

618 Magazine Street, Suite 100
New Orleans, LA 70130

TALBOT
REALTY GROUP

AVAILABLE FOR LEASE



Magazine Street Retail Space

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

(504) 525-9763

WWW.TALBOT-REALTY.COM

LOCATION: 618 Magazine Street, Suite 100
New Orleans, LA 70130

SIZE: 2,964 square feet

RENTAL RATE: \$39.50 per square foot, modified gross

ZONING: CBD-6, Urban Core Neighborhood Mixed-Use District
<https://czo.nola.gov/article-17/>

COMMENTS: This retail space is located in the 292 car garage, on a vibrant section of Magazine Street, in the Historic Warehouse District. The suite has lockers, three bathrooms with two showers, lobby, and exercise room. This space is a former Orange Theory Fitness space and is adjacent to The Salad Station. The property is located between 400 Lafayette Street, a mixed-use of retail and office space and 640 Magazine, a 35-unit short-term rental complex with retail spaces.

All showings are by appointment only.

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.

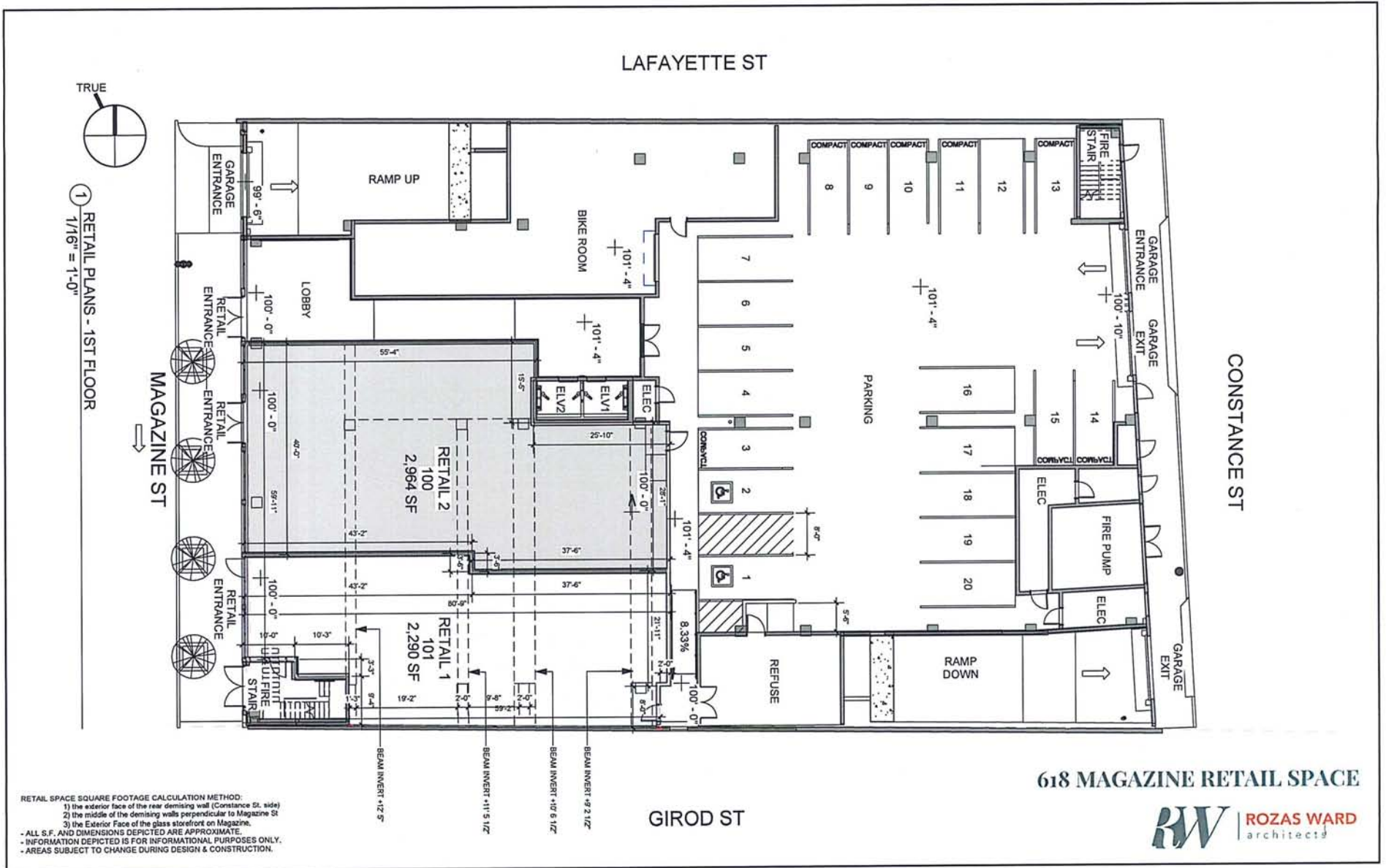
FOR MORE INFORMATION CONTACT:

