

643 Magazine Street, Suite 100 (Corner of Girod Street)  
New Orleans, LA 70130

**AVAILABLE FOR LEASE**

# THE IP OFFICE BUILDING

**TALBOT**  
REALTY GROUP



**BOBBY TALBOT, CCIM**

**(504) 525-9763**

**[btalbot@talbot-realty.com](mailto:btalbot@talbot-realty.com)**

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

[WWW.TALBOT-REALTY.COM](http://WWW.TALBOT-REALTY.COM)

ADDRESS: 643 Magazine Street, Suite 100  
New Orleans, LA 70130

AVAILABLE SPACE: 19,356 rentable square feet

RENTAL: \$18.50 per square foot, Full Service

COMMENTS: This beautiful 2-story suite is located in the IP Building, situated in the vibrant Warehouse District. The building offers the Espiritu Mezcaleria & Cocina restaurant, a gym, and multiple conference rooms as building amenities. Parking is available in a 292 car parking garage located across the street at above market parking ratios.

**The landlord will demise the space and deliver office suites starting at 2,815 rentable square feet. Please review the attached demising space plans.**

This suite has a 1st floor building exterior entrance on Girod Street, internal stairwells, and exterior building signage. **The suite will be available May 1, 2024.**

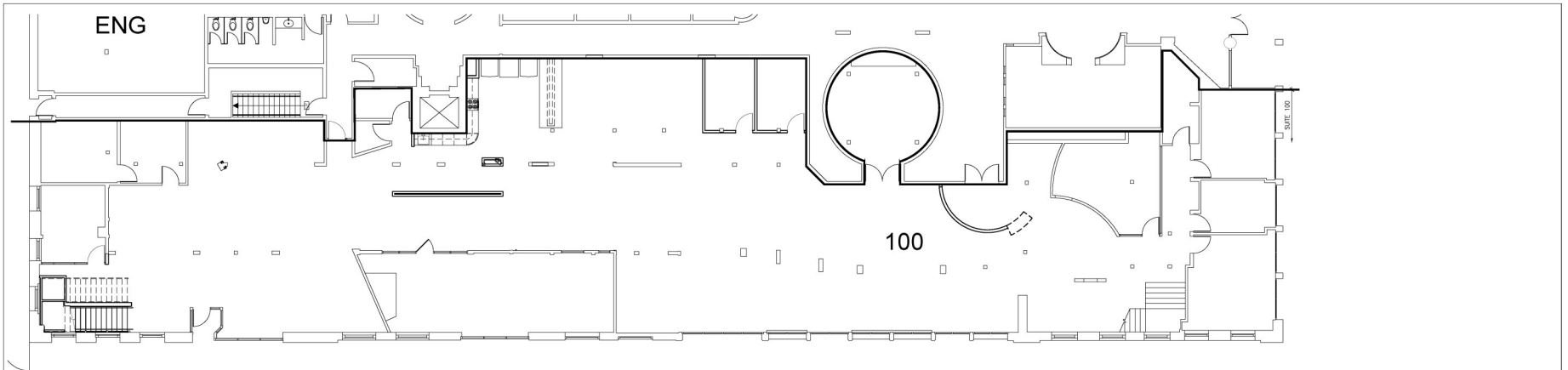
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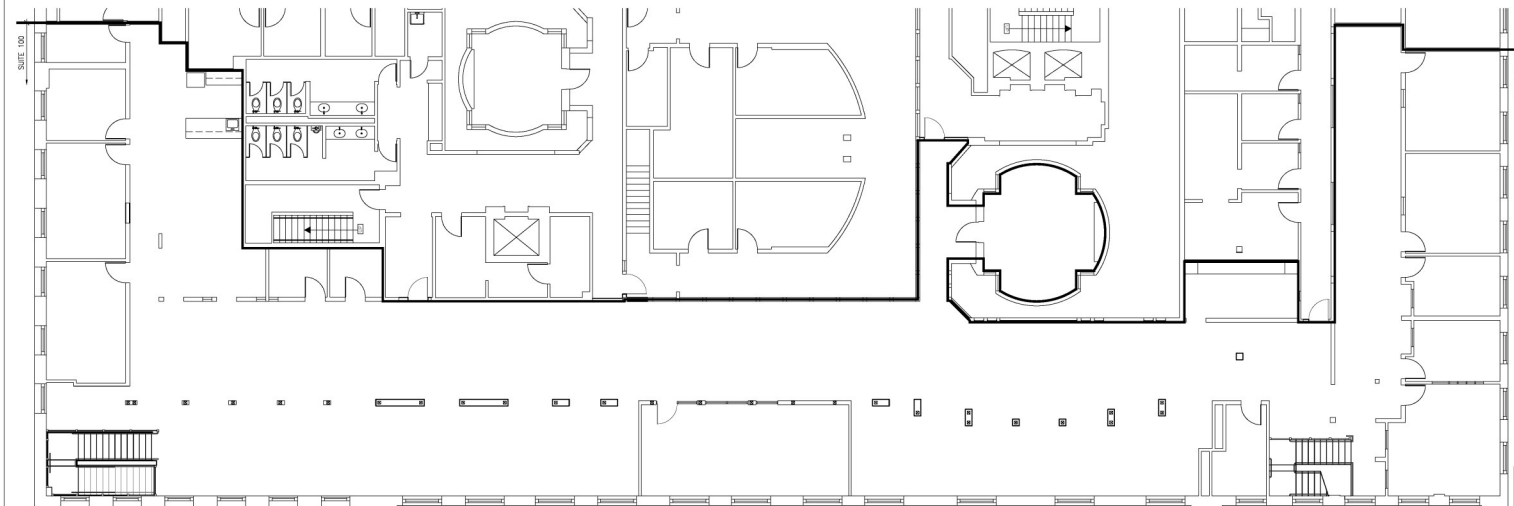
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1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



