



THE IP OFFICE BUILDING

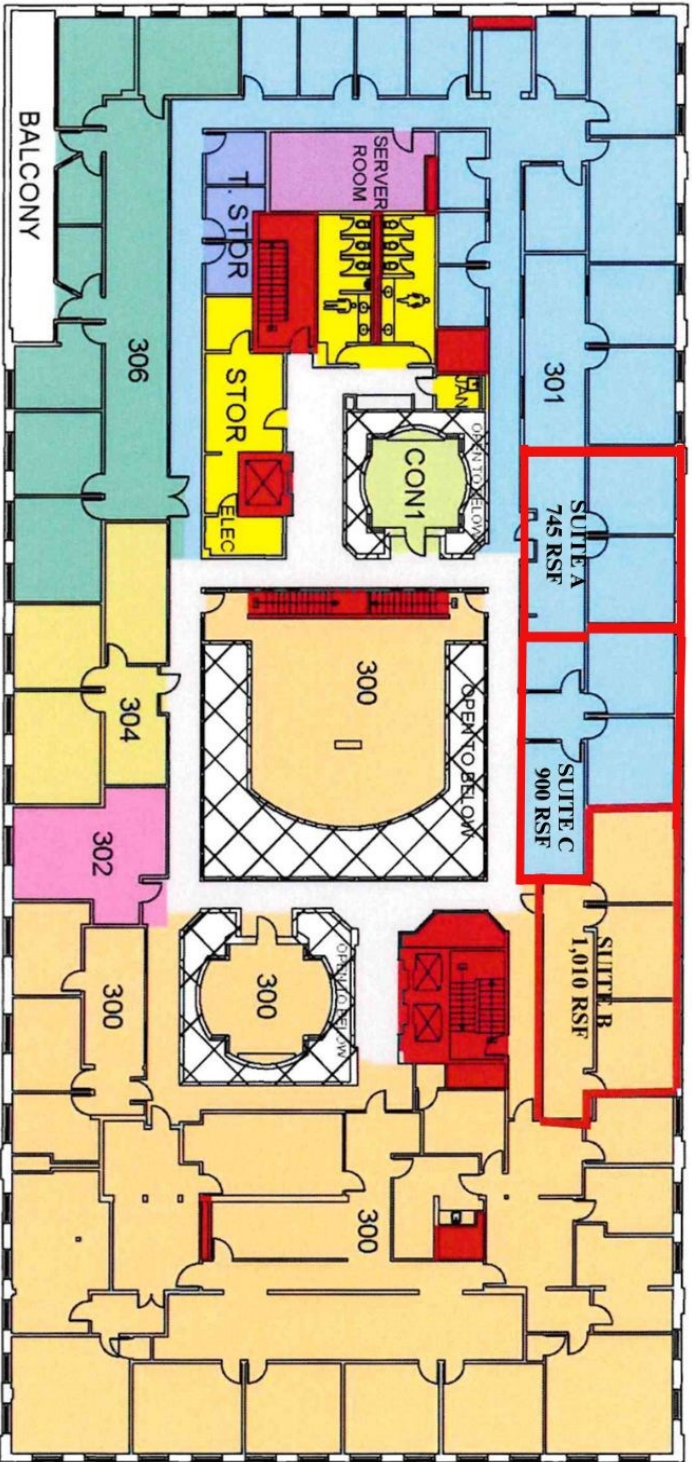
ADDRESS: 643 MAGAZINE STREET
New Orleans, LA 70130

AVAILABLE SPACES: SUITE 201: 1,021 RENTABLE SQUARE FEET
SUITE 300 A: 745 RENTABLE SQUARE FEET
SUITE 300 B: 1,010 RENTABLE SQUARE FEET
SUITE 300 C: 900 RENTABLE SQUARE FEET

LEASE RENTAL: \$18.50 PER RENTABLE SQUARE FOOT, FULL SERVICE

COMMENTS: THESE ATTRACTIVE, LIGHT-FILLED OFFICE SUITES ARE LOCATED IN THE IP BUILDING AND ARE SITUATED IN THE VIBRANT WAREHOUSE DISTRICT. THE BUILDING OFFERS THE ESPIRITU MEZCALERIA & COCINA RESTAURANT, A GYM AND MULTIPLE COMMON CONFERENCE ROOMS AS BUILDING AMENITIES. PARKING IS AVAILABLE IN THE 292 PARKING GARAGE LOCATED ACROSS THE STREET, AVAILABLE AT MARKET RENTS.

