

# FOR LEASE

### **FACTOR'S ROW RETAIL SPACES**



800-828 PERDIDO STREET/ 401 CARONDELET STREET **ADDRESS:** 

NEW ORLEANS, LA 70112

SUITES: A: 3,145 SQUARE FEET PLUS A 775 SF COURTYARD

> C: 2,084 SQUARE FEET

SUITES A AND C CAN BE COMBINED.

\$40.00 PER SQUARE FOOT, NN **RENTAL RATES:** 

THE CURRENT NN CHARGES ARE \$1.40 PER SQUARE FOOT.

**ZONING:** CBD-1, CORE BUSINESS DISTRICT

FOR MORE INFORMATION CONTACT:

#### **BOBBY TALBOT, CCIM**

(504) 525-9763

BTALBOT@TALBOT-REALTY.COM

WWW.TALBOT-REALTY.COM

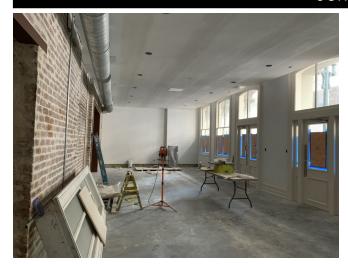
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, 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 advisors. 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. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F. 504.525.42402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker is also licensed in the State of Mississippi, U.S.A. MAY 2020

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#### **COMMENTS:**

FACTOR'S ROW IS A BEAUTIFULLY RESTORED MIXED-USE BUILDING IN THE MIDDLE OF THE VIBRANT NEW ORLEANS CBD WITH FIRST FLOOR RETAIL SPACES AND A SHORT-TERM RENTAL FACILITY ON THE UPPER FLOORS, MANAGED BY STAY ALFRED. THE SPACES ARE READY FOR TENANT FINISHES WHICH WILL INCLUDE, AT A MINIMUM, THE INSTALLATION OF BATHROOM FIXTURES, FLOORING AND LIGHTING. THE HVAC CAPACITY IS 1 TON FOR EVERY 300 SQUARE FEET OF SPACE.

### **SUITE** A



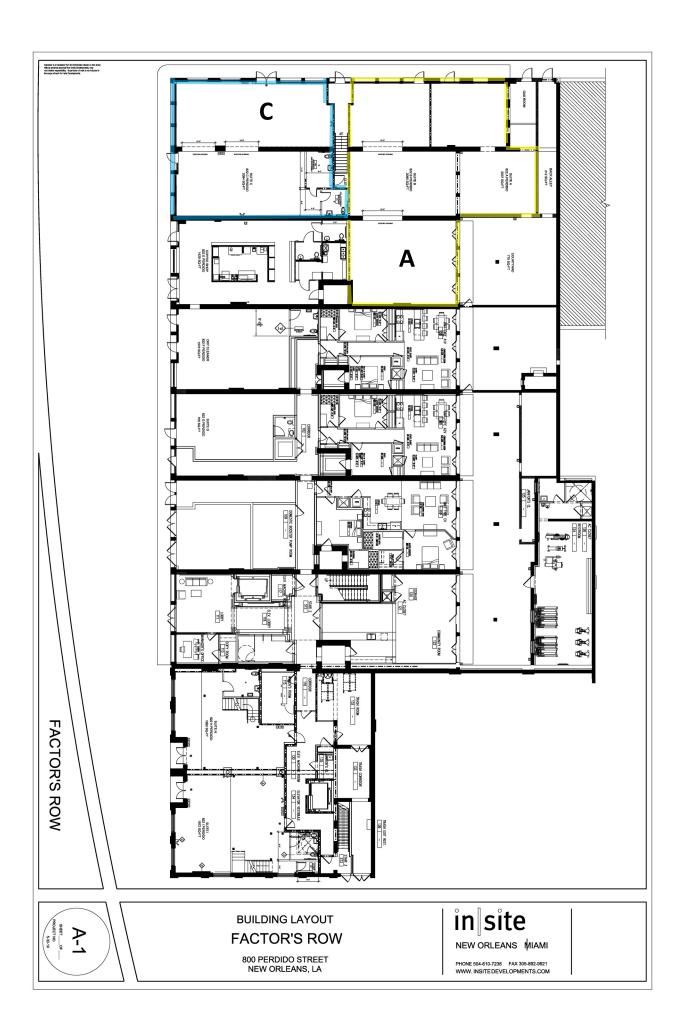


SUITE A



SUITE C





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