

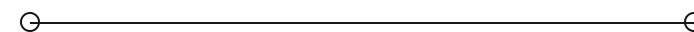


**LEASE**

**4826 Magazine St.**

**4826 MAGAZINE ST**

New Orleans, LA 70115



**PRESENTED BY:**

**HAYDEN DAVIS**

O: 504.264.6145 x117

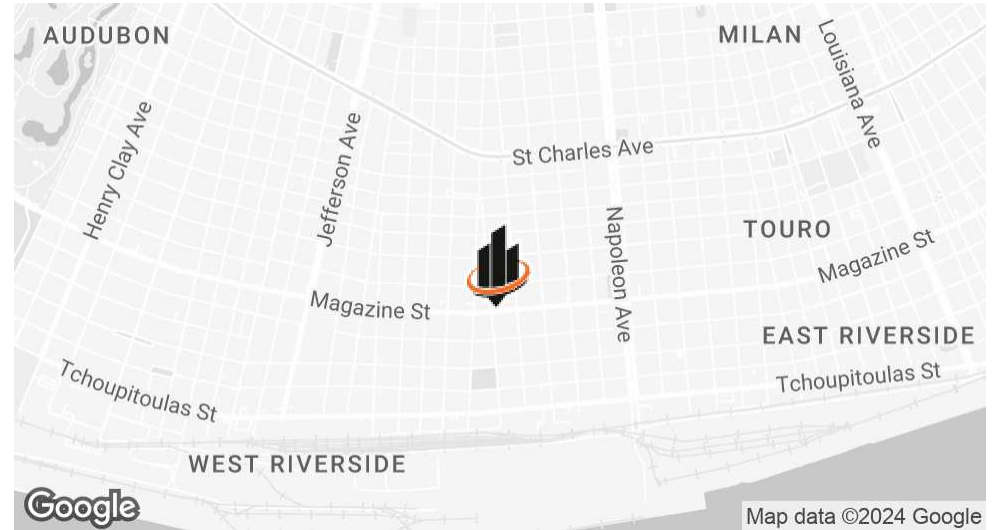
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## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled between popular destinations like La Boulangerie, Pure Barre, Pizza Domenica, & Tyler and Tate, this location offers prime foot traffic and visibility in a vibrant community full of local shops, restaurants, and office spaces.

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	1,652 SF
<b>LOT SIZE:</b>	6,282 SF

### PROPERTY DESCRIPTION

4826 Magazine Street offers 1,652 square feet of charming office or retail space on one of the most desirable stretches of Magazine St. The space features hardwood floors throughout and abundant natural light, streaming through the large front window, which overlooks a picturesque front porch. There are two larger rooms up front, which are perfect for client-facing areas or display space. Further down the main hallway, there are two spacious restrooms, a functional kitchen, and three additional rooms, which vary in size.

The property also includes an expansive side porch with an ADA-compliant entrance, a storage shed in the back, and gated off-street parking for 4-6 vehicles —a rare find on Magazine Street.

Previously home to boutiques and professional offices, this versatile layout is well-suited and move-in ready for a variety of different types of users.

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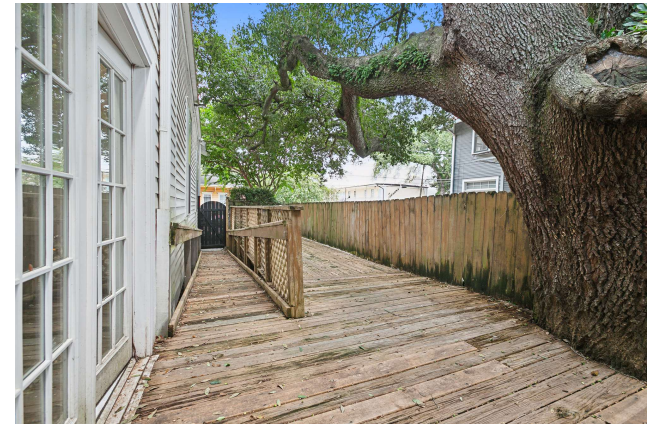
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## ADDITIONAL PHOTOS



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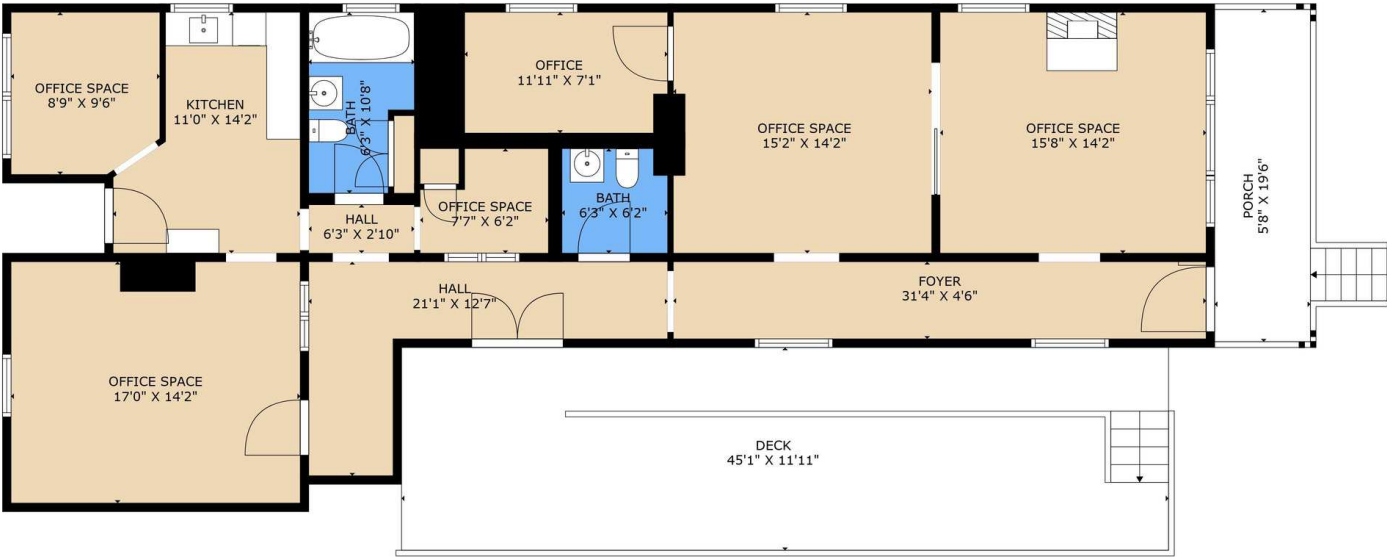
# LOCATION MAP



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# FLOOR PLANS



Sizes And Dimensions Are Approximate, Actual May Vary

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