

5736 Citrus Boulevard, Suite 106

Harahan, LA 70123

TALBOT
REALTY GROUP

AVAILABLE FOR LEASE



Elmwood Office Space

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

<u>ADDRESS:</u>	5736 CITRUS BOULEVARD, SUITE 106 HARAHAN, LA 70123
<u>SUITE SIZE:</u>	2,514 RENTABLE SQUARE FEET
<u>RENTAL RATE:</u>	\$18.00 PER SQUARE FOOT, NET OF ELECTRICITY AND JANITORIAL
<u>COMMENTS:</u>	THIS ATTRACTIVE OFFICE SUITE OFFERS FRONT AND REAR ACCESS WITH GREAT SIGNAGE RIGHTS ON THE FRONT DOOR AND ON CITRUS BOULEVARD PYLON SIGN. THERE ARE PARKING SPACES IN THE FRONT AND REAR OF THE SUITE. THE SUITE WILL BE AVAILABLE ON APRIL 1, 2025

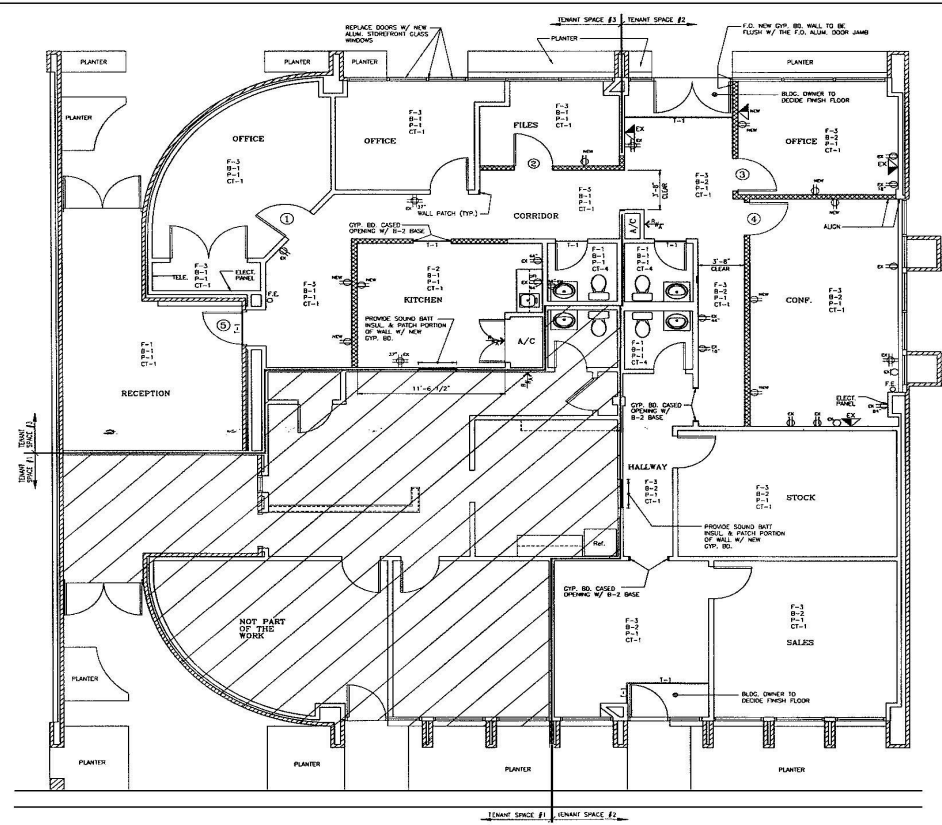
The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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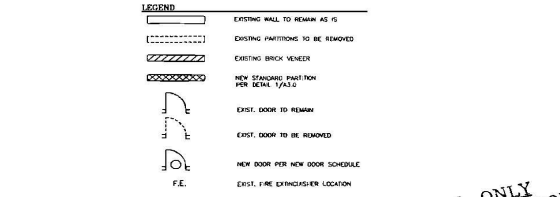
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1 NEW FLOOR & FINISH PLAN
SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
- ALL DIMENSIONS TO FINISH FACE UNLESS NOTED OTHERWISE.
 - THE DRAWINGS ARE NOT TO BE SCALE. ROOMS ONLY FROM WRITTEN DIMENSIONS, NOTY PRINTED ANYWHERE ON ANY DRAWING.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS AND FOR MAINTAINING A CLEAN AND SAFE CONSTRUCTION SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCESS AND ALL OTHER MATTERS THAT MAY BE NECESSARY TO THE WORK, AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
 - CONTRACTOR TO PROVIDE ALL STRONG AND OUTLET BOLES FOR ALL ELECTRICAL AND TELEPHONE WORK. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEW ORLEANS AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
 - ALL EXISTING WALLS, PARTITION, OR LINE REMOVAL OF ADJACENT WALLS SHALL BE SATISFACTORILY CHECKED THAT NO JOINTS SHOW.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OFFICE OF THE STATE FIRE MARSHAL FOR APPROVAL OF THE REQUIRED ALTERATIONS TO THE EXISTING SYSTEMS. ALL WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED WITH THE OFFICE OF THE STATE FIRE MARSHAL IN LOUISIANA.
 - NEW SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
 - ALL ALTERATIONS TO THE EXISTING SPRINKLER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 12.
 - FIRE PUMP EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). ONLY DEVICES LISTED BY UNDERWRITERS LABORATORIES, INC. (UL) SHALL BE USED.
 - ALL EXISTING WORK TO BE REMOVED MUST BE REMOVED BACK TO ITS SOURCE, THERE SHALL BE NO AMENDMENTS MADE IN THE WALLS OR CEILING.

