

ST. CHARLES AVENUE OFFICE SPACE



1820 ST. CHARLES AVENUE, SUITE 201

NEW ORLEANS, LA

<u>ADDRESS:</u>	1820 ST. CHARLES AVENUE SUITE 201 NEW ORLEANS, LA 70130
<u>SIZE:</u>	2,582 SQUARE FEET
<u>RENT:</u>	\$19.50 PER SQUARE FOOT, FULL SERVICE
<u>ZONING:</u>	MU-1, MEDIUM INTENSITY MIXED-USE DISTRICT
<u>PARKING:</u>	THERE ARE 3 PARKING SPACES THAT COME WITH THIS SUITE AT NO ADDITIONAL COST. ADDITIONAL PARKING SPACES CAN BE LEASED ON A MONTH-TO-MONTH BASIS, SUBJECT TO AVAILABILITY.

All showings must be by appointment.

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.

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

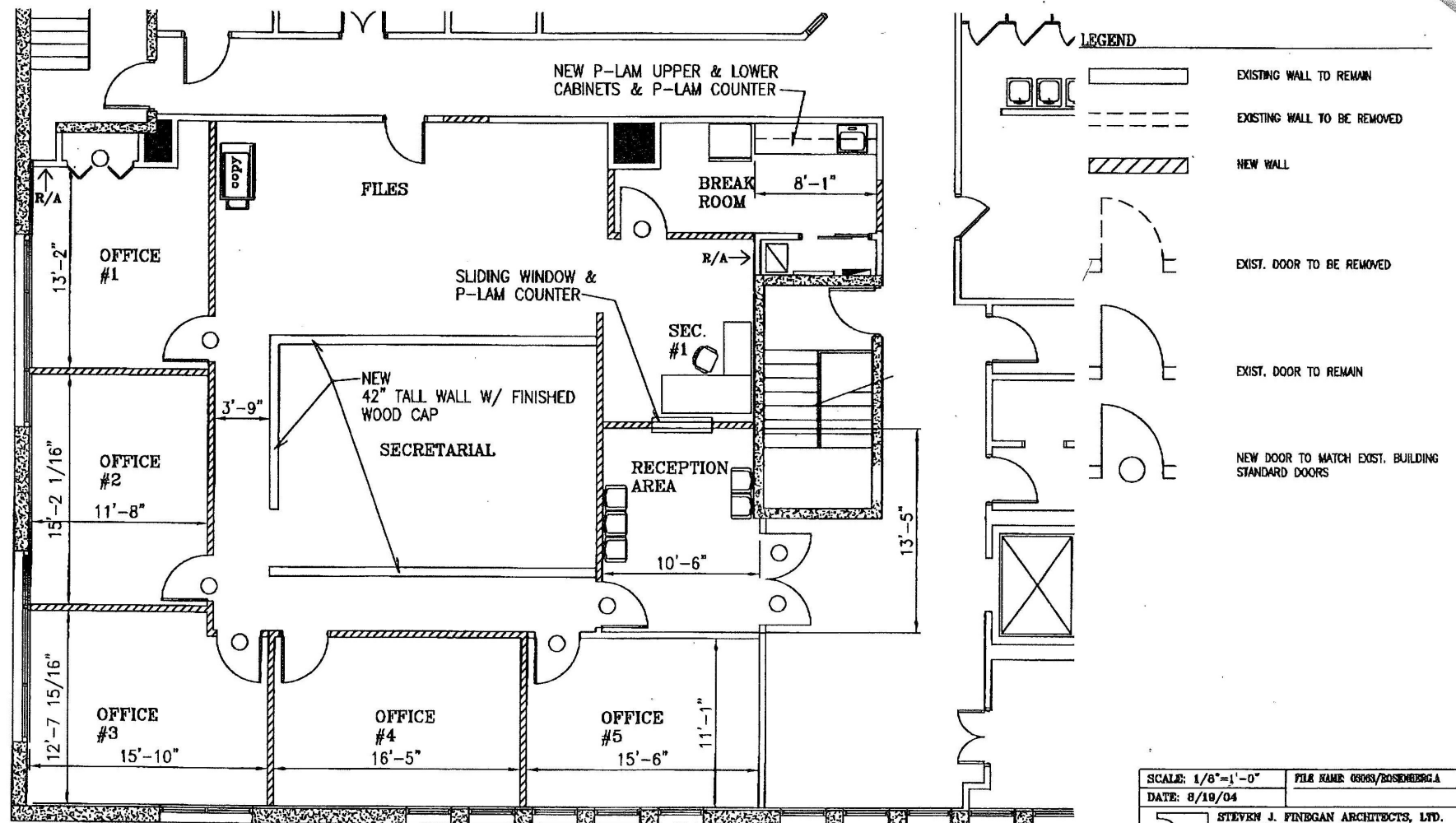
btalbot@talbot-realty.com

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FLOOR PLAN



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



SCALE: 1/8"=1'-0"	FILE NAME: 68063/ROSEBERGA
DATE: 8/19/04	
 STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. NEW ORLEANS, LA. 70119 (504) 486-6744 E-MAIL: sfinegan@finegan.nocomail.com	
BATOU TITLE 1820 ST. CHARLES AVE. NEW ORLEANS, LA	SHEET NO. OF SHEETS A-1

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1820 ST
CHARLES AVE

TALBOT
REALTY GROUP

POINTS OF INTEREST

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