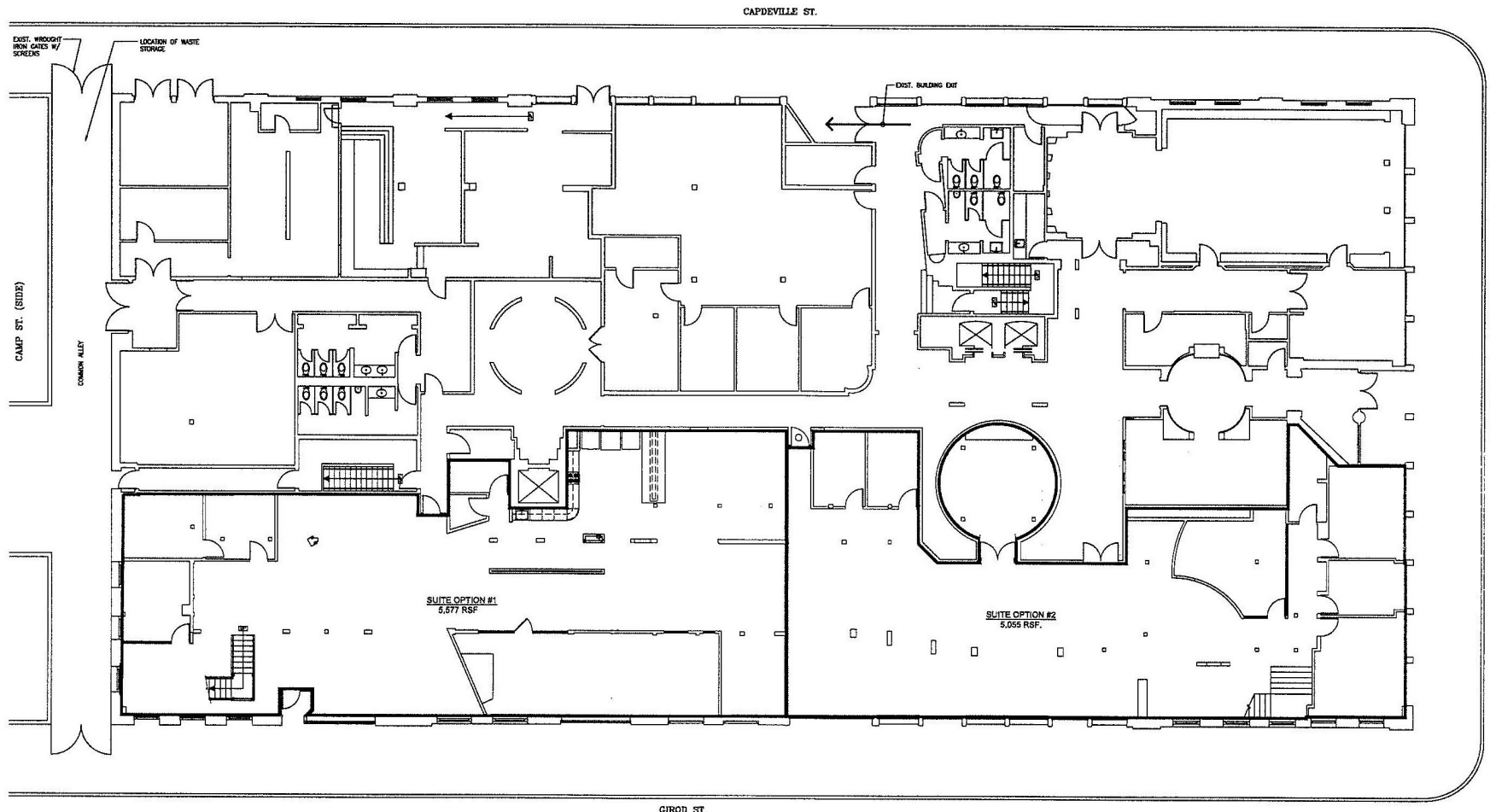
643 MAGAZINE ST.  
SUITE 100  
NEW ORLEANS, LA

