

FOR LEASE

TALBOT
REALTY GROUP



BYWATER WAREHOUSE SPACE

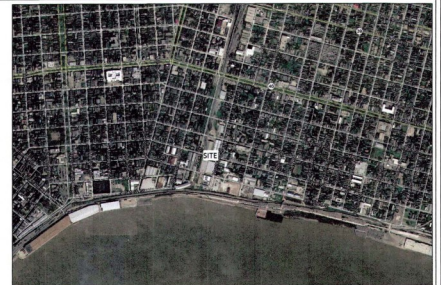
- Addresses: 2900-20 Dauphine Street
New Orleans, LA 70117
- Size: 20,031 square feet with no office or bathroom areas
- Base Rental: \$4.50 per square foot, NNN
NNN charges are \$1.23 per square foot
- Zoning: HM-MU, Historic Marigny/ Treme/ Bywater Mixed-Use District
- Loading Doors: Six (6) dock high doors and one ramp door
- Three (3) Dauphine St. dock doors: 9' (h) x 12' (w)
Three (3) Royal St. dock doors: 10' (h) x 12' (w)
- Clear Height/ Peak Height: 18 feet/ 36 feet
- Comments: The parking area on Dauphine Street is exclusive parking for the tenant and the Royal Street side of the property will be shared with the adjacent tenant. The property is also for sale at \$3,499,000.

FOR MORE INFORMATION CONTACT:
BOBBY TALBOT, CCIM
(504) 525-9763
BTALBOT@TALBOT-REALTY.COM
WWW.TALBOT-REALTY.COM

2900-20 Dauphine Street
New Orleans, LA 70117



SQUARE 169 THIRD DISTRICT



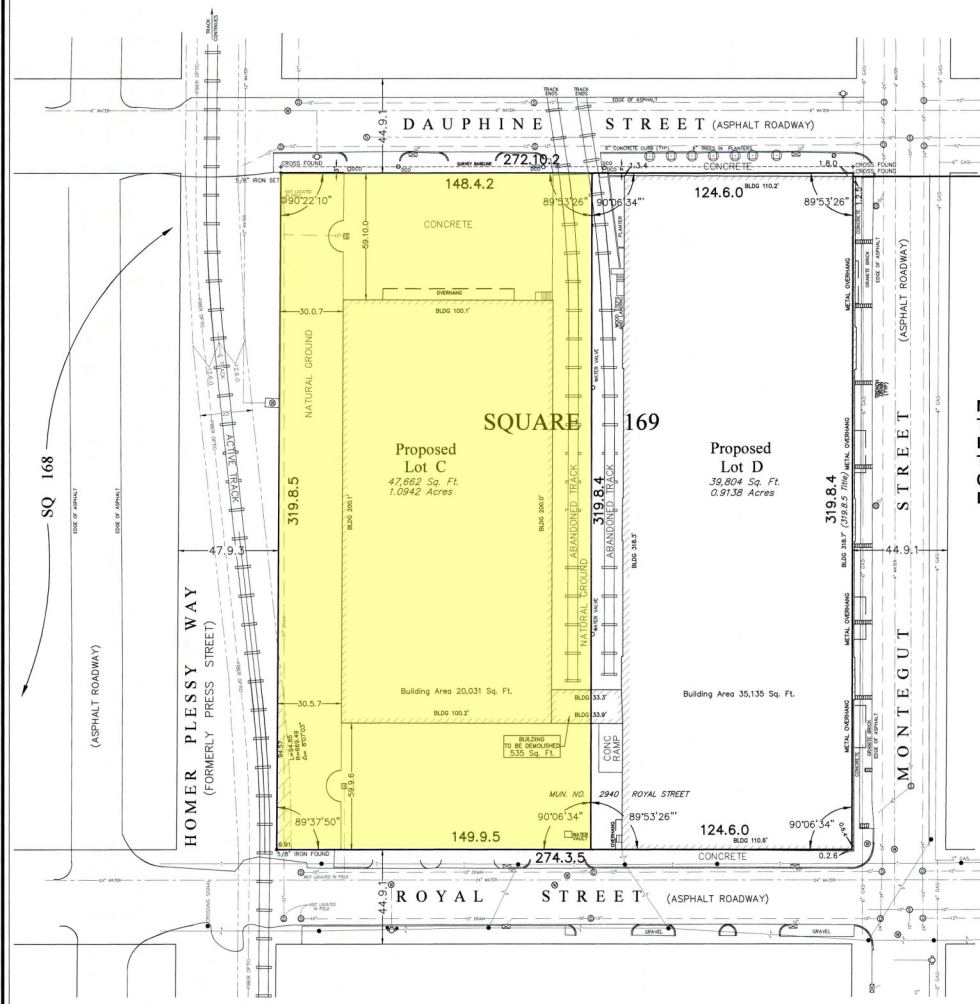
VICINITY MAP



NOTICE:
THIS SUBDIVISION MUST BE
RECORDED WITH THE OFFICE OF
THE REGISTRAR OF
CONVEYANCES WITHIN 30
DAYS FROM DATE OF APPROVAL



