

TALBOT
REALTY GROUP

334 Carondelet Street, Unit C
New Orleans, LA 70130

AVAILABLE FOR LEASE



Beautiful CBD Showroom/Office/Retail

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

334 CARONDELET STREET

NEW ORLEANS, LA

ADDRESS: 334 Carondelet Street, Unit C
New Orleans, LA 70130

SIZE: 9,450 square feet

RENT: \$22.00 per rentable square foot or \$17,325.00, per month, NNN. The NNN charges are \$7.58 psf or \$5,970.41 per month.

ZONING: CBD-1, Core Business District ([CLICK HERE](http://czo.nola.gov/Article-17#17-3-A) for zoning details and permitted uses or visit:
<http://czo.nola.gov/Article-17#17-3-A>) Uses include office, retail, showroom, bank, and many other uses.

SPACE DESCRIPTION: Located in the Union Lofts Condominiums, this unit is the former Leviton Space which was a showroom for its lighting and control products and services. The space is class A in its finishes with a full kitchen, bar and lounge area, board room, vault and 24-seat classroom. The current floor plan is well suited for a showroom or private entertainment venue. The property is in the heart of the New Orleans Central Business District and is surrounded by hotels, Class A CBD office buildings, restaurants and museums. It is three blocks down river from the French Quarter and three blocks up river from the Warehouse District.

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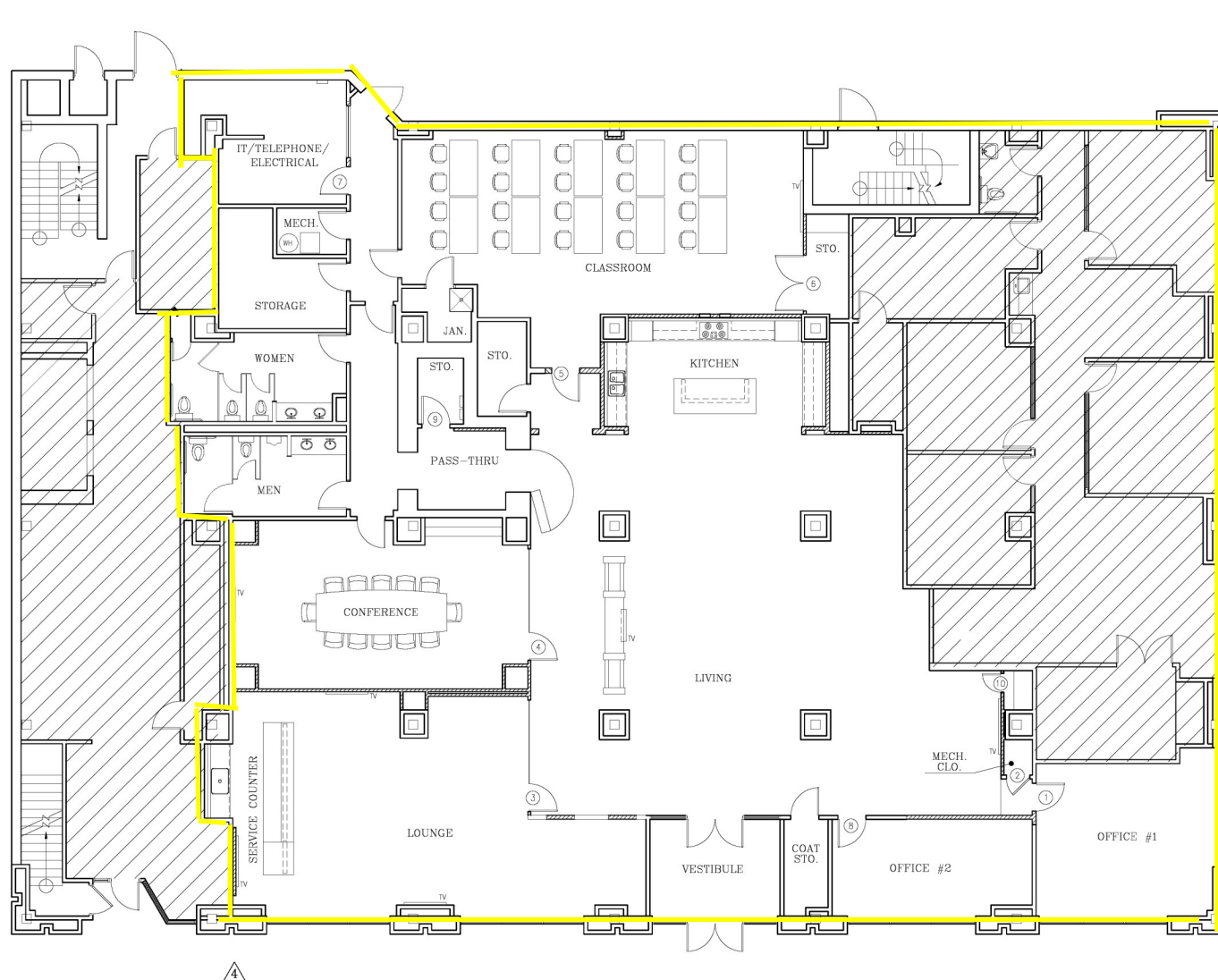
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1 NEW FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND

- EXISTING WALL TO REMAIN AS IS
- NEW 20 GA. 3 5/8" METAL STUD WALL @ 1/2" C.C. (UNLESS NOTED OTHERWISE) OF NEW WALL TO MATCH EXISTING ADJACENT WALL IN STUD SIZE, GAUGE & FINISH
- EXIST. DOOR TO REMAIN
- NEW DOOR PER DOOR SCHEDULE

GENERAL CONSTRUCTION NOTES:

- PATCH SLAB PER SLAB PATCH DETAIL 2/A1.0 WHERE SLAB WAS CUT FOR INSTALLATION OF PLUMBING DRAIN LINE &/OR ELECTRICAL CONDUIT IN KITCHEN, RESTROOM & SPORTS ROOM. SEE DEMOLITION PLAN 1/A1.0 FOR APPROXIMATE TRENCH LOCATIONS.
- "LIGHTLINE" GLASS WALL SYSTEM COMES IN MULTIPLES OF 12" - PROVIDE NEW 18 GA. TRIPLE METAL STUD COLUMN & CYP. 80. FINISH AT ENDS TO MAKE UP DIFFERENCE. THE "LIGHTLINE" GLASS WALL SYSTEMS SHALL BE PURCHASED BY LEVITON DIRECTLY & INSTALLED BY AS PART OF THE FURNITURE PACKAGE. THE FURNITURE SUPPLIER SHALL ALSO INSTALL THE "LIGHTLINE" GLASS WALL SYSTEMS. GENERAL CONTRACTOR SHALL COORDINATE & PROVIDE NEW CEILING STRUCTURE.
- ALL DOORS SHOWN ON THE NEW FLOOR PLAN WITHOUT A DOOR NUMBER SET IN A CIRCLE ARE EXISTING TO REMAIN - SEE FINISH SCHEDULE SHEET FOR EXISTING, REMAINING DOORS TO BE PAINTED.
- ALL CYP. 80. WALLS & CEILINGS TO HAVE A LEVEL 5 FINISH PER THE USG GYPSUM CONSTRUCTION HANDBOOK. PATCH ALL CYP. 80. WALLS & CEILINGS WHERE DEMOLITION WORK IS PERFORMED.
- ALL DATA/ELECTRICAL OUTLETS NOT SHOWN ON THE ELECTRICAL PLANS ARE TO BE REMOVED & THE WALL PATCHED WITH NO VISIBLE SEAMS.
- PROVIDE 2x10 BLOCKING AS REQUIRED IN WALL BEHIND TELEVISIONS FOR INSTALLATION OF NEW TV WALL MOUNT BRACKETS.
- SPACKLE & SAND EXISTING CABINET DOORS AFTER REMOVAL OF KNOBS. PROVIDE NEW CABINET PULLS PROVIDED BY OWNER & PAINT CABINETS PER FINISH PLAN 1/A4.0.
- PROVIDE NEW WHITE OUTLET COVERS FOR ALL OUTLETS ON EXISTING WOOD COLUMNS.
- AT THE END OF THE CONSTRUCTION, ALL INTERIOR SURFACES TO BE PROFESSIONALLY CLEANED. IN ADDITION, ALL EXTERIOR & INTERIOR WINDOW SURFACES (GLASS & ALUMINUM) WITHIN TENANT SPACE SHALL BE PROFESSIONALLY CLEANED.
- IT SHALL BE THE GENERAL CONTRACTOR'S CHOICE AS TO WHERE EXISTING WALLS, CEILINGS, AND FLOORING SHALL BE RIPPED OUT OR TRENCHED TO RUN THE NEW ELECTRICAL & MECHANICAL WORK. IN SOME AREAS THE DRAWINGS SUGGEST ROUTES BUT THE GENERAL CONTRACTOR MAY CHOOSE ALTERNATE ROUTES FOR MORE EFFICIENT PATCHING. IN THE CASE OF MECHANICAL, EQUIPMENT RUNS, ROUTES THAT ELONGATE THE ROUTES SHOWN ON THE DRAWINGS SHALL REQUIRE APPROVAL FROM THE MECHANICAL ENGINEER.
- THOROUGHLY CLEAN ALL TOILET ROOM FIXTURES.
- THE EXISTING COMMON ALLEY MUST NOT BE OBSTRUCTED OR BLOCKED AT ANY TIME BY CONSTRUCTION OPERATIONS.
- ANY INTERRUPTIONS OF UTILITIES OF UNDO LOFT TENANTS MUST BE COORDINATED 72 HOURS IN ADVANCE.