SCALE: AS SHOWN	FILE NAME: Building-643Magazine\
DATE: 09/15/2023	1stFloor_6-28-23.C
 STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. - NEW ORLEANS, LA 70119 (504) 486-5744 www.stevenjfineganarchitect.com E-mail: stevef.architects@gmail.com	

NO.	DATE	REVISIONS

A1.0

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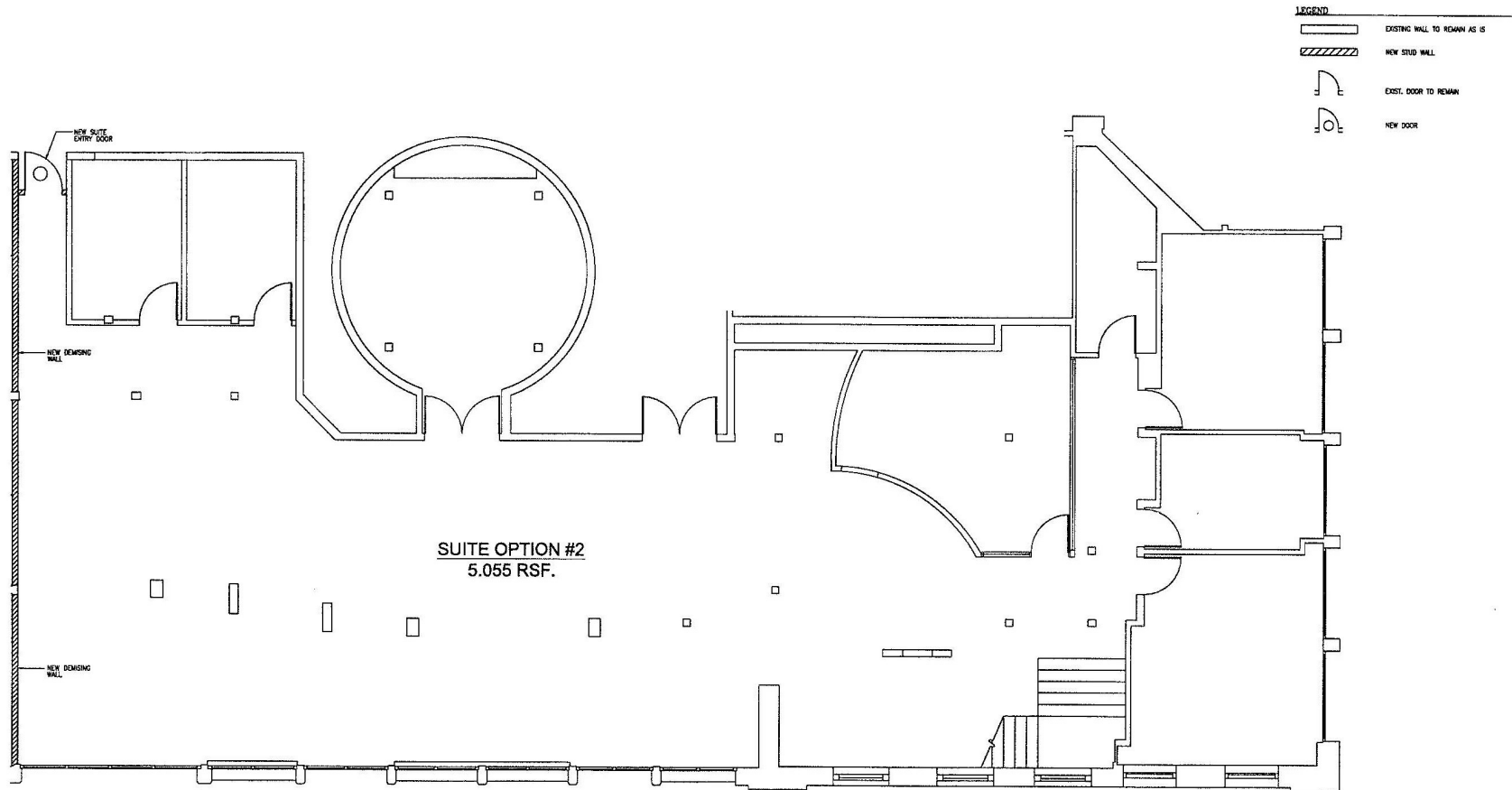


