

**NAIRampart**

**FOR LEASE**

*1,758 SF - 1st Floor Office or Retail Space*

**8212 Oak Street, New Orleans, LA**



Presented By:

Rich Stone, CCIM

504-569-9319

[rstone@rampartcre.com](mailto:rstone@rampartcre.com)

Alex Peet

(504) 407-9012

[apeet@rampartcre.com](mailto:apeet@rampartcre.com)

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. /// LICENSED IN LOUISIANA



- ❖ 1,758 SF of retail or office space
- ❖ Large fenced private courtyard for tenant's exclusive use
- ❖ Popular New Orleans Oak Street corridor
- ❖ Excellent street visibility
- ❖ Kitchen with range, microwave, sink and refrigerator
- ❖ One and one half baths
- ❖ HU-MU (Historic Urban Mixed-Use District) zoning allows for a wide variety of retail, office and residential uses

- ❖ ***Priced at \$2,550/month modified gross (tenant pays utilities and liability insurance, owner pays real estate taxes and building hazard insurance)***



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



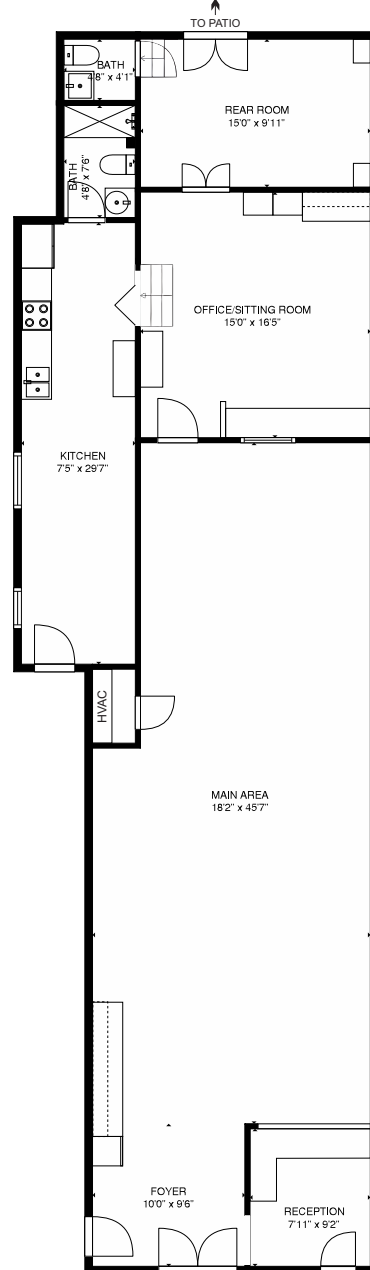
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



Rentable area: 1,758 SF

Usable area: 1,652 SF

Note: the measurements and dimensions provided herein are approximate values, and may not be precisely accurate. The information provided is intended for general guidance only.

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA