



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 MODIFIED GROSS
AVAILABLE SPACE	+/- 2,278 SF
ZONING	HU-B1

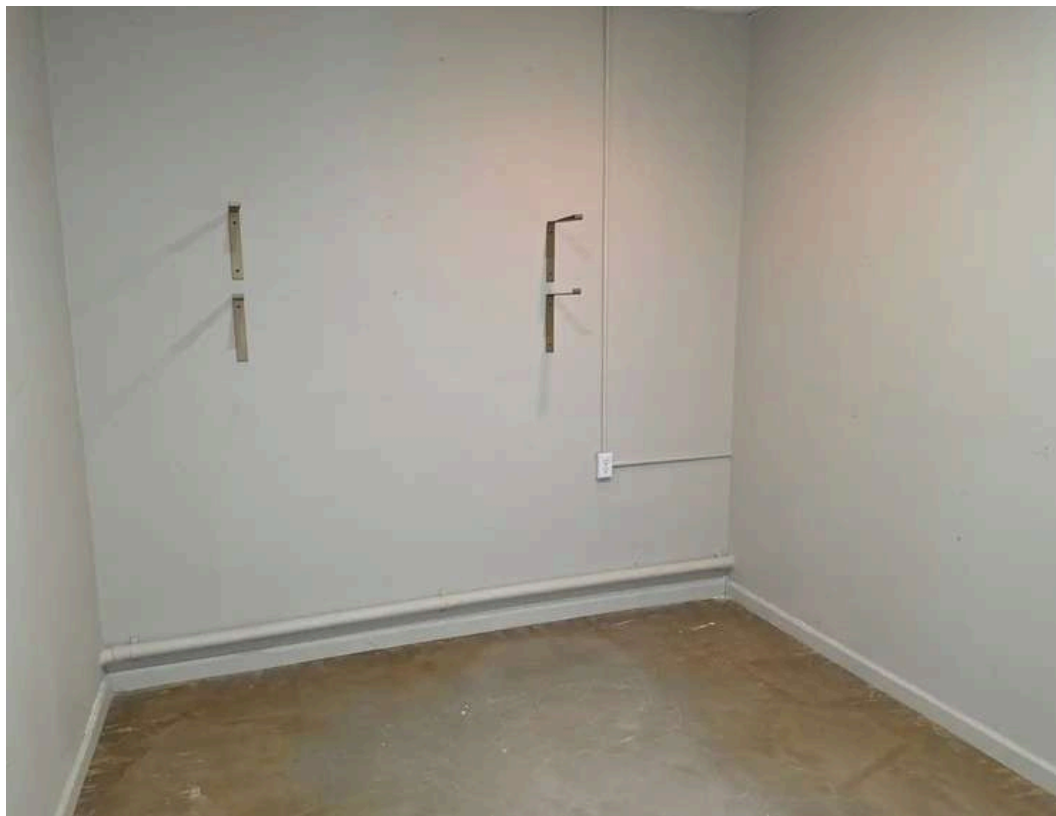
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





SURVEY

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

Constance St. (side)

APPROVED BY CITY PLANNING COMMISSION
By [Signature]
Executive Director, City Planning Commission
Subdivision Docket No. 140
Date 1/30/04
City Planning Commission Minutes of

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:IXI
Chapter 25 for a Class "C" survey.

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.

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

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

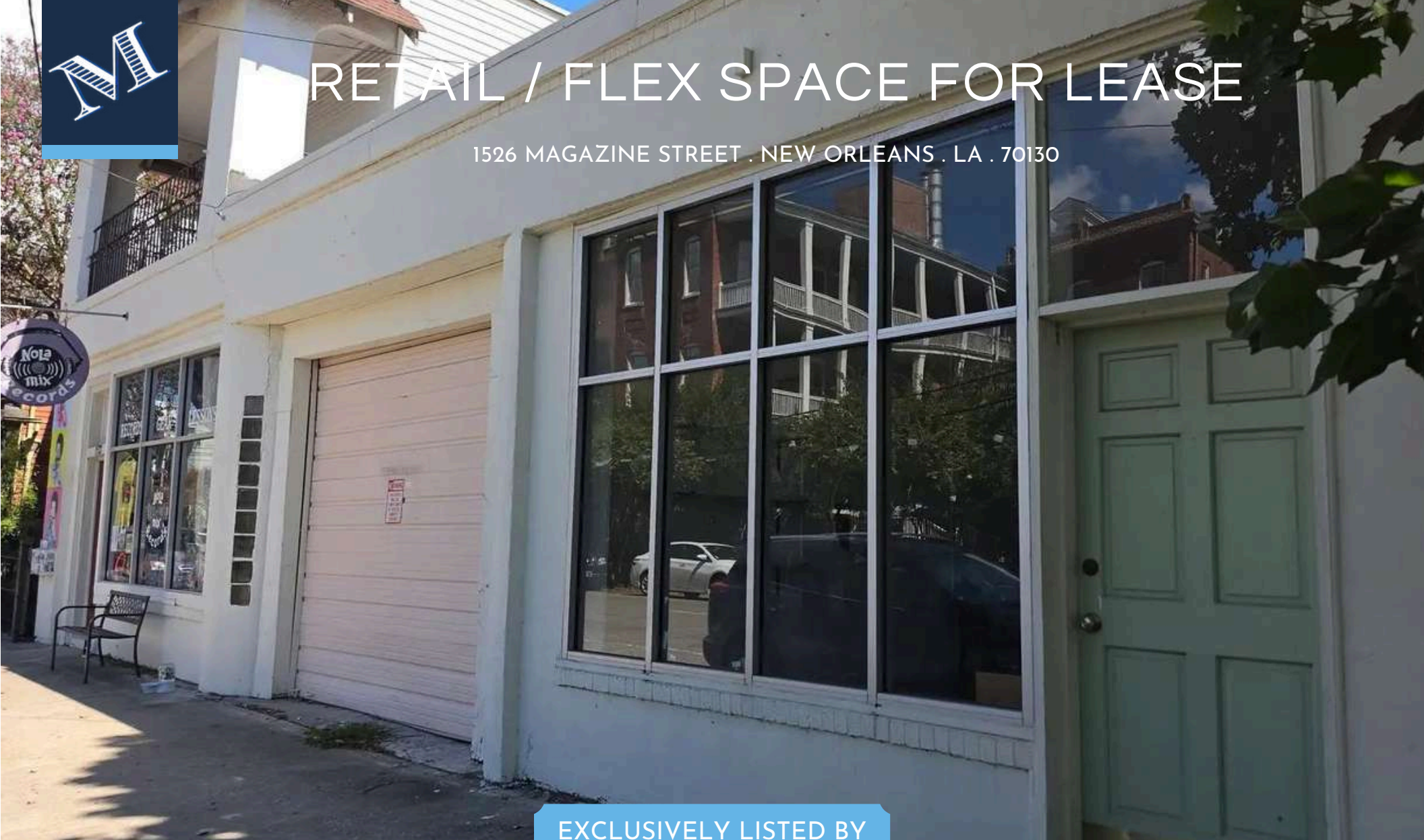
DRAWN: RIM
SCALE: 1" = 20'
DATE: 1/30/2004
JOB NO. 3201RS





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EXCLUSIVELY LISTED BY

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