For more information contact:
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	SUITE 300	-	8,787	SF
	SUITE 301	-	4,653	SF
	SUITE 302	-	422	SF
	SUITE 304	-	845	SF
	SUITE 306	-	1,871	SF
	TEMPORARY STORAGE	-	217	SF
	CONFERENCE ROOM 1	-	234	SF
	SERVER ROOM	-	307	SF
	BLDG SERV / AMEN AREA	-	0	SF
	FLOOR SERV / AMEN AREA	-	858	SF
	BASE BLDG CORRIDOR	-	1,522	SF
	PRELIMINARY FLOOR AREA	-	19,717	SF
	VERTICAL PENETRATION	-	1,068	SF
	INTERIOR GROSS AREA	-	20,785	SF
	VOID	-	1,480	SF
	EXTERIOR GROSS AREA	-	21,478	SF
	CONST. GROSS AREA	-	23,364	SF



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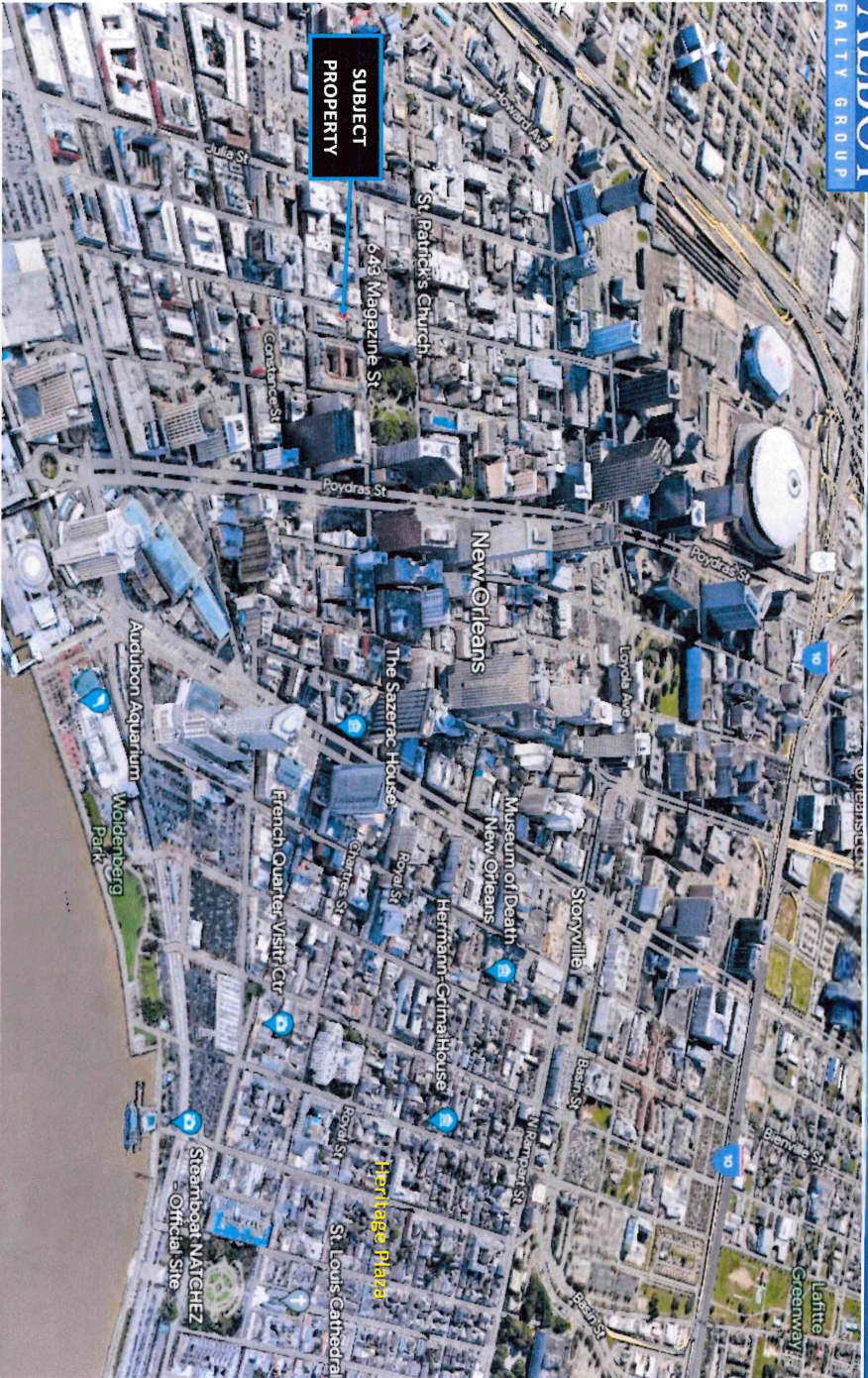
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643 Magazine St.
New Orleans, LA 70130

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Field Drawn By: SK
Drawn By: JM
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Scale: Custom
THIRD FLOOR FLOOR PLAN



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