**ANY SEWER OR WATER HOUSE CONNECTIONS
NOT EXISTING SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER.**



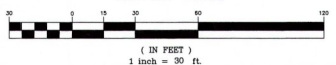
THE SERVICEDS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORD DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION N/A. AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22071 C 0233 F WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2016.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

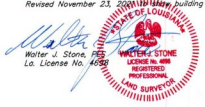
- LEGEND**
- DRAIN MANHOLE
 - WATER MANHOLE
 - SEWER MANHOLE
 - GAS MANHOLE
 - UNDERGROUND ELECTRIC & MAINHOLE
 - OVERHEAD TELEPHONE & POLE
 - OVERHEAD TELEPHONE & POLE
 - UNDERGROUND TELEPHONE & MANHOLE
 - CATV BOX
 - METER UNION MH
 - CATCH BASIN
 - OPEN GRATE DRAINS
 - HYDRANT
 - PARKING METER
 - TRAFFIC LIGHT
 - DRAIN CLEANOUT
 - SEWER CLEANOUT
 - WATER VALVE
 - LIGHT STANDARD
 - WATER METER
 - GAS VALVE
 - SIGN
 - POWER POLE AND GUY ANCHOR

GRAPHIC SCALE

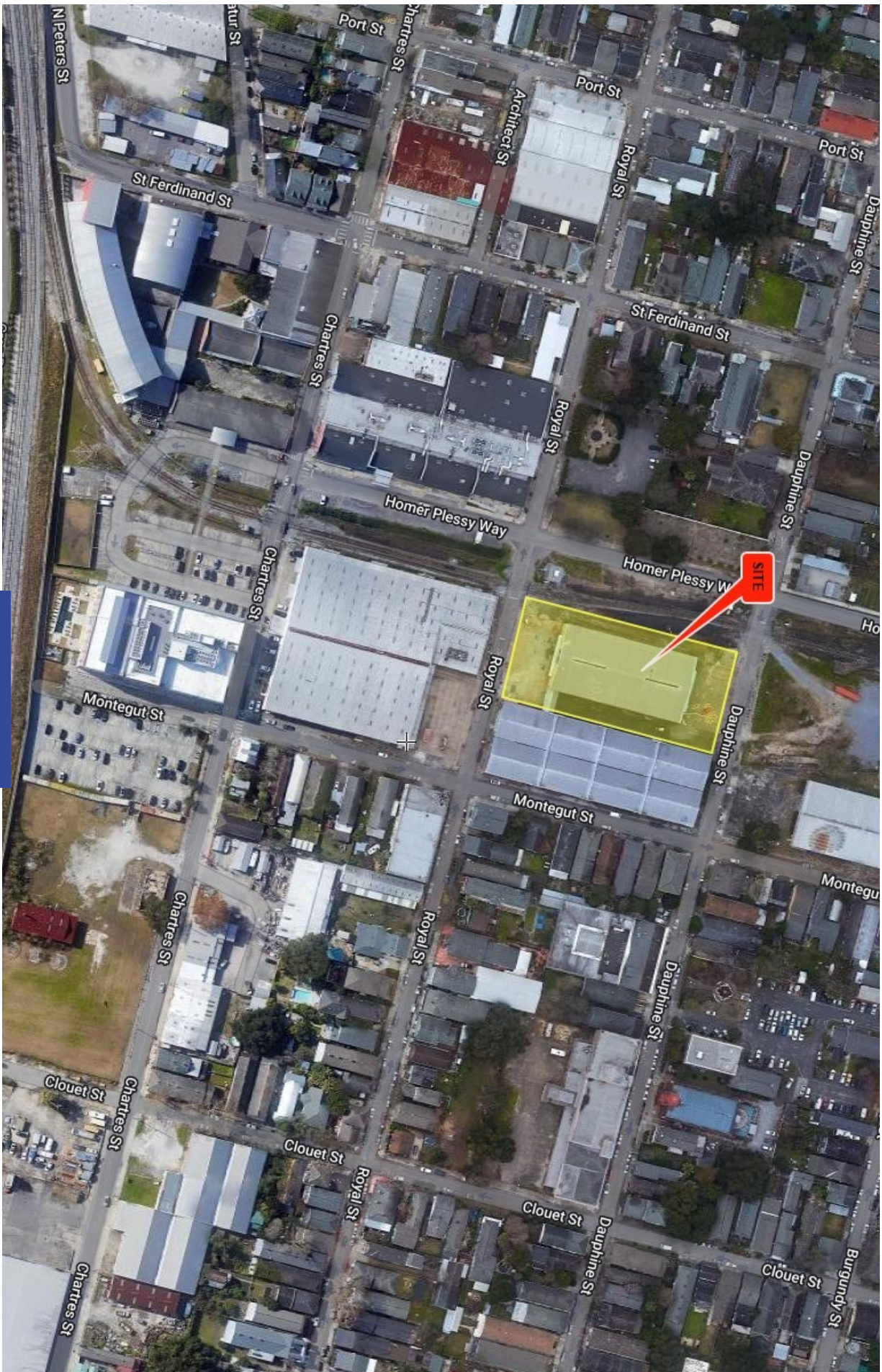


Resubdivision Creating Lots C and D, Square 169 made for Michael Mancuso, Esq. at request of via Latrobe, LLC. New Orleans, La. May 12, 2017

*I certify that this plot is a delineation of a survey made on the ground, under my supervision, and meets the requirements of a Class B survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana." New Orleans, La. May 12, 2017.
Revised January 9, 2018 to show current conditions.
Revised November 8, 2021 to show current conditions.
Revised November 23, 2021 to show building to be demolished.*

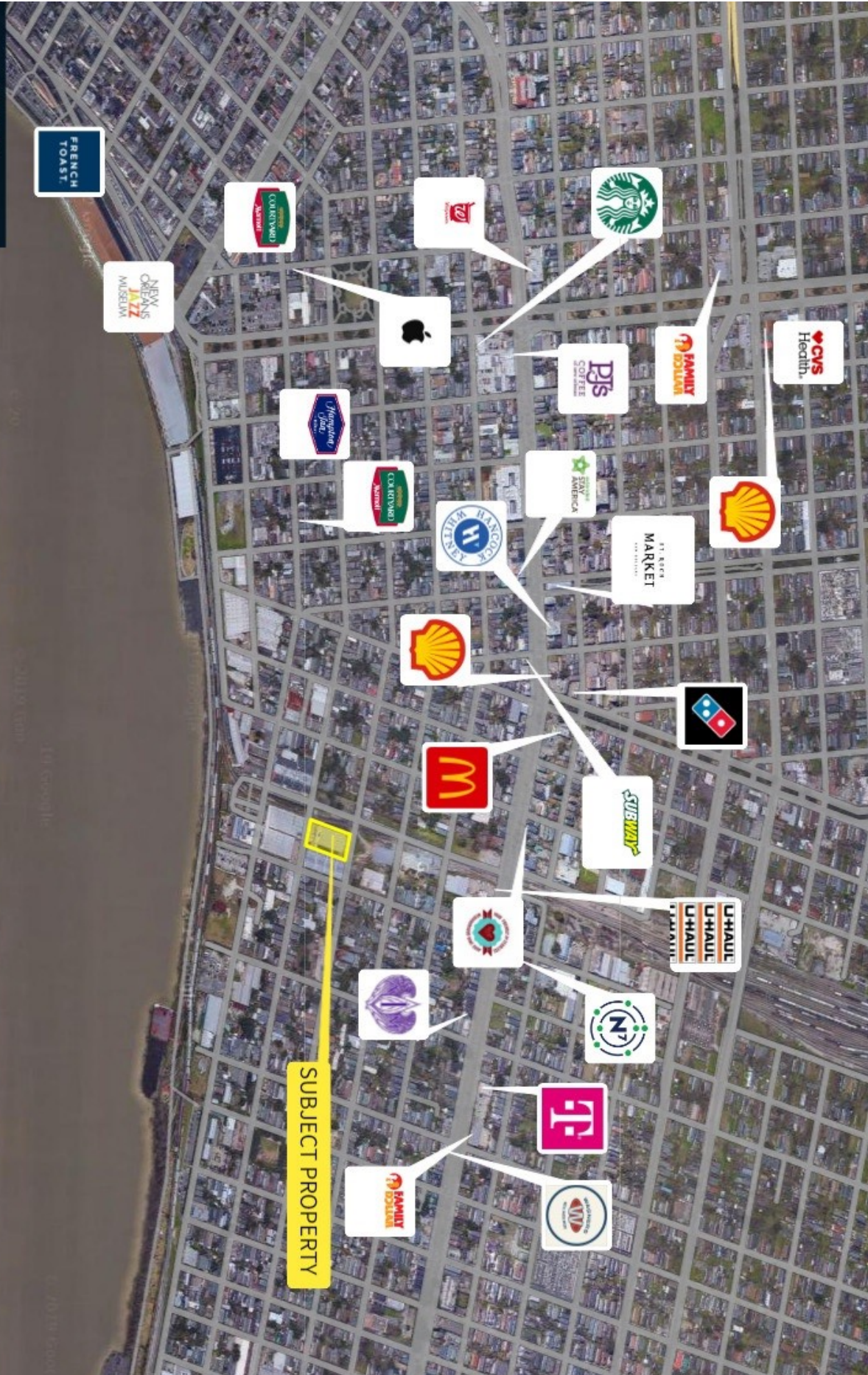


GANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYORS
2809 SEVERIN AVE.
METairie, LA 70001
www.gandolfokuhn.com
(504) 818-2810