- FINISH LEGEND**
- FLOORING:**
 F-1: EXIST. FLOORING TO REMAIN
 F-2: NEW VCT FLOORING
 C-1: EXIST. CARPET
 F-3: NEW CARPET
- BASE:**
 B-1: EXIST. BASE TO REMAIN
 B-2: NEW VENEER BASE TO MATCH BASE "B-1" (EXIST. & NEW)
- WALL & PARTITION:**
 W-1: EXIST. WALL TO REMAIN
 W-2: NEW WALL TO MATCH BASE "B-1" (EXIST. & NEW)
- CEILING:**
 CE-1: EXIST. CEILING TO REMAIN
 CE-2: NEW CEILING TO MATCH BASE "B-1" (EXIST. & NEW)
- DOORS:**
 D-1: EXIST. DOOR TO REMAIN
 D-2: NEW DOOR TO MATCH BASE "B-1" (EXIST. & NEW)
- WINDOWS:**
 W-3: EXIST. WINDOW TO REMAIN
 W-4: NEW WINDOW TO MATCH BASE "B-1" (EXIST. & NEW)



- LEGEND**
- CORNER PLATE
 - 110 V DUPLEX 18" AFF. - TYP.
 - EXIST. ELECTRICAL OUTLETS TO BE REMOVED AND WALL FINISHED
 - 110 V DUPLEX 18" AFF. - TYP.
 - 110 V DUPLEX (24" AFF.) (CHECK MAKE A MATCH AFF.)
 - EXISTING TELEPHONE/DATA OUTLET TO REMAIN
 - EXISTING TELEPHONE/DATA OUTLET TO BE REMOVED
 - EXISTING ELECTRICAL OUTLETS TO REMAIN
 - GROUND FAULT INTERRUPTER
 - NEW ELECTRICAL OUTLET
 - EXISTING TELEPHONE/DATA OUTLET

**FOR APPROVAL ONLY
NOT FOR CONSTRUCTION**

Interface Office Renovation
5736 Citrus Blvd.
Brynwood, Louisiana 70123

SCALE: AS SHOWN FILE NAME: 16030/NewP1603.C

DATE: 10 Jan. 2017

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NO.	DATE	REVISIONS

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