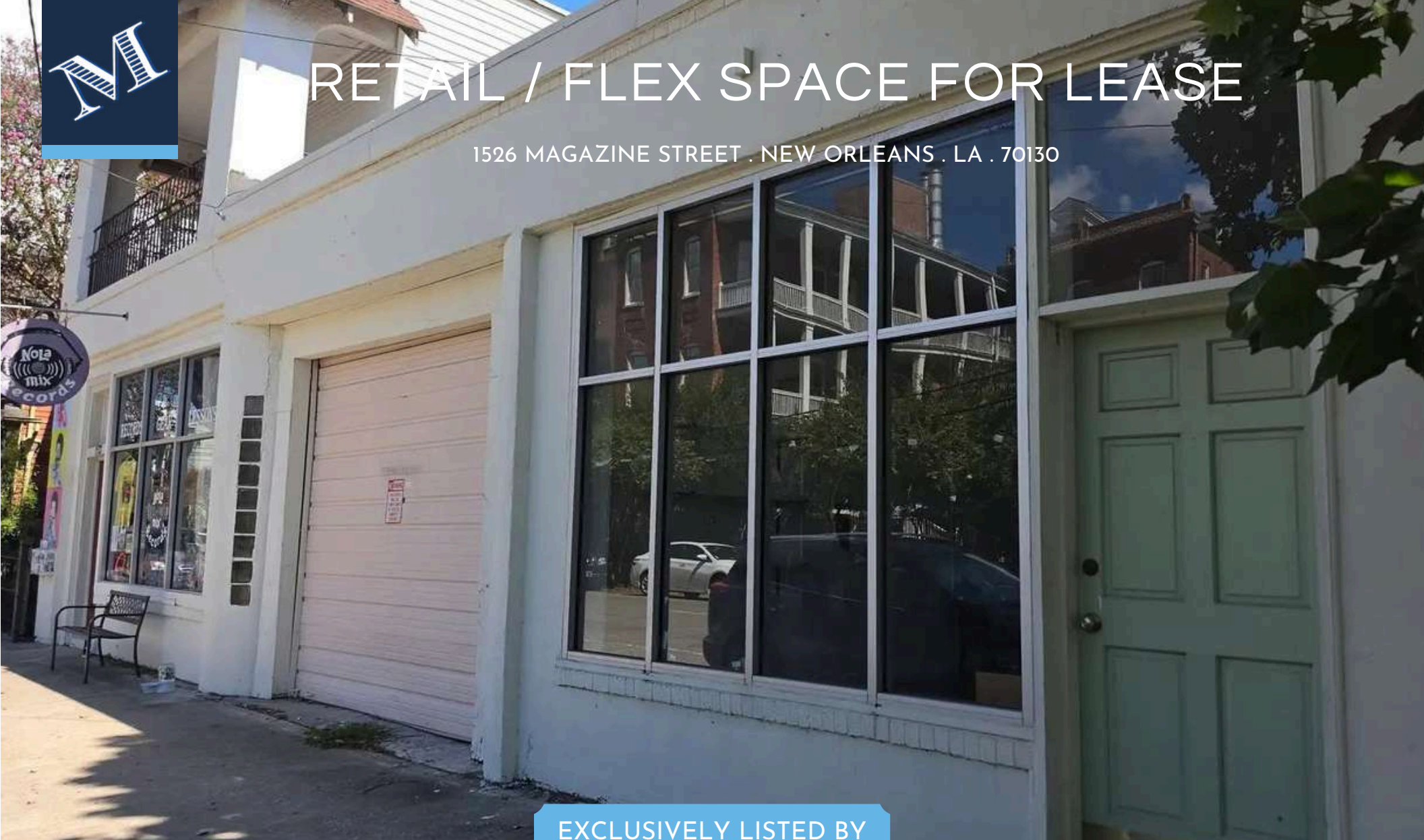
PONTCHATRAIN EXPY.

NAPOLEON AVE.



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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.

|                          |                           |
|--------------------------|---------------------------|
| _____<br>Buyer or Lessee | _____<br>Seller or Lessor |
| _____<br>Date            | _____<br>Date             |
| _____<br>Buyer or Lessee | _____<br>Seller or Lessor |
| _____<br>Date            | _____<br>Date             |
| _____<br>Licensee        | _____<br>Licensee         |
| _____<br>Date            | _____<br>Date             |

## 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 qualifications 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.

|                 |                 |
|-----------------|-----------------|
| Buyer/Lessee:   | Seller/Lessor:  |
| _____           | _____           |
| By: _____       | By: _____       |
| Title: _____    | Title: _____    |
| Date: _____     | Date: _____     |
| Licensee: _____ | Licensee: _____ |
| Date: _____     | Date: _____     |