INTERIOR TENANT RENOVATION FOR
LEVITON EXPERIENCE CENTER
334 CARONDELET ST., NEW ORLEANS, LA 70130

SCALE: AS SHOWN

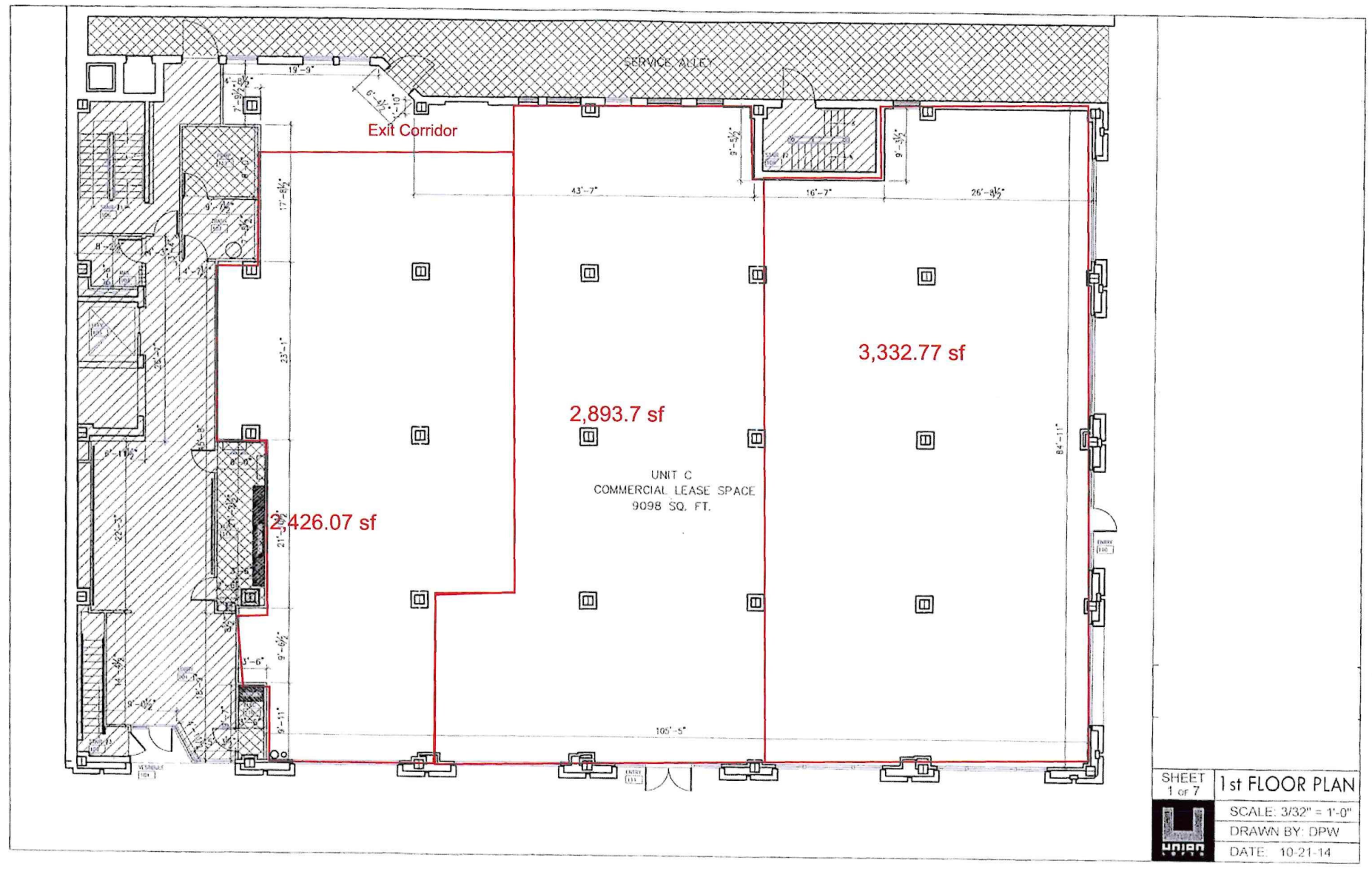
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DATE: Nov. 1, 2013

NO.	DATE	REVISIONS
1	2-24-14	Television Locations

A2.0

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