OFFERING MEMORANDUM

OFFICE CONDOMINIUM UNIT - FOR SALE

747 MAGAZINE STREET, SUITE 6 - NEW ORLEANS, LOUISIANA 70130

Located in the Warehouse District of New Orleans

CHIP GARDNER & HERBERT DUBUISSON GROUP | COMPASS

exclusively Listed By:

Glenn "Chip" Gardner

Fourth-Generation Broker

MBA, MAI, CRB, RENE, SRS, ABR
D: 504.236.3891
Chip@ChipGardner.com

Herbert Dubuisson

Second-Generation Broker

CRB, CRS, GRI, SRS, ABR, RENE
D: 228.216.8456
Herbert@HerbertDubuisson.com

Herb Dubuisson

Real Estate Broker

CCIM, CRB, CRS, GRI
D: 228.216.8456
Group@ChipGardner.com

Louisiana Office:
1151 N. Causeway Boulevard
Mandeville, LA 70471 | 985.626.5695

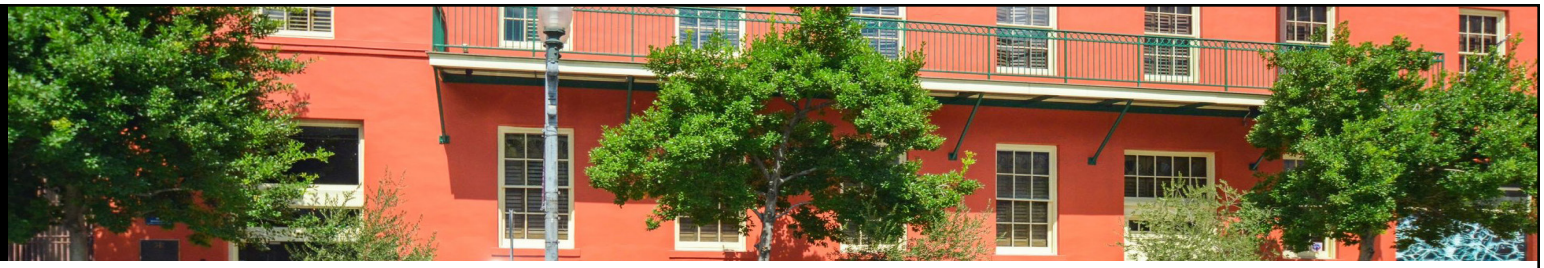
Mississippi Office:
1021 Highway 90
Bay St. Louis, MS 39520 | 228.216.8456

Global Headquarters:
110 Fifth Avenue, Third Floor
New York, NY 10011 | 646.982.0353

CHIP GARDNER & HERBERT DUBUISSON GROUP

COMPASS COMMERCIAL

OFFERING SUMMARY



747 MAGAZINE STREET, SUITE 6 - NEW ORLEANS, LOUISIANA 70130

List Price

List Price: $995,000

Condominium Size

4,898 SF

Monthly Condo Fees

$1,982 per month

The 747 Condominium Association Budget, which breaks down the expenses, is available upon request.

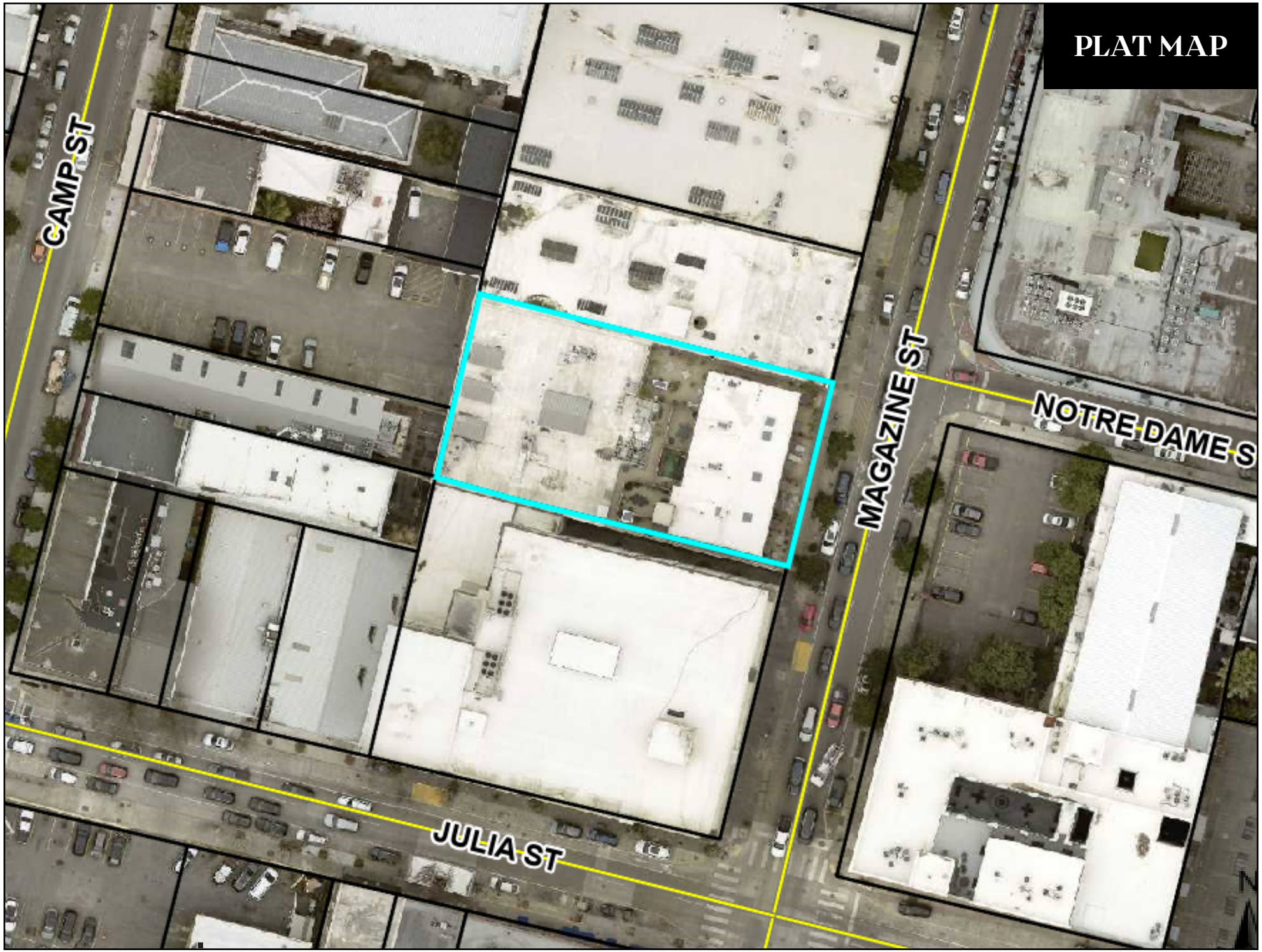
The only utility paid individually by each condo is electric.

Property Overview:

This office condominium unit is available for purchase within a larger, three-story commercial / residential condominium complex known as The 747 Condominiums in the Warehouse District of New Orleans. The building is a multi-tenant building that has a common, secure entry. It is currently occupied by the owner who will vacate upon the sale.The space includes a reception area, conference room, open & private offices, kitchen, and restrooms. The unit also comes with one reserved parking space in the garage. The property is zoned CBD-6 Urban Core Neighborhood Mixed-Use District.

