

3700 Orleans Avenue  
New Orleans, LA 70119

TALBOT  
REALTY GROUP

AVAILABLE FOR LEASE

## Mid-City Retail/Office Space in the American Can Company Building



American Can, a century-old factory building, is a mixed-use development with 268 apartments anchored by retail space in vibrant Mid-City, New Orleans.

**LOCATION:** 3700 Orleans Avenue  
New Orleans, LA 70119

**AVAILABLE SPACES:** Suite 102-B: 2,658 Square Feet  
Suite 105: 2,857 Square Feet

**RENTAL RATE:** \$21.00 PSF, Per Year, NNN  
The NNN charges are \$5.98 per square foot.

**ZONING:** MU-1, Medium Intensity Mixed-Use District

**COMMENTS:** Other tenants in this building are Swiss Confectionery, Keesler Federal Credit Union, X Trainers, Club Pilates, and Noel Marcantel Photography.

**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. November 2024

FOR MORE INFORMATION CONTACT:

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3700 ORLEANS AVENUE, SUITE 102-B

NEW ORLEANS, LA

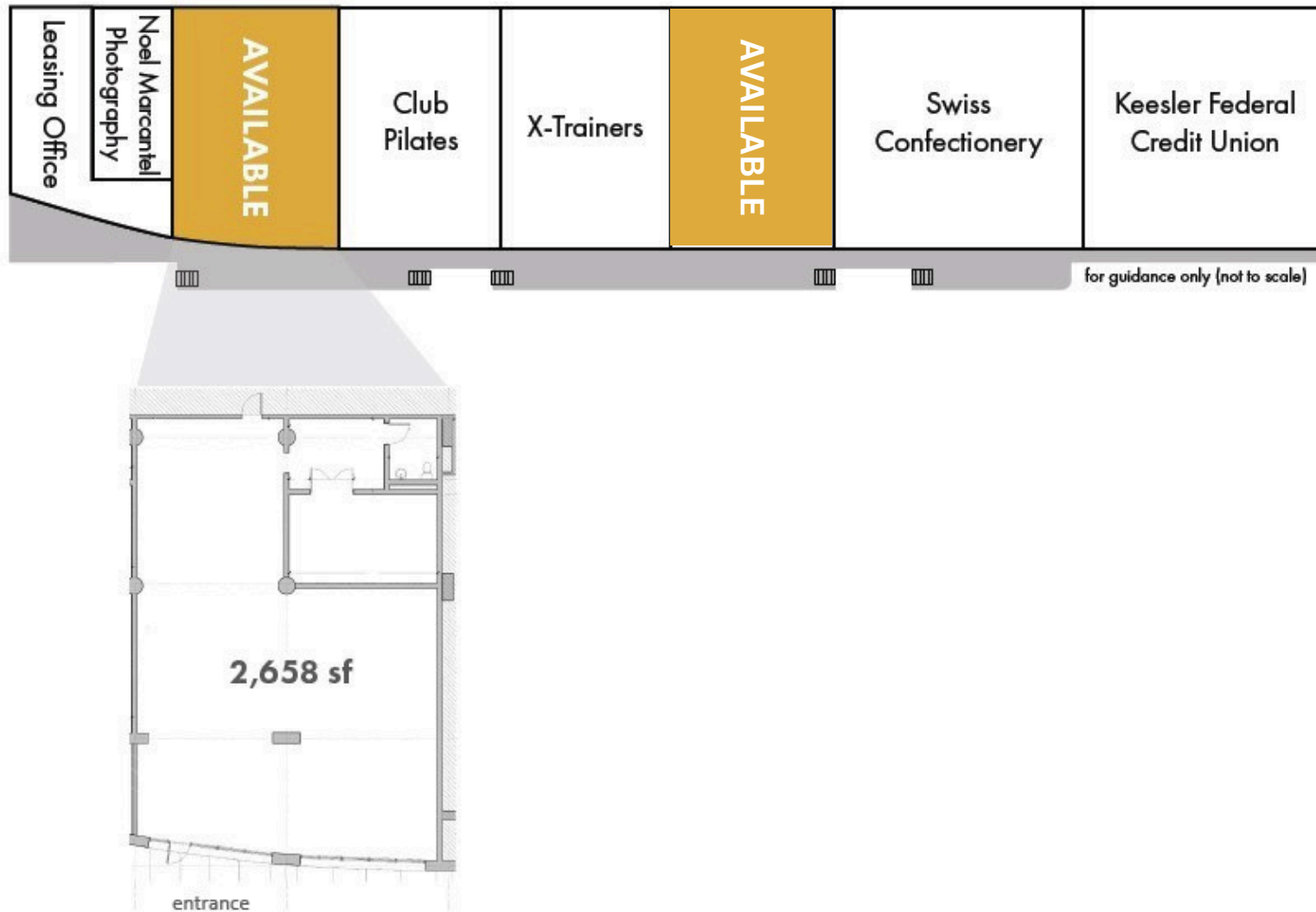


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## FLOOR PLAN

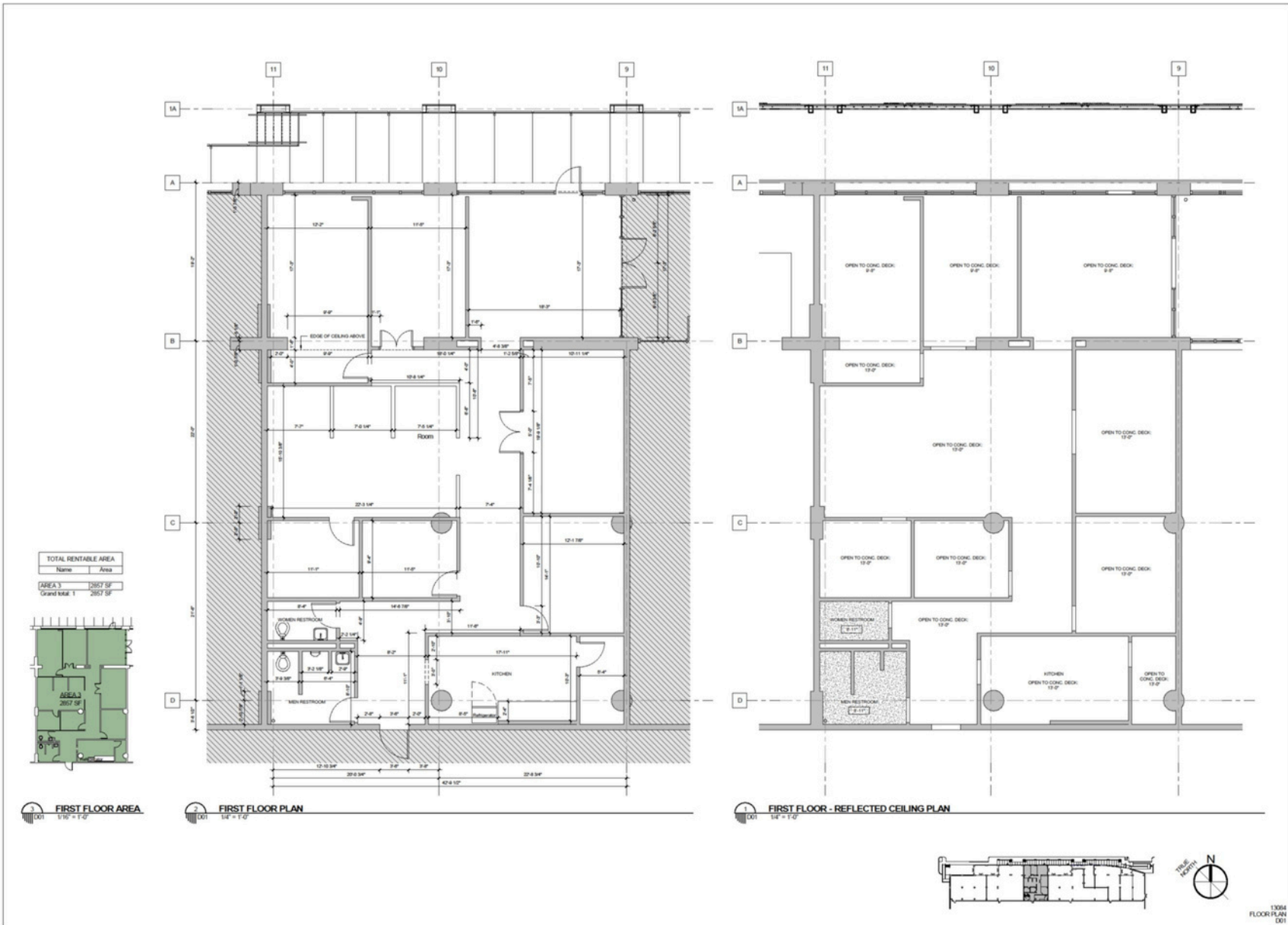




3700 ORLEANS AVENUE, SUITE 105

NEW ORLEANS, LA





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3700 ORLEANS AVENUE, SUITE 102-B

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## POINTS OF INTEREST



3700 ORLEANS AVENUE, SUITE 102-B

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