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POINTS OF INTEREST

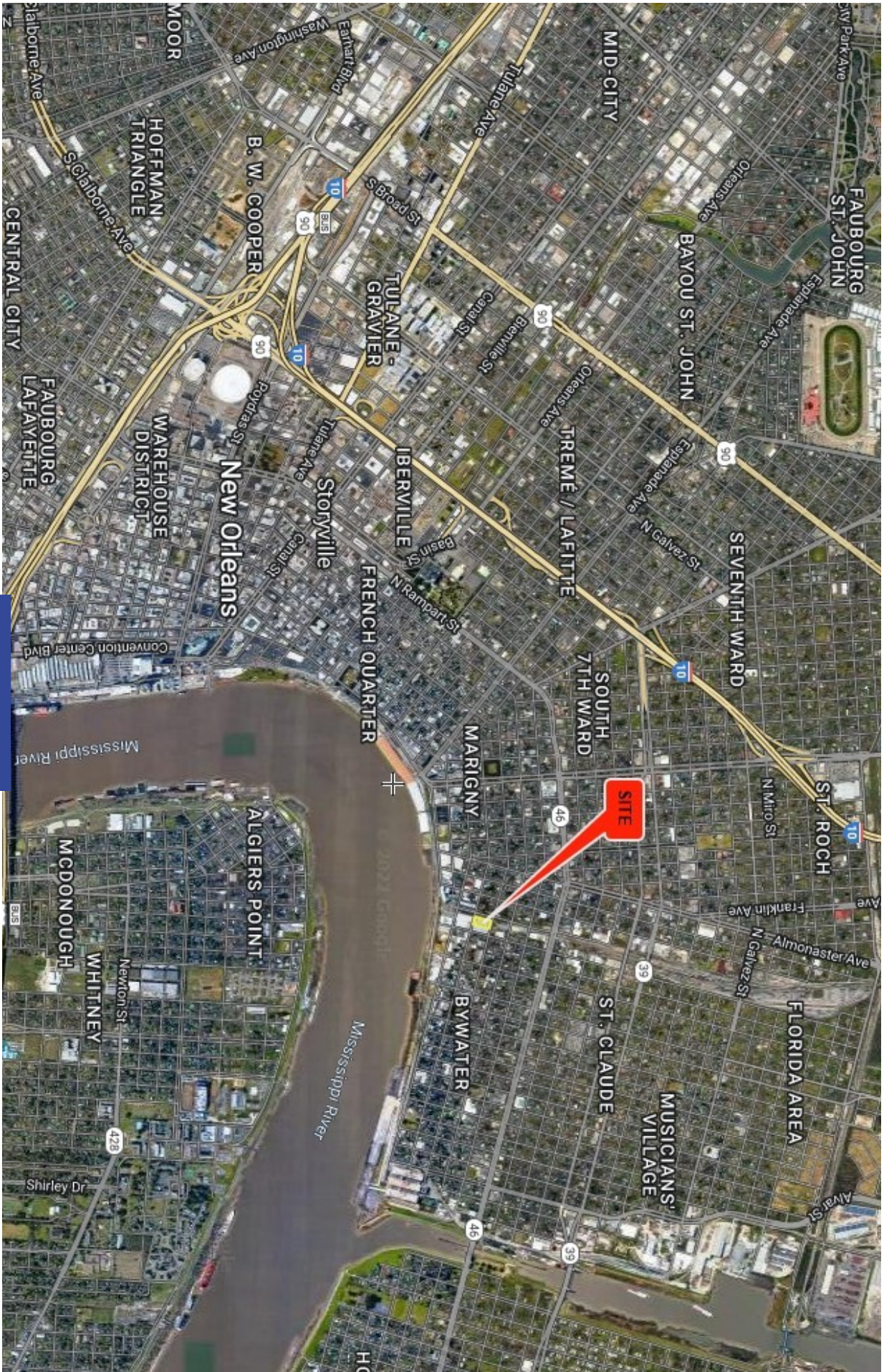


2900
DAUPHINE

TALBOT
REALTY GROUP

Robert Talbot
rtalbot@talbot-realty.com
504-525-9763
https://talbot-realty.com

Google



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REALTY GROUP