



UPTOWN NEW ORLEANS • FORMER DISTILLERY

3715 Tchoupitoulas

3715 Tchoupitoulas St., New Orleans, LA 70115

PRESENTED BY

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PROPERTY DESCRIPTION

Former Distillery on the Uptown Tchoupitoulas Corridor

Located at 3715 Tchoupitoulas Street, this approximately 6,710 SF former distillery includes a production area, tasting room and office space along one of Uptown New Orleans' key commercial corridors.

The approximately 300' x 55' site includes an adjacent rear lot of approximately 145' x 55', adding flexibility for parking, loading, outdoor use, storage or future expansion. Zoned HU-MU, the property suits a range of commercial, hospitality, creative and mixed-use concepts, subject to verification of permitted uses and development requirements.

AVAILABLE

6,710 SF

RENOVATED

2018

ZONING

HU-MU



OFFERING SUMMARY

LEASE RATE	\$16.50/SF/Yr
AVAILABLE SF	6,710 SF
LAND SIZE	16,500 SF
CEILING HEIGHT	18 ft
DRIVE-IN DOOR	One 12' Roll-Up
ZONING	HU-MU

PROPERTY HIGHLIGHTS

- 6,710 SF former distillery, renovated 2018
- Production, tasting room & office space
- 18 ft clear, 12' roll-up door, 145' x 55' yard
- HU-MU zoning, Uptown corridor

FOR MORE INFORMATION

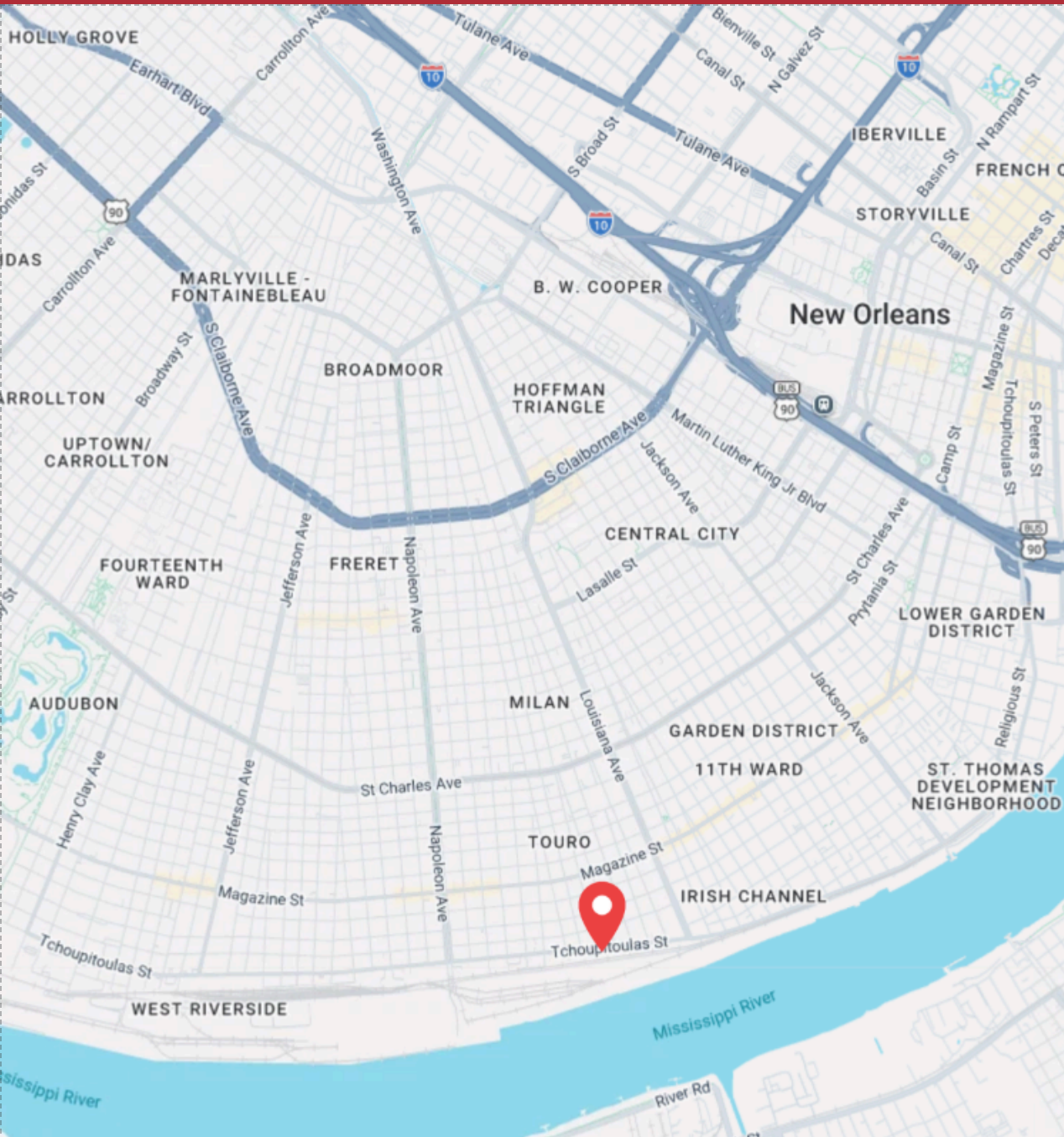
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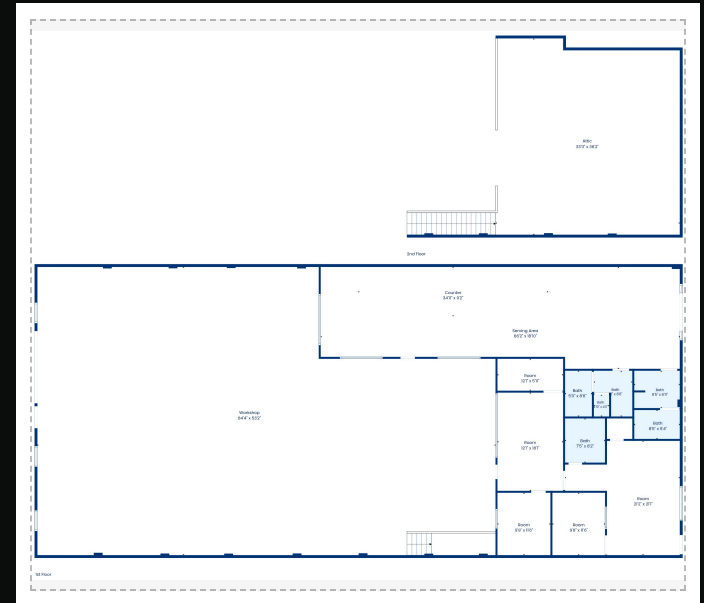




LOCATION

Situated along the Uptown Tchoupitoulas Street corridor among breweries, restaurants, neighborhood retail and creative businesses, with direct access to the CBD, Lower Garden District, Irish Channel, Uptown and Magazine Street amenities.

SITE	300' x 55'
REAR YARD	145' x 55'
LAND SIZE	16,500 SF
ZONING	HU-MU





FOR MORE INFORMATION

Let's talk about 3715 Tchoupitoulas

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