Lower Garden District Retail / Office

1602 Prytania St & 1432 Terpsichore St New Orleans, LA 70130

FOR LEASE

COMMERCIAL REAL ESTATE

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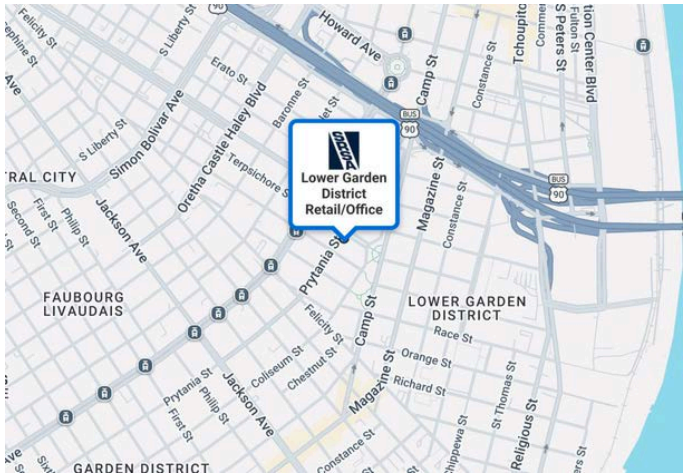
Lease Rate:	**$30-35 PSF NNN**
Available Space:	**490 - 2,300 SF**
Property Type:	**Office, Retail**

- **Parking lot** accessible via Prytania or Terpsichore
- Two blocks to **Magazine** and **St. Charles Ave** / Streetcar line
- Quick access to I-10 and the Crescent City Connection
- Available in a range of configurations from ±490 SF to ±2,300 SF

PROPERTY DESCRIPTION

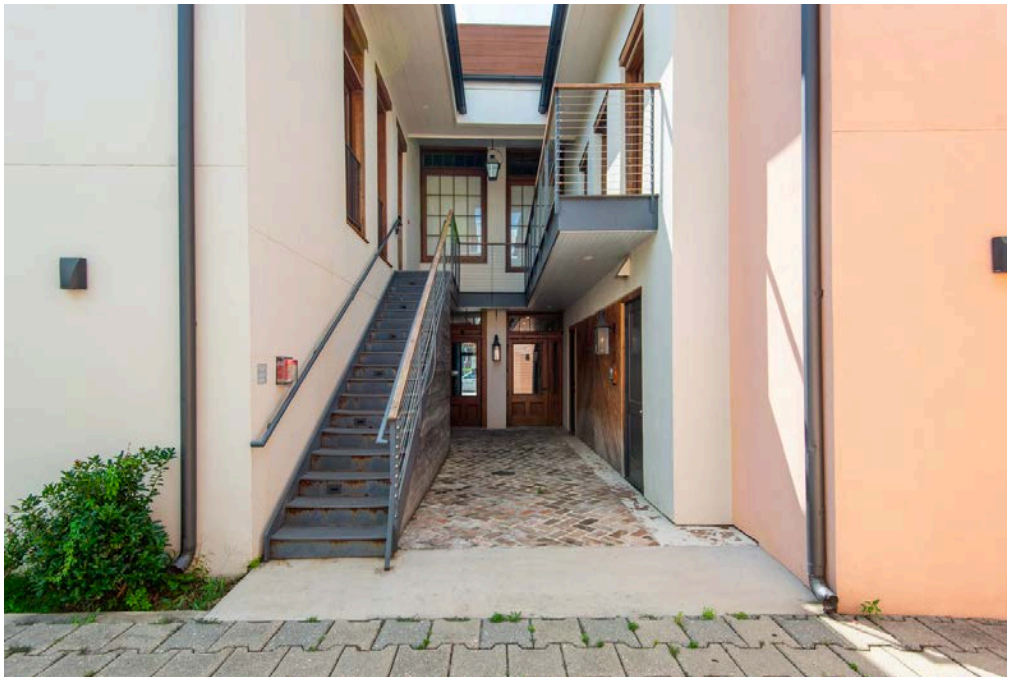
Highly visible corner exposure at Prytania and Terpsichore, right in the heart of the Lower Garden District surrounded by some of the city's most popular boutique hotels. This fully renovated property offers flexible retail or office space from ±490 SF up to ±2,300 SF. Large windows and high-end finishes make it a standout setting for a boutique brand, studio, or retail / office user that wants to be seen.