1 NEW OVERALL 1st FLOOR PLAN LEASE SPACES  
SCALE: 1/8"=1'-0"



643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
DATE: 03/21/2024		
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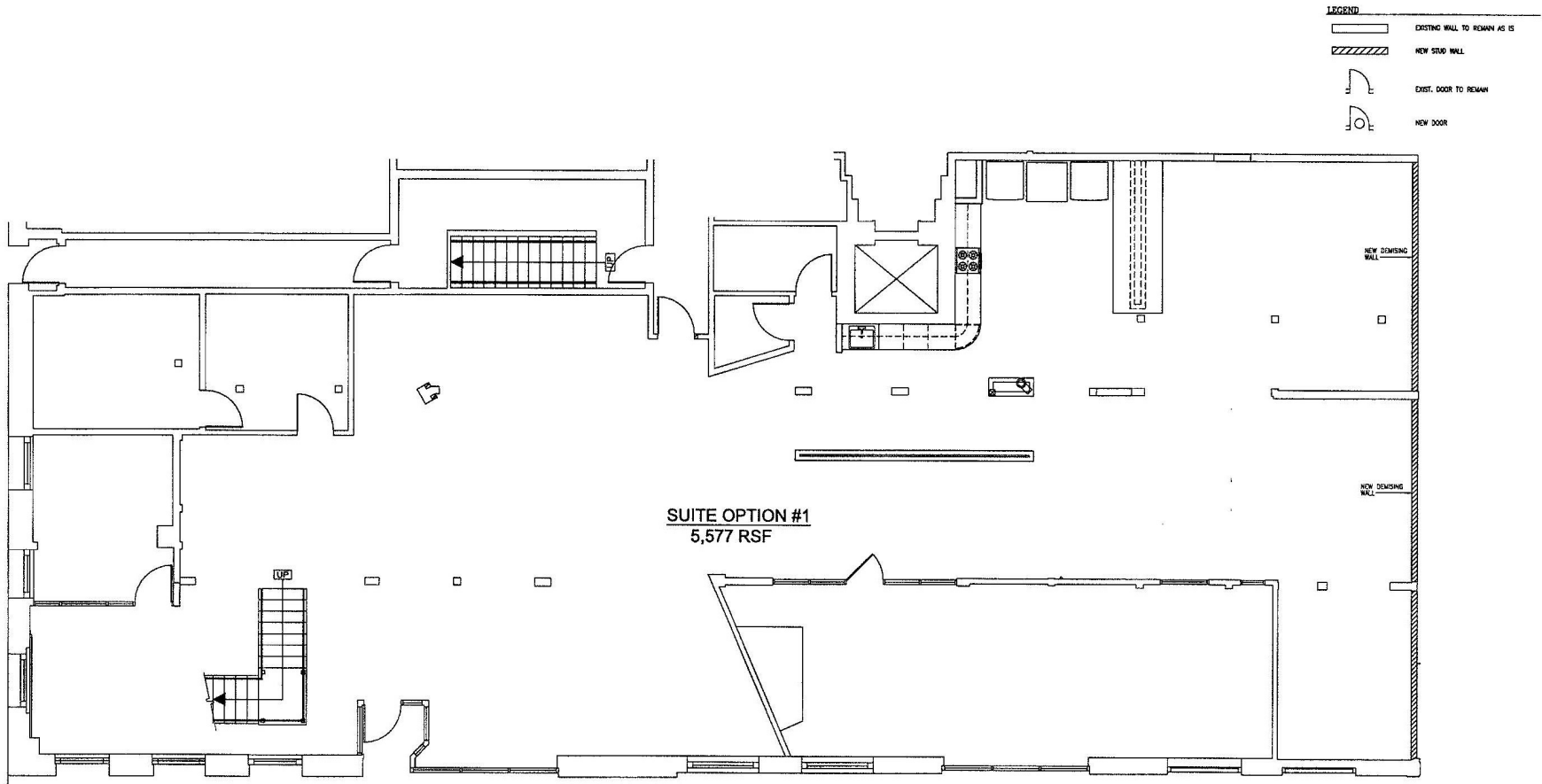




① 1st FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #2  
SCALE: 1/4"=1'-0"

643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
DATE: 03/21/2024		
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NO.	DATE	REVISIONS
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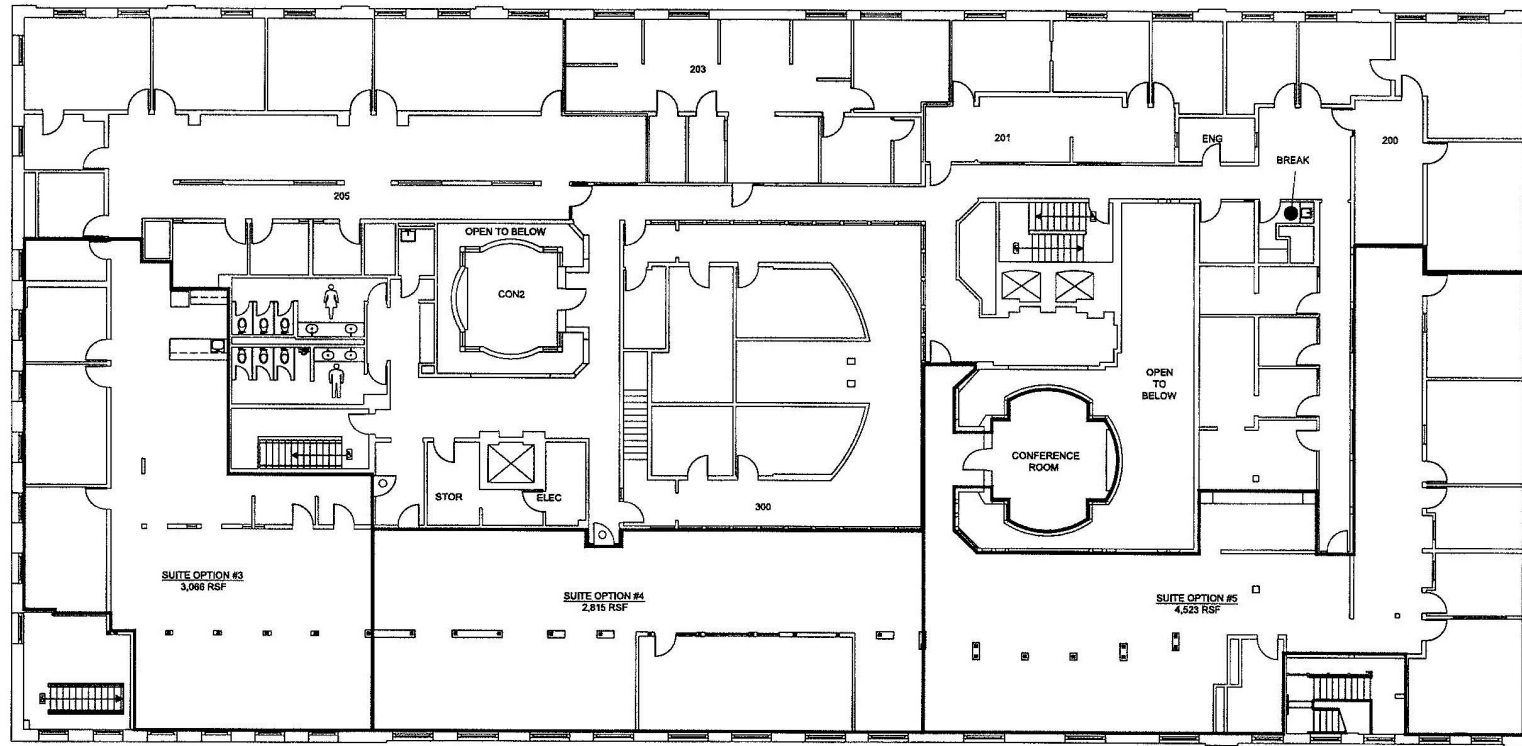


1 1st FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #1  
SCALE: 1/4"=1'-0"