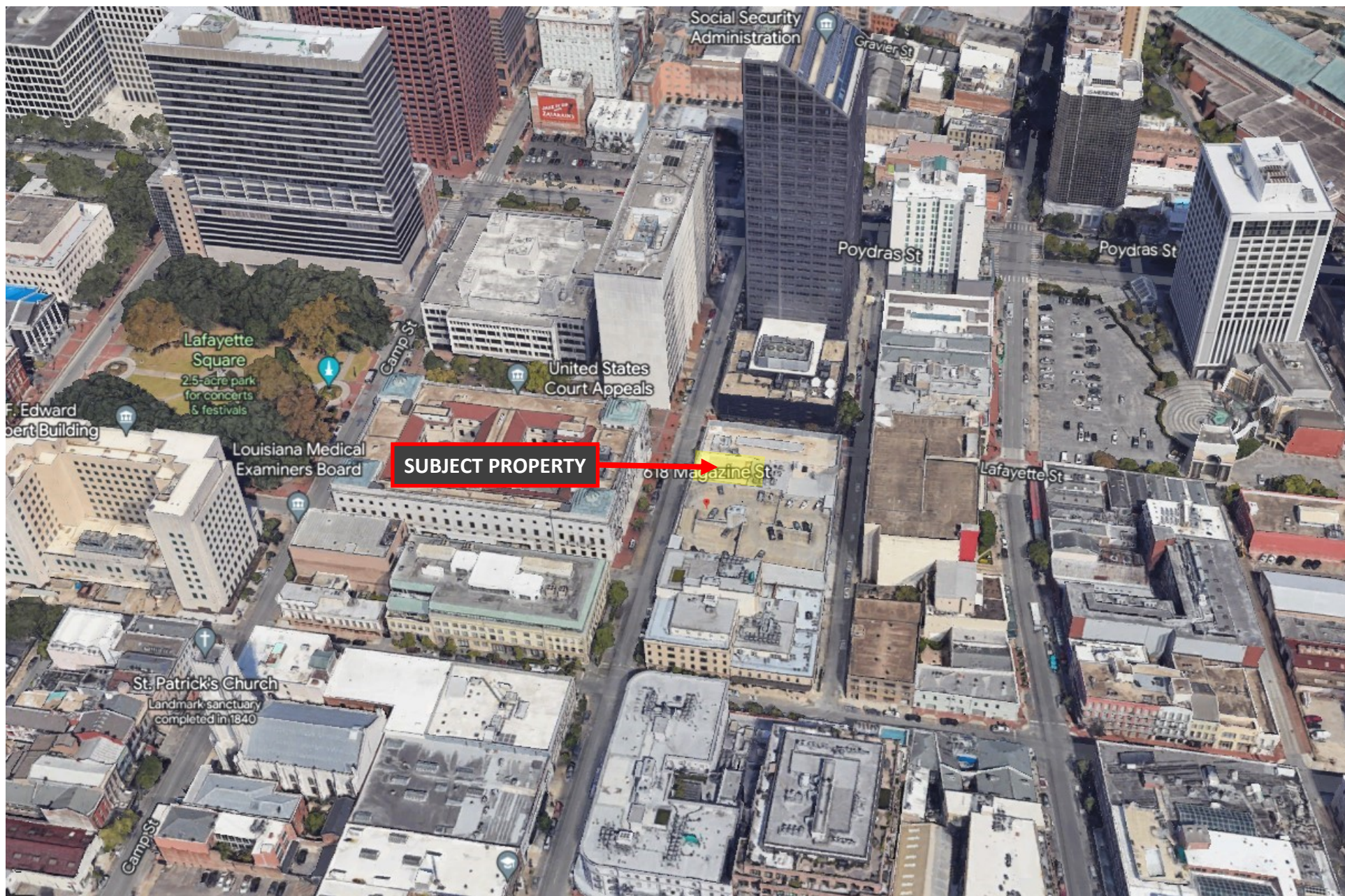
BOBBY TALBOT, CCIM

(504) 525-9763