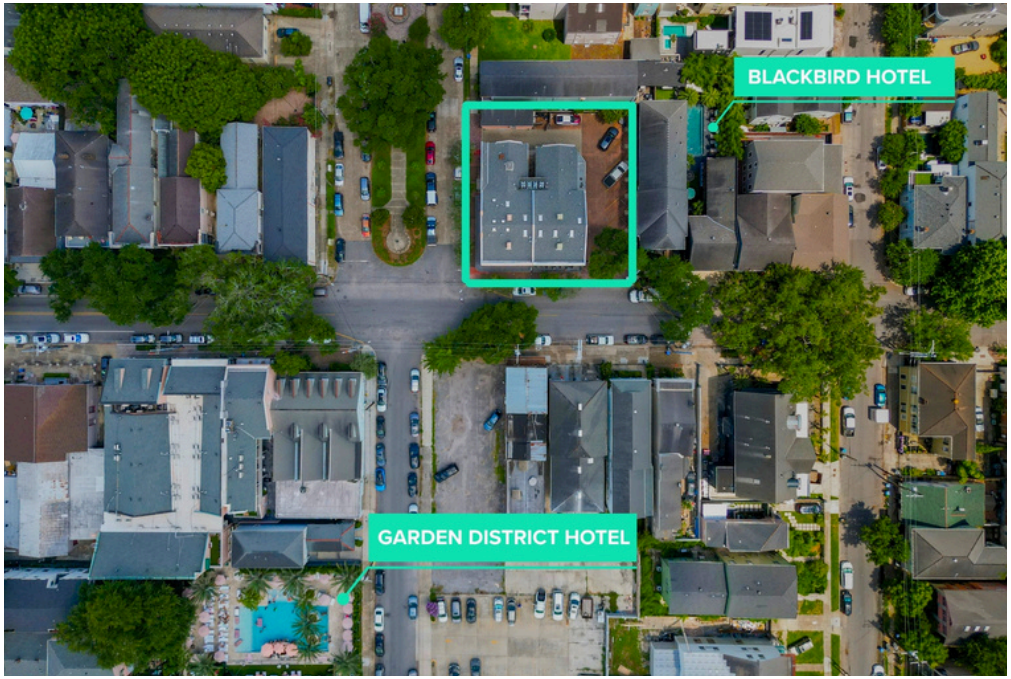
The location is conveniently near three of New Orlean's premier hotels - Hotel St. Vincent, The Blackbird, and The Garden District Hotel - putting a built-in stream of visitors and locals right at your door. Magazine Street's shops and restaurants and St. Charles Avenue and the streetcar line are only a couple blocks away as well.