SITE
New Orleans ArtWorks

PLAT MAP

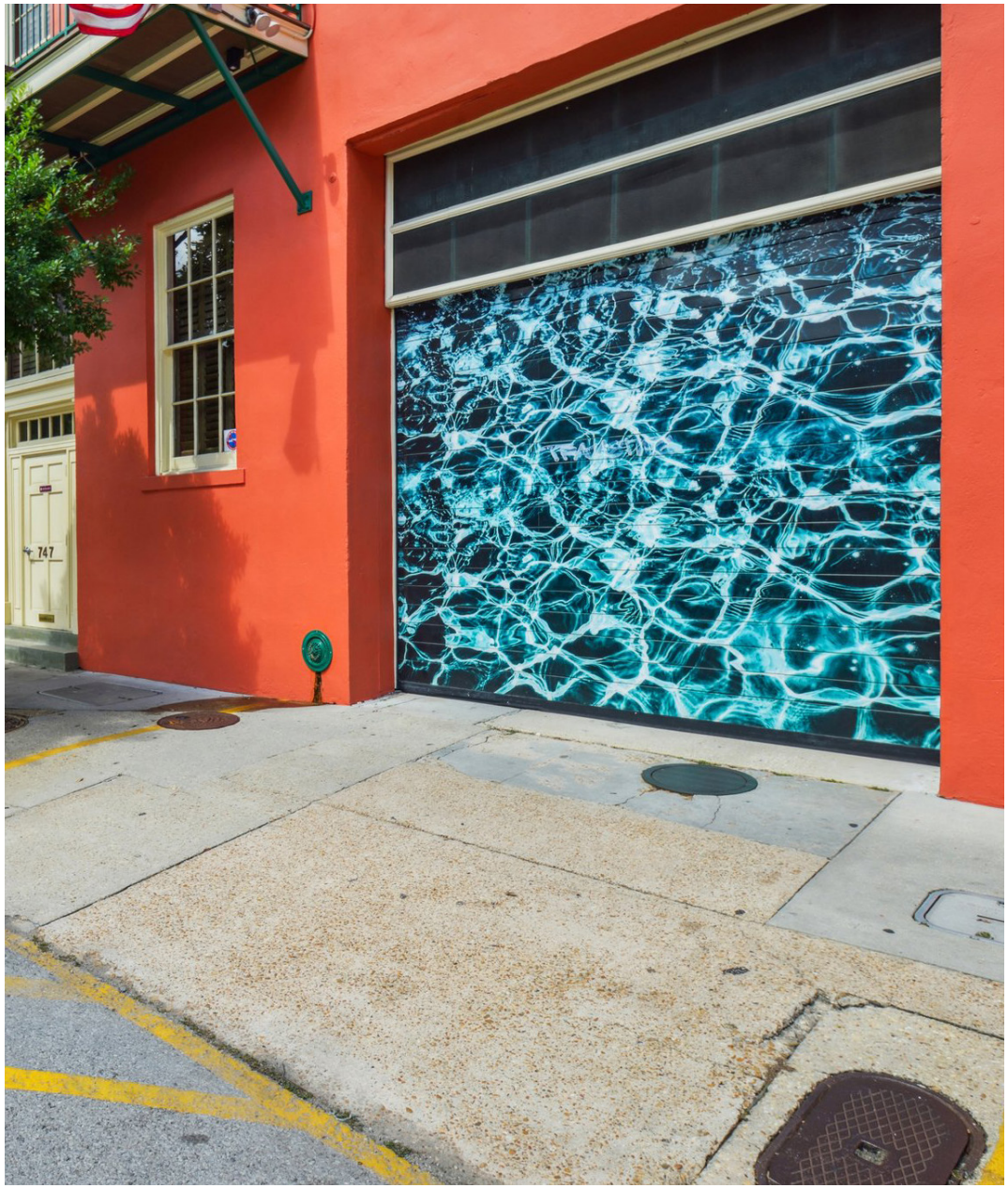


PROPERTY PHOTOS

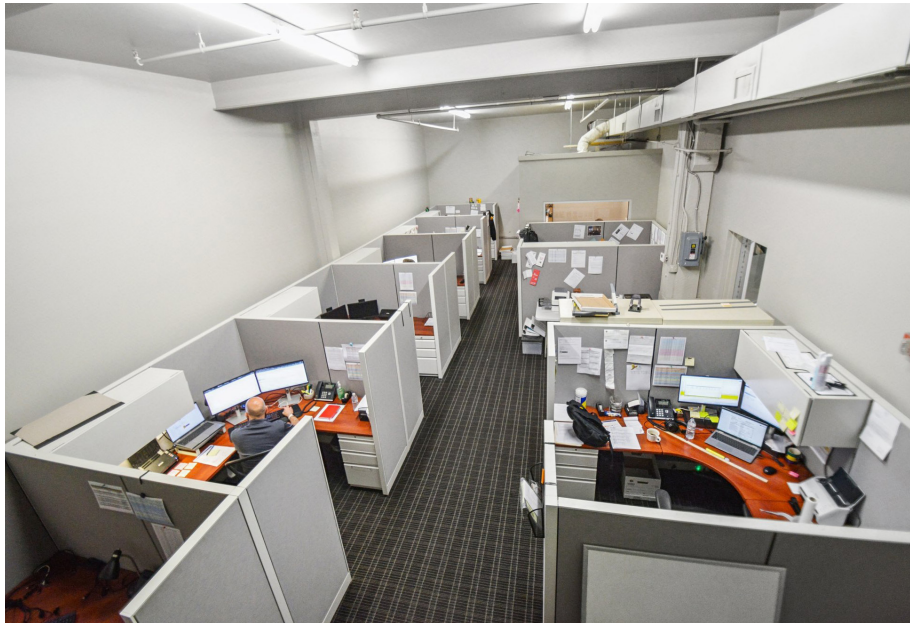
PROPERTY PHOTOS

COMMON AREA PROPERTY PHOTOS

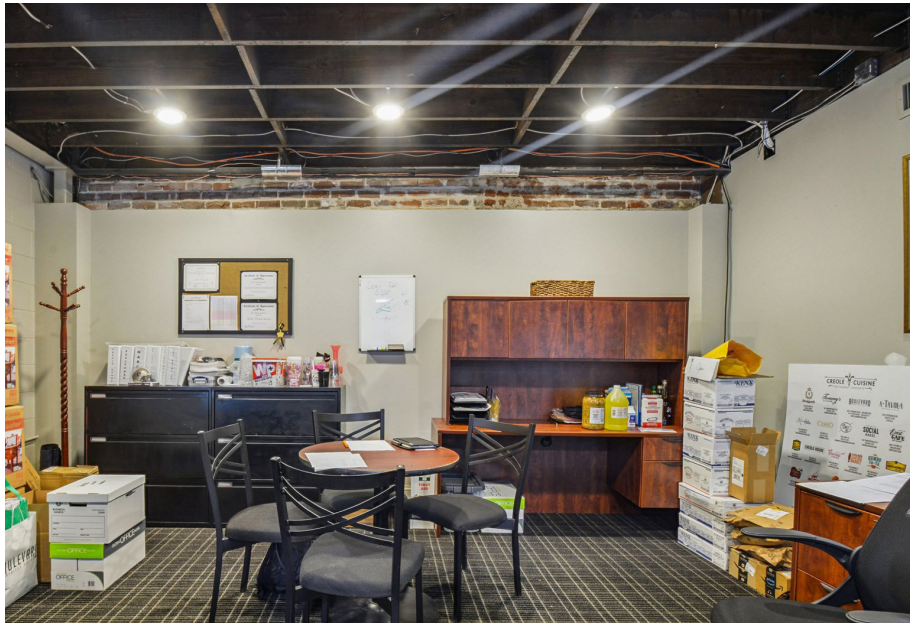
PARKING GARAGE PROPERTY PHOTOS



FIRST FLOOR CONDOMINIUM PROPERTY PHOTOS