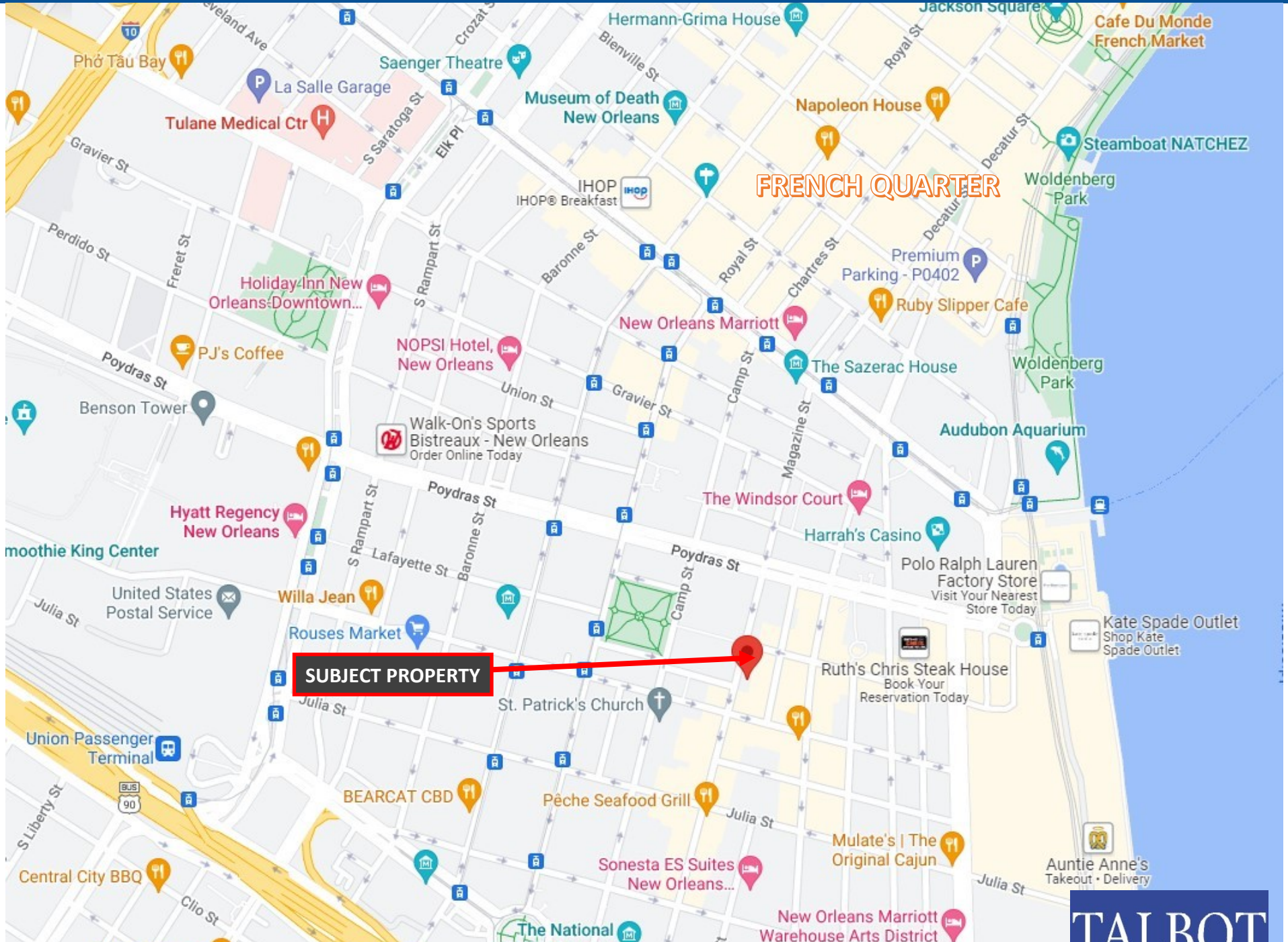
btalbot@talbot-realty.com











SUBJECT PROPERTY