643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24610\LeasePlan.A	
DATE: 03/21/2024		
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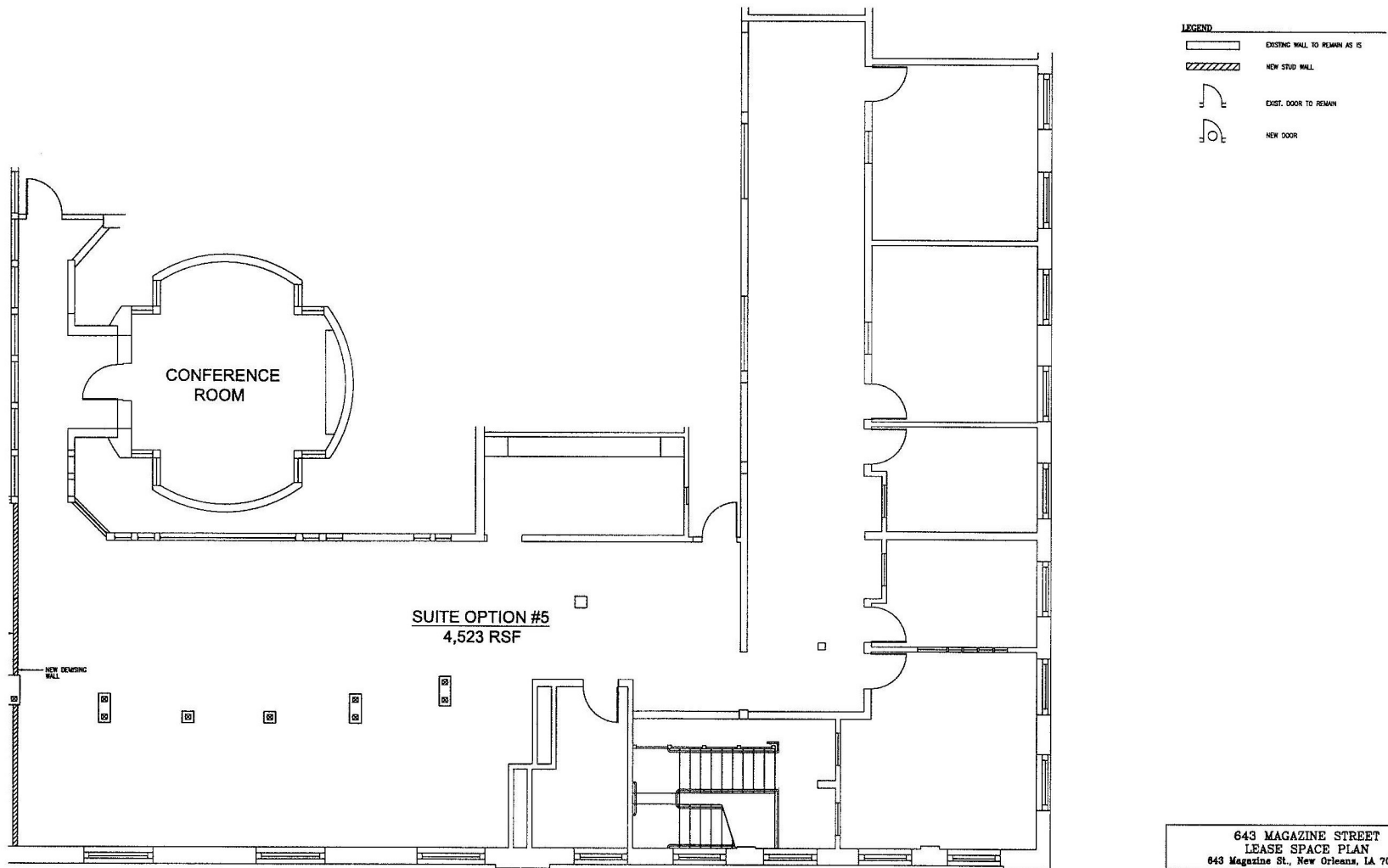




1 NEW OVERALL 2nd FLOOR PLAN LEASE SPACES  
SCALE: 1/8"=1'-0"



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SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
DATE: 03/21/2024		
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NO.	DATE	REVISIONS
		A2.0



SUITE OPTION #5  
4,523 RSF

① 2nd FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #5  
SCALE: 1/4"=1'-0"

