

# 805

## Howard Ave.

New Orleans, LA



**CRES GARDNER, CCIM, SIOR**

Vice President - New Orleans

(504) 261-2032

[cgardner@beaubox.com](mailto:cgardner@beaubox.com)

**VICTORIA WAGUESPACK**

Associate

(504) 583-1119

[victoriaw@beaubox.com](mailto:victoriaw@beaubox.com)



# SECOND FLOOR OFFICE SPACE

---

2,100 SF AVAILABLE FOR LEASE



# PROPERTY SUMMARY

## Property Description

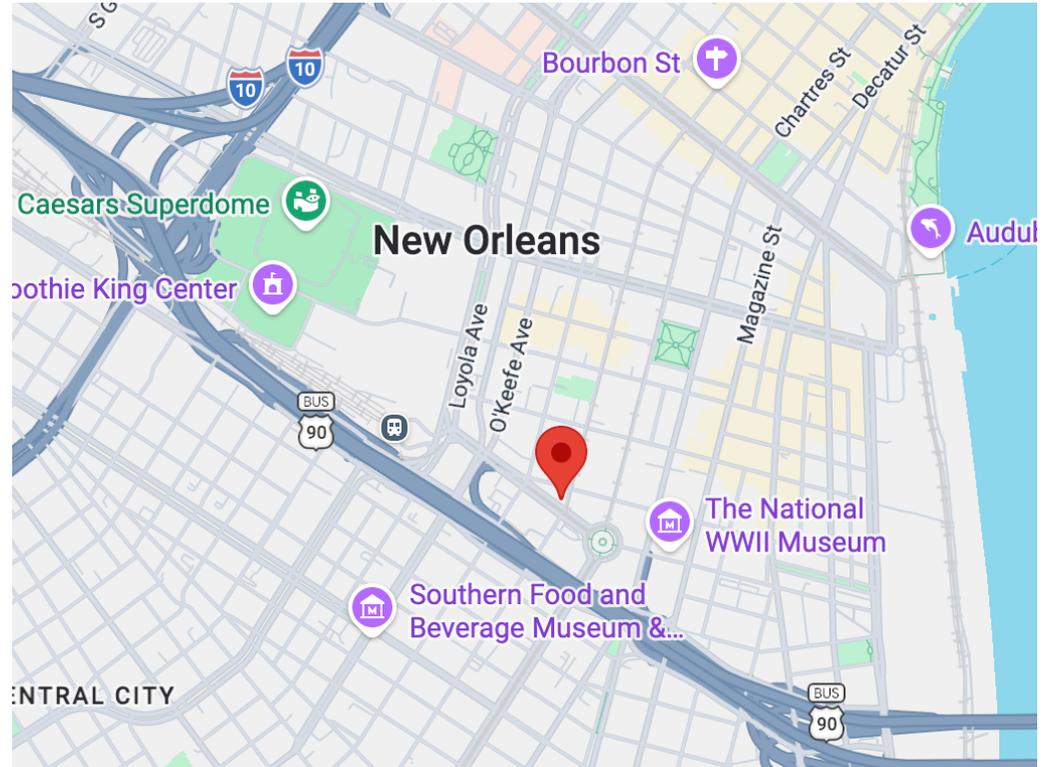
Situated in the heart of the Warehouse District, 805 Howard offers convenient access to the CBD, while maintaining the historic charm and energy this area is known for. This property is highly walkable and just steps from many of the neighborhood's well known restaurants and hotels. Adding to the appeal, Keife & Co., a wine spirits & specialty foods shop is located on the first floor of the building.

The 2,100 SF office suite features 4 private offices, 2 restrooms, a kitchen, and an open conference or collaboration area. This space is ideal for professional firms, creative companies, or boutique offices seeking character-filled space in one of downtown New Orleans' most desirable locations.

Please contact the agents for more detail or to schedule a tour.

## Highlights

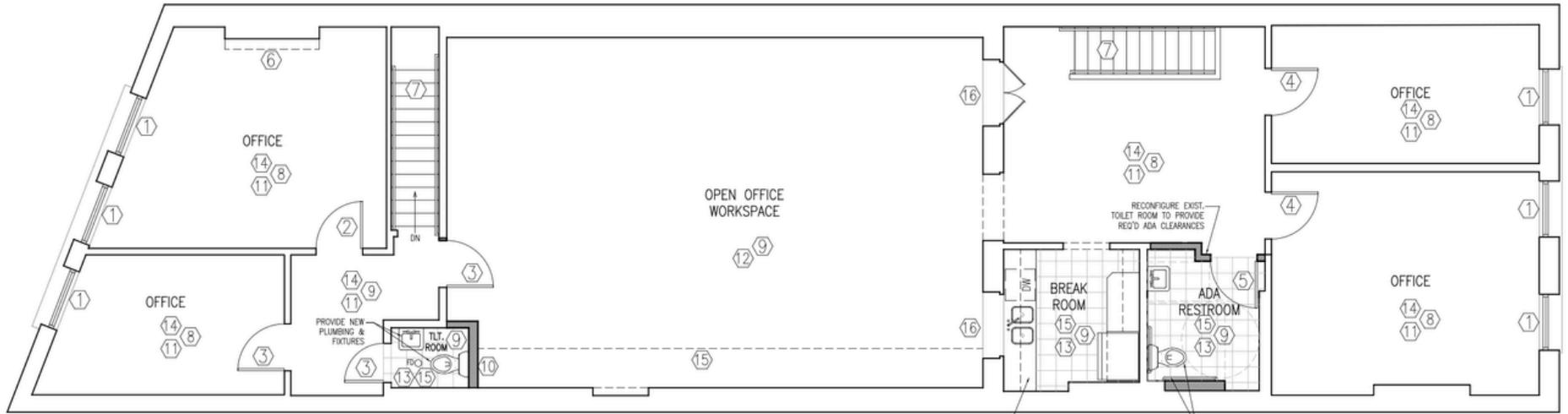
- Efficient Layout
- Prime Warehouse District Location
- Easy Access to I-10
- Ample Amenities Within Walking Distance



## Offering Summary

|              |                   |
|--------------|-------------------|
| Lease Rate   | \$21.00 PSF       |
| Lease Type   | NNN (est. \$4.60) |
| Available SF | 2,100 RSF         |
| Parking      | 2 spaces          |

# FLOORPLAN



# RETAIL MAP



# INTERIOR PHOTOS





**CRES GARDNER, CCIM, SIOR**

Vice President - New Orleans

(504) 261-2032

[cgardner@beaubox.com](mailto:cgardner@beaubox.com)

**VICTORIA WAGUESPACK**

Associate

(504) 583-1119

[victoriaw@beaubox.com](mailto:victoriaw@beaubox.com)