FIRST FLOOR CONDOMINIUM PROPERTY PHOTOS



SECOND FLOOR CONDOMINIUM PROPERTY PHOTOS

PROPERTY VIDEO TOUR

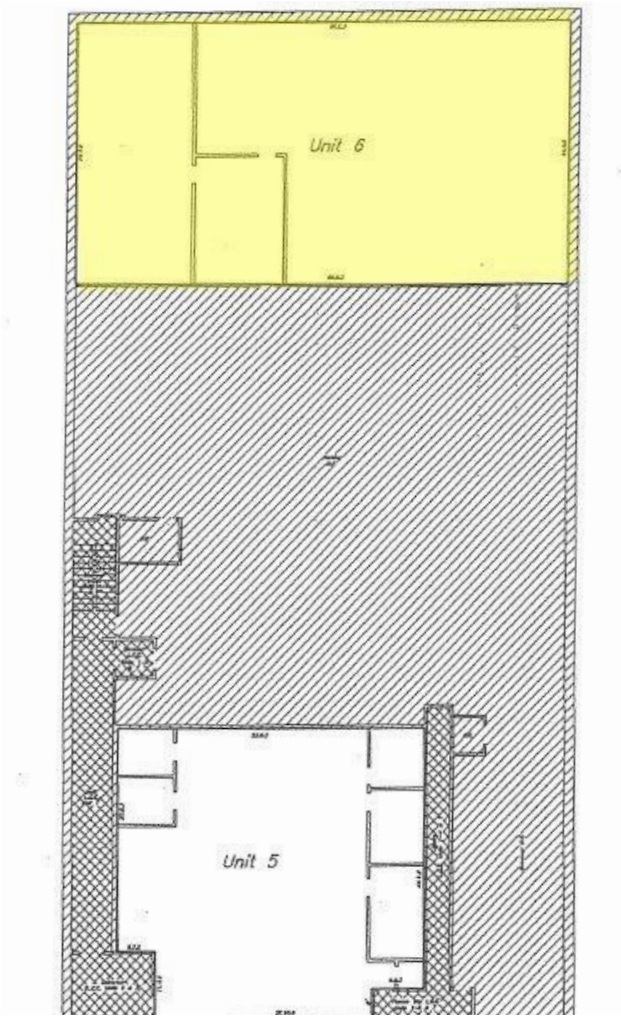
Check out a custom "Property Tour" video, which is featured on our YouTube page.

We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.