Exterior Photos

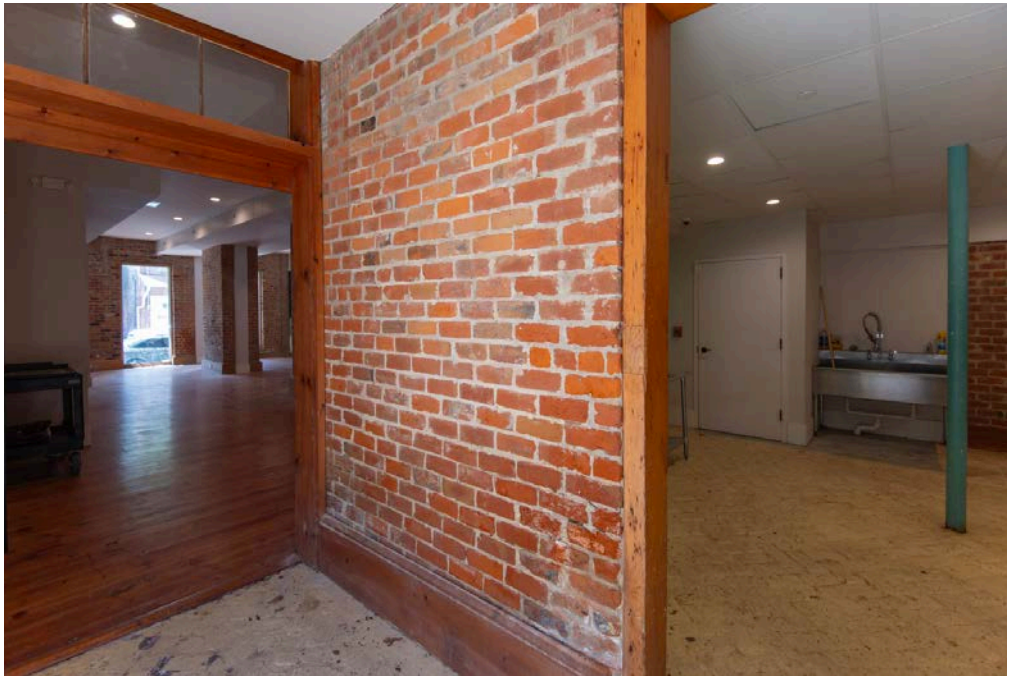
1602 Prytania St New Orleans, LA 70130





Interior Photos

1602 Prytania St New Orleans, LA 70130



Interior Photos

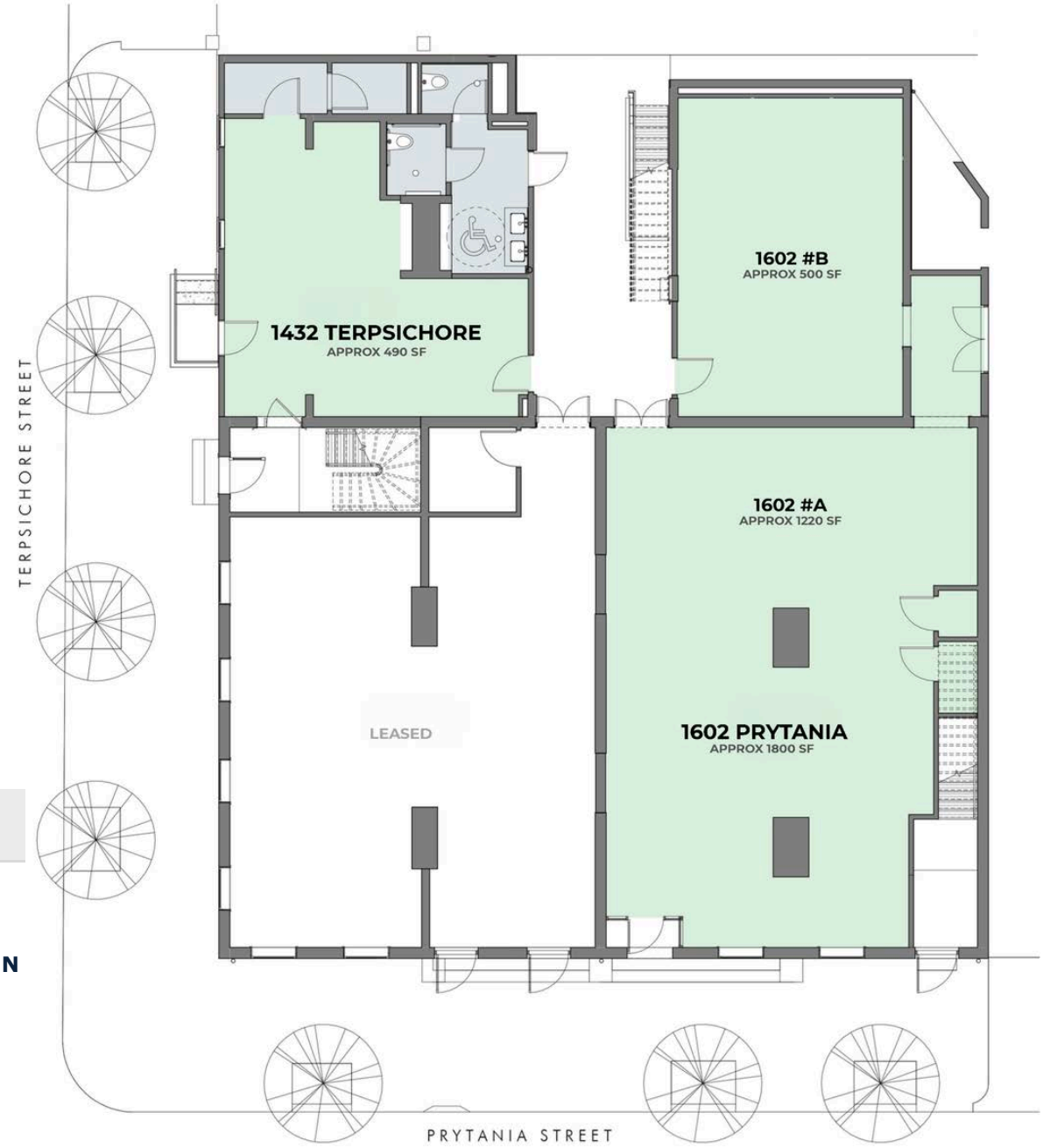
1602 Prytania St New Orleans, LA 70130

Interior Photos

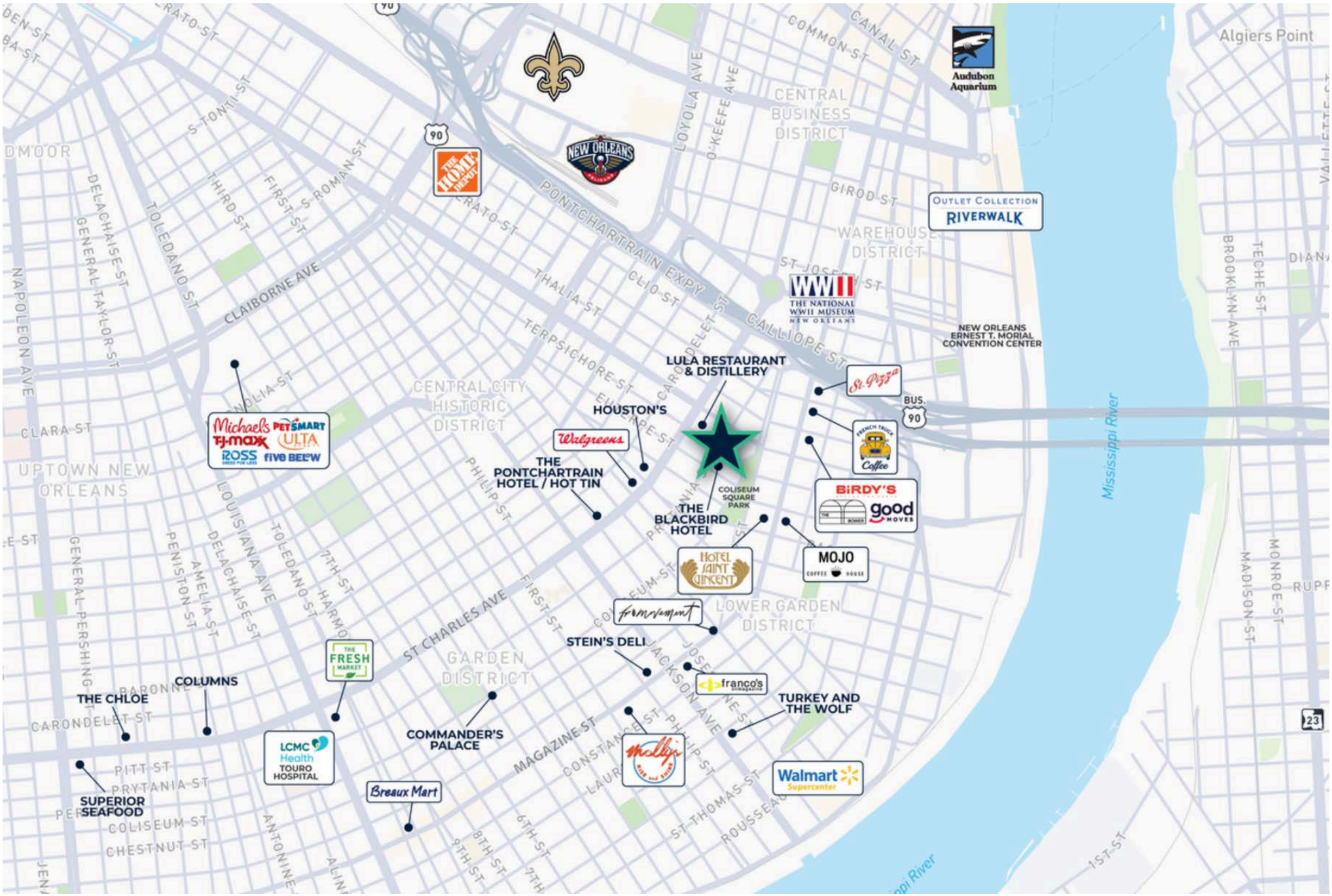
1432 Terpsichore St New Orleans, LA 70130

Site Plan

UNIT	SIZE (SF)	RATE
1432 Terpsichore	~490	$1,400/month
1602 Prytania:	~1,800	$30-$35 PSF / NNN
1602 Prytania: 1602A	~1,200	
1602 Prytania: 1602B	~500	



Lower Garden District Map / Market Aerial



Drive Time

Demographics (Drive Time)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	25,485	152,776	451,315
Total Daytime Population	41,652	230,371	538,336
Total Households	14,377	74,919	205,080
Median HH Income	$68,079	$57,332	$59,997
Total Businesses	3,168	13,487	28,979

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____