**LEGEND**

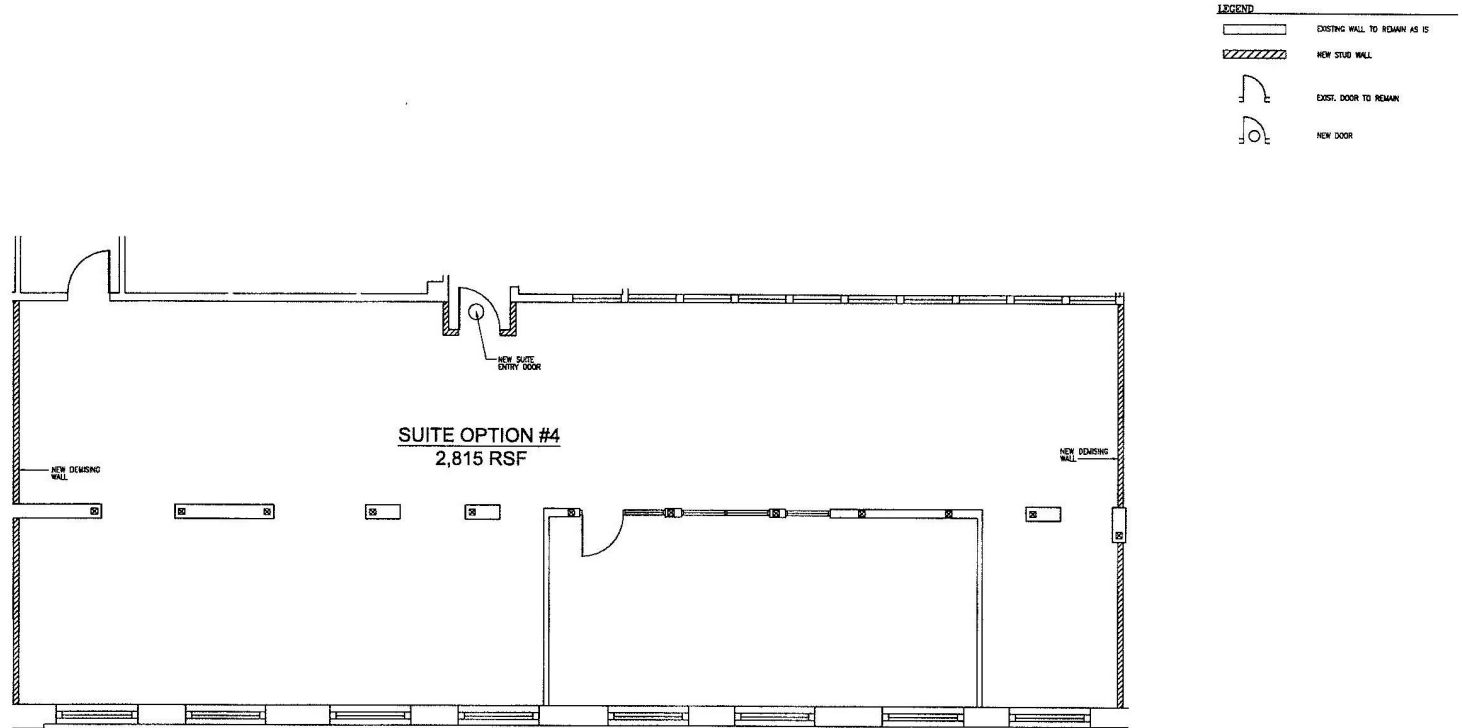
	EXISTING WALL TO REMAIN AS IS
	NEW STUD WALL
	EXIST. DOOR TO REMAIN
	NEW DOOR

643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
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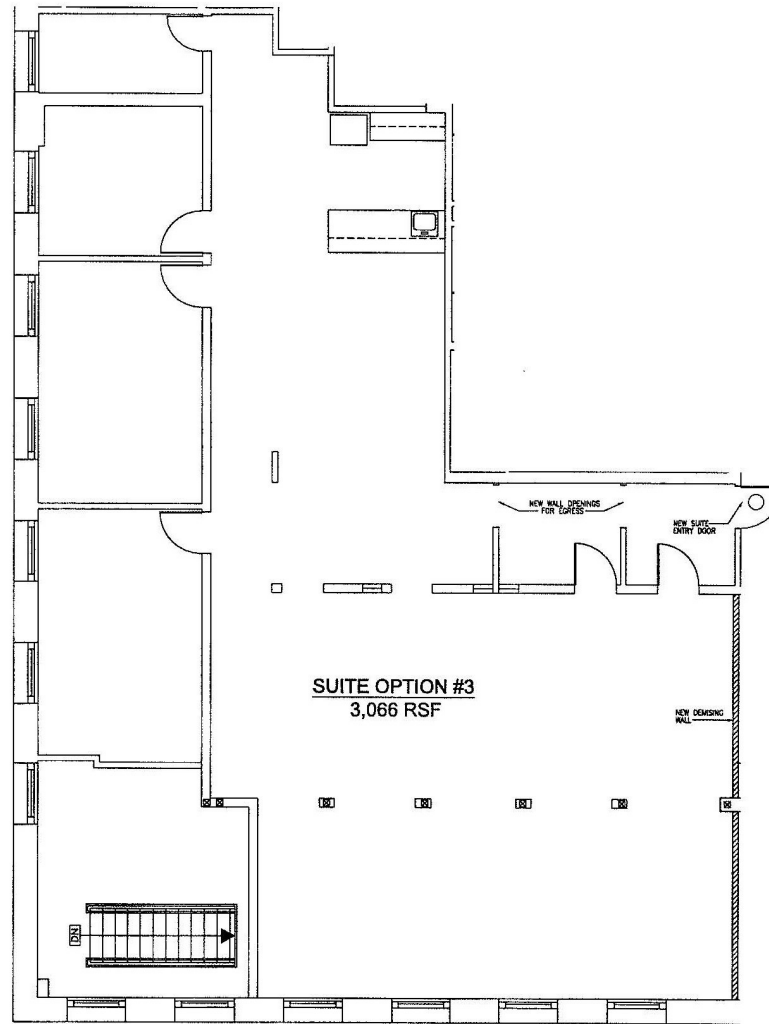