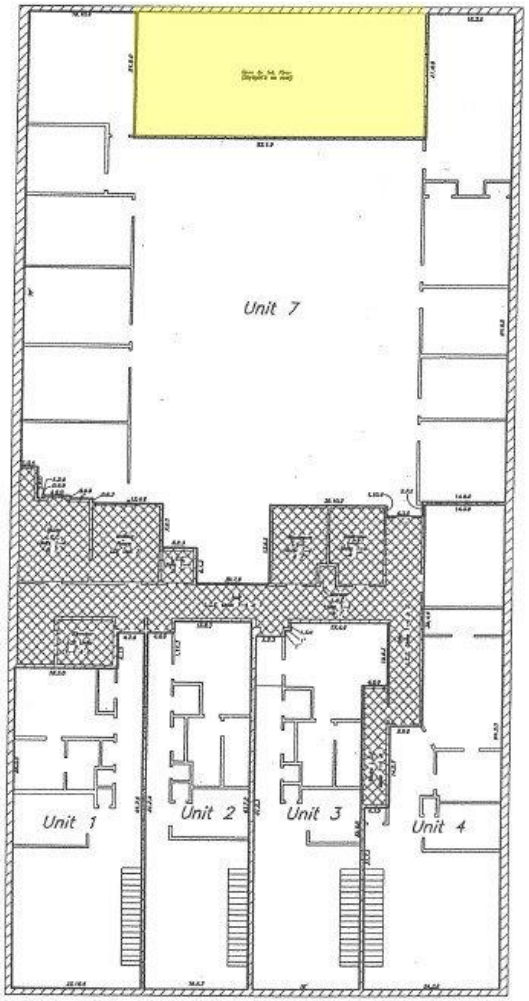
Youtube.com/@ChipGardner-HerbertDubuisson

Scan here to see our custom property video tours →

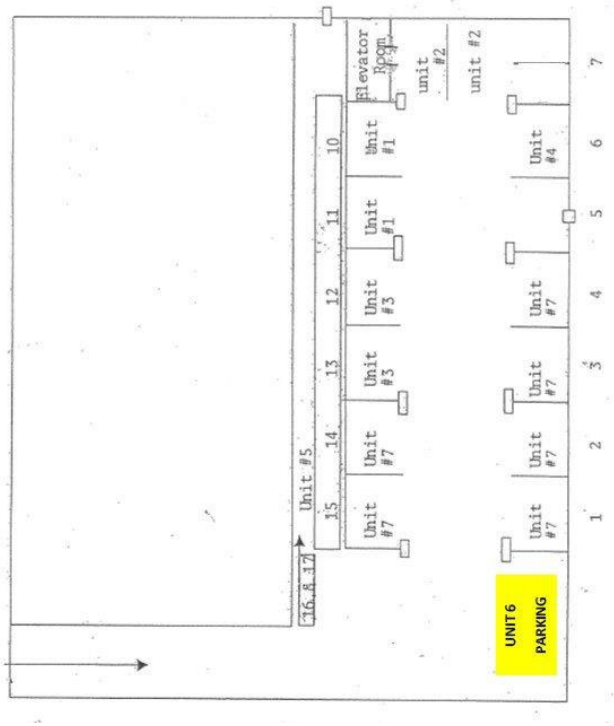
PROPERTY FLOOR PLAN



First Floor

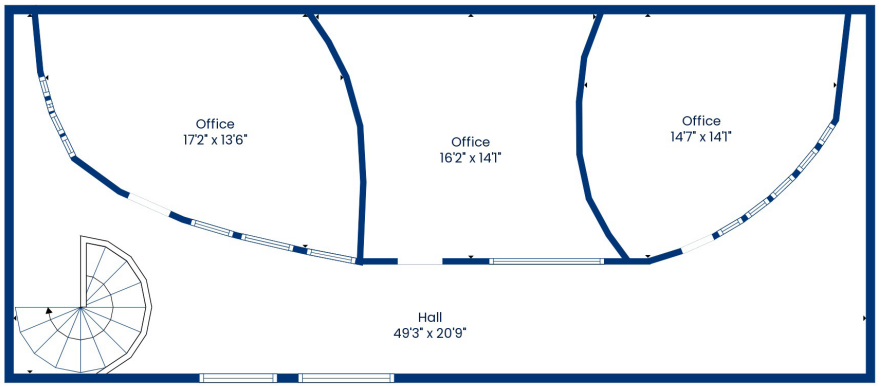


Second Floor



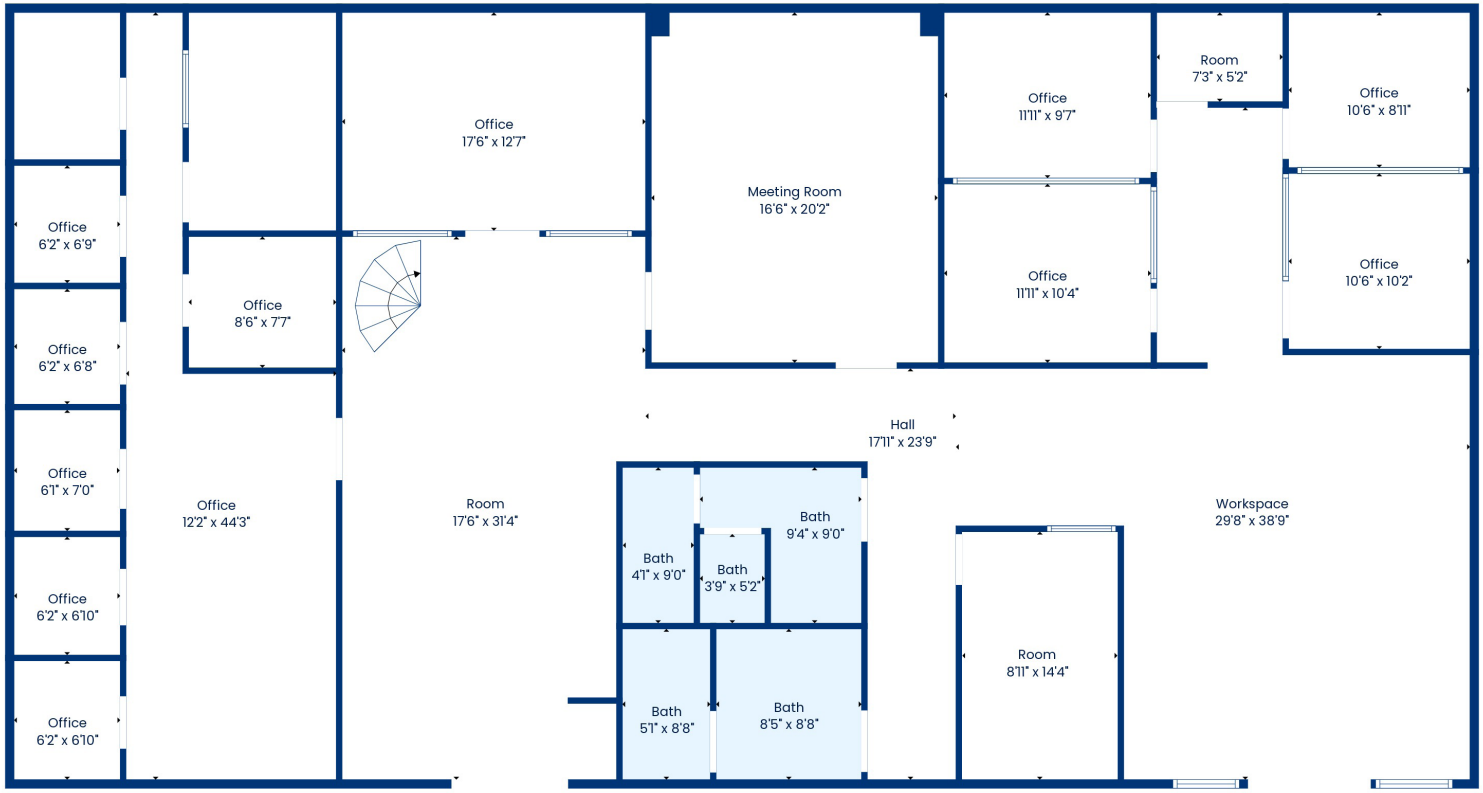
Reserved Parking

UNIT 6 FLOOR PLAN

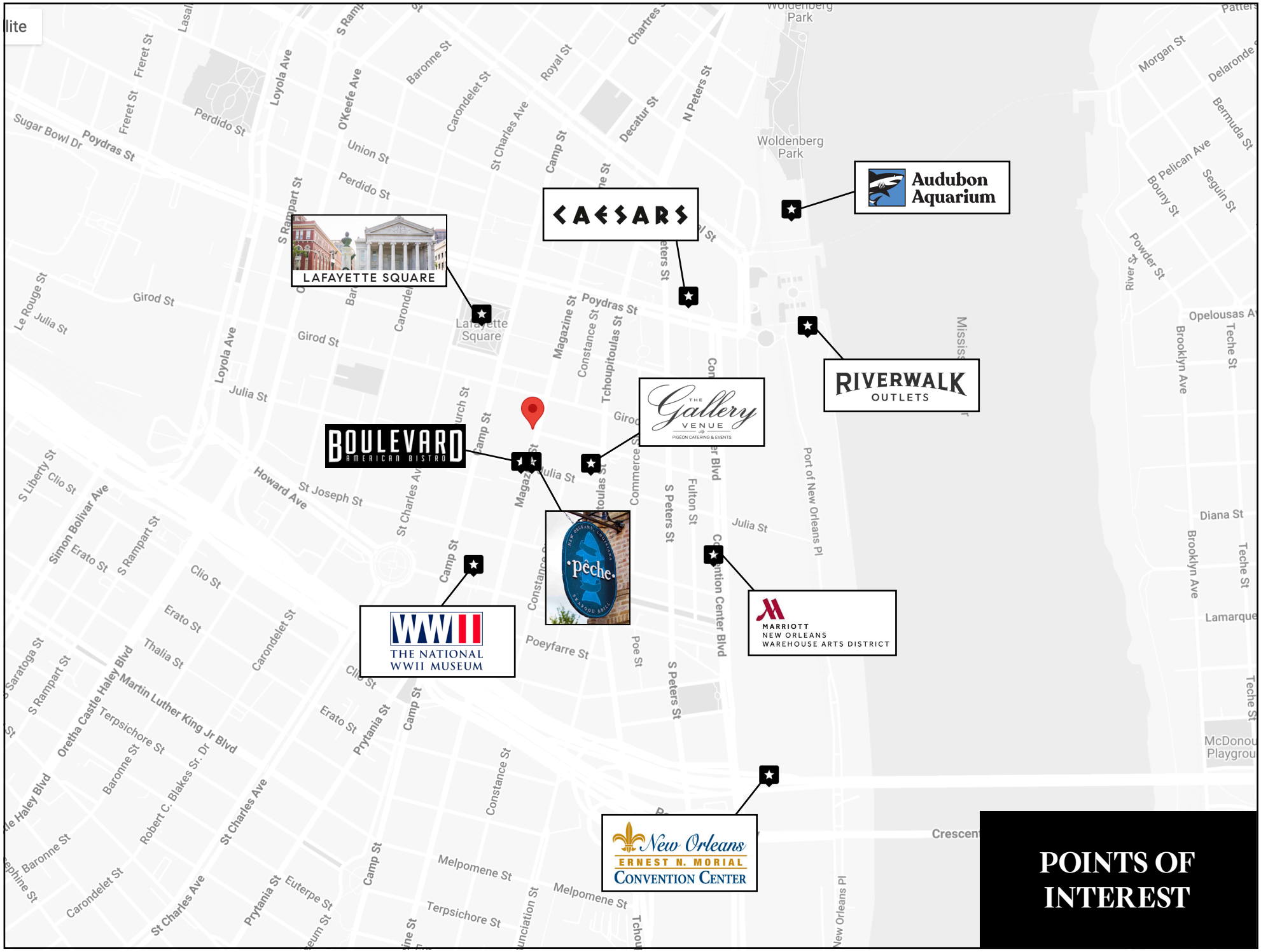


First Floor

Floor 2

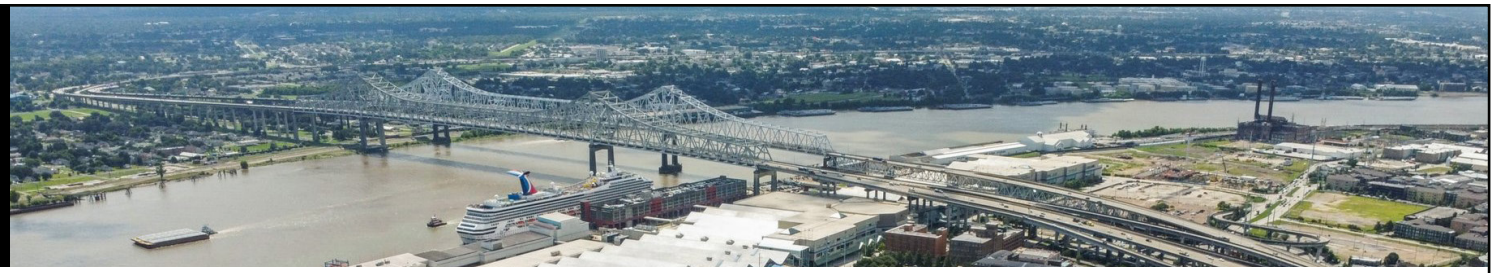


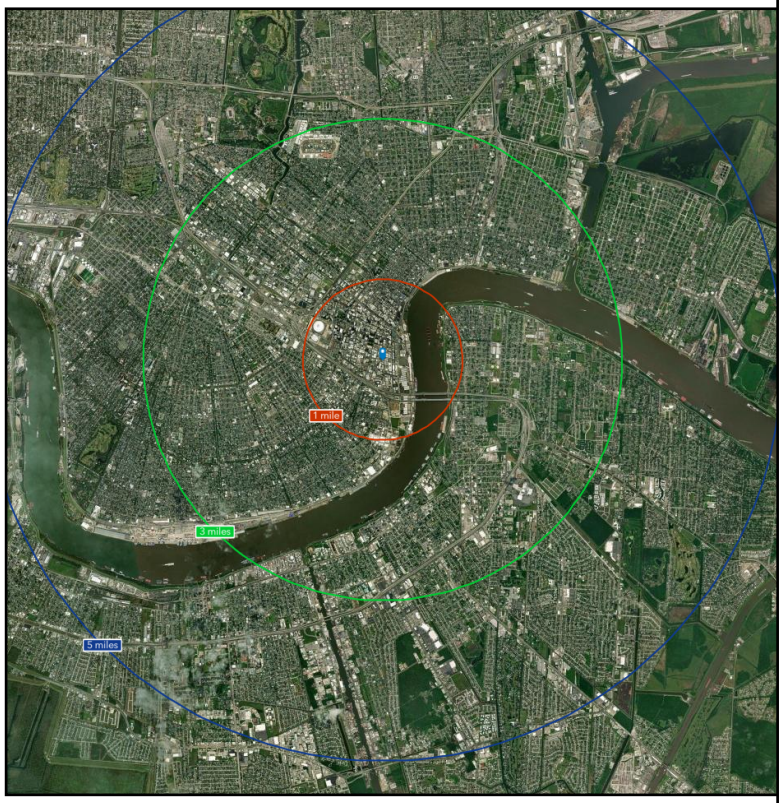
Second Floor



POINTS OF INTEREST

DEMOGRAPHICS

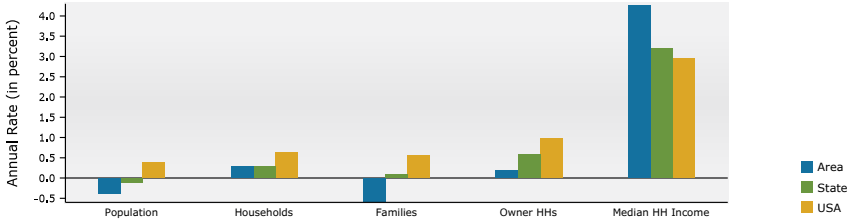