1 2nd FLOOR NEW LEASE SPACE PLAN -- ENLARGED SUITE OPTION #4  
SCALE: 1/4"=1'-0"



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NO.	DATE
	REVISIONS
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**LEGEND:**

	EXISTING WALL TO REMAIN AS IS
	NEW STUD WALL
	EXIST. DOOR TO REMAIN
	NEW DOOR

**SUITE OPTION #3**  
3,066 RSF

① 2nd FLOOR NEW LEASE SPACE PLAN - ENLG. SUITE OPTION #3  
SCALE: 1/4"=1'-0"

643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24016\LeasePlan.A	
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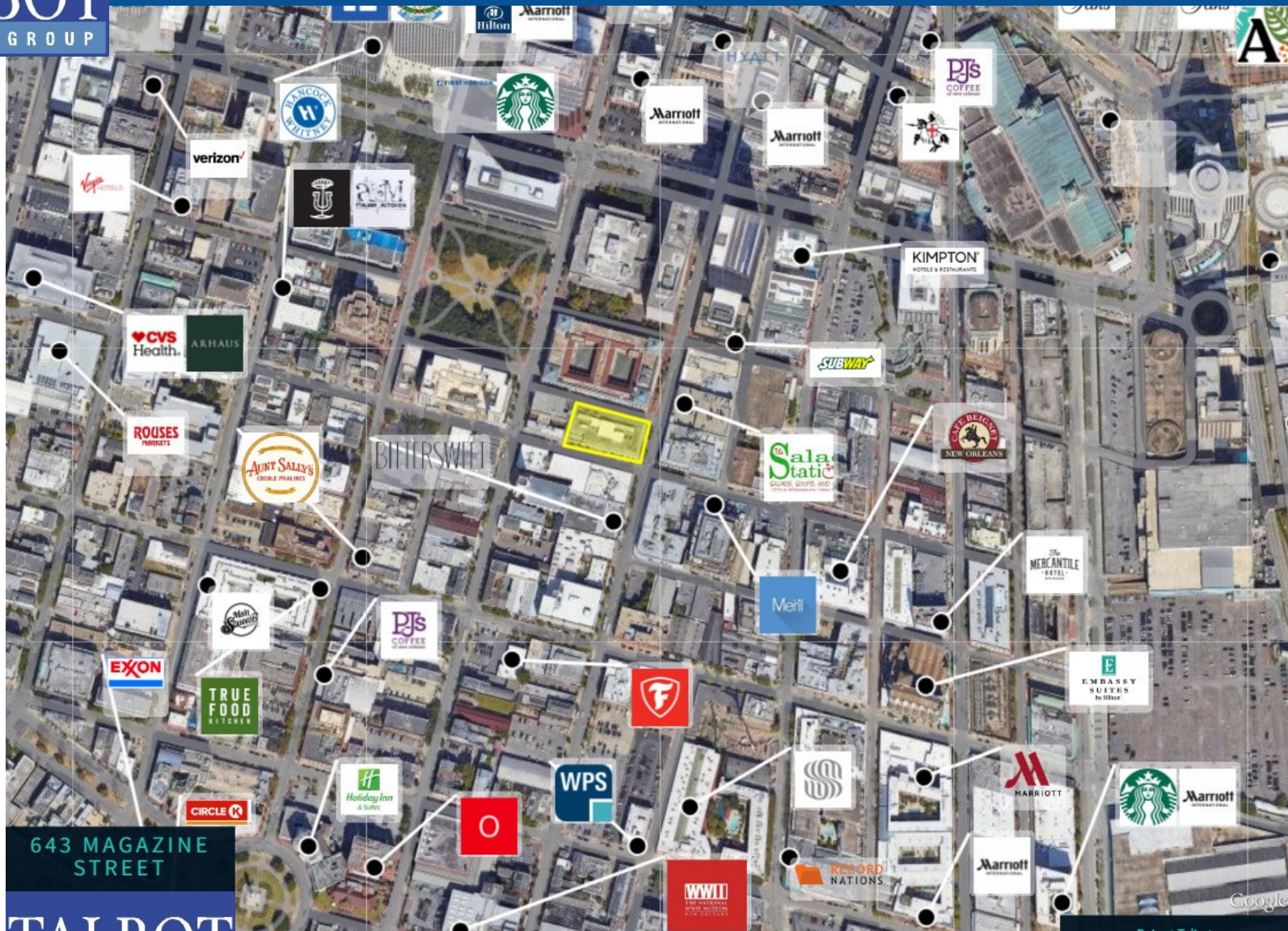


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643 MAGAZINE STREET  
TALBOT  
REALTY GROUP

POINTS OF INTEREST