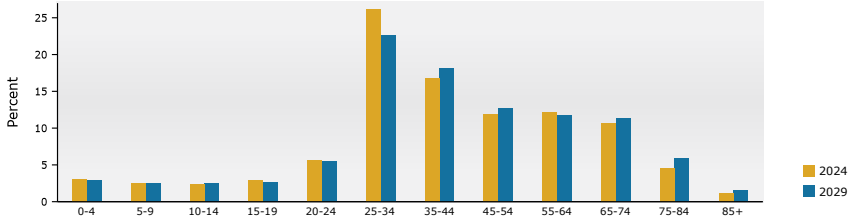
Ring 1

1 mile

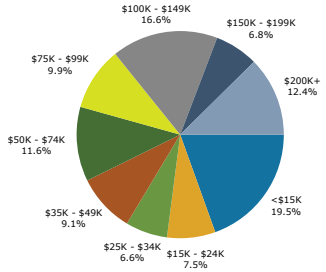
Trends 2024-2029



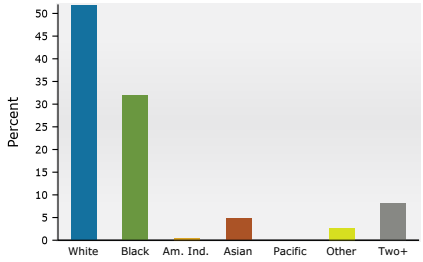
Population by Age

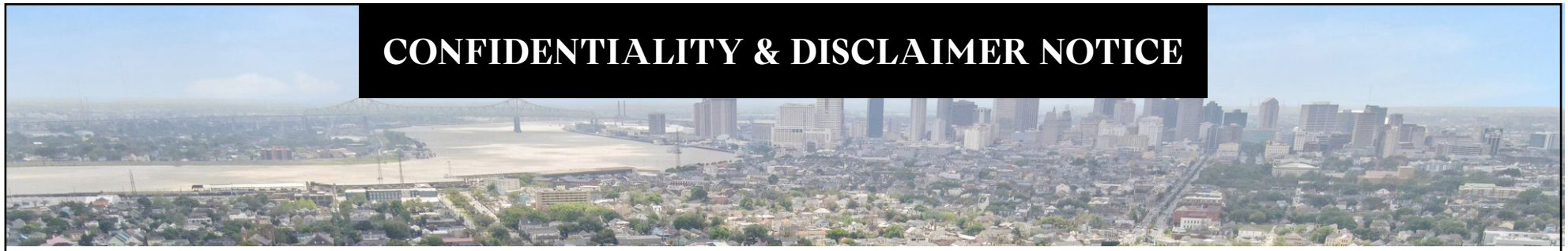


2024 Household Income



2024 Population by Race





CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Chip Gardner & Herbert Dubuisson Group with Compass and should not be made available to any other person or entity. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

© 2026 The Chip Gardner & Herbert Dubuisson Group with Compass. All rights reserved.

CHIP GARDNER & HERBERT DUBUISSON
GROUP

Disclosure and Consent to Dual Agent Designated Agency

This Document Serves Three Pruposes

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____.
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

DDA 1/98

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: _____

AgencyForm Rev. 10/10

CHIP & HERBERT GARDNER DUBUISSON GROUP