

Second Story Office / Retail Space on Freret

2503 Upperline Street, New Orleans, LA 70115

FOR LEASE





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PROPERTY DESCRIPTION

Second-floor space overlooking Freret Street, full of character with large rooms, hardwood floors, tall ceilings, and windows that flood it with natural light. The layout includes an open front room suited to reception, a showroom, or workspace, plus two private rooms, a full kitchen, and a full bathroom with in-unit washer/dryer. A private entrance on Upperline and one to two reserved parking spaces in the rear lot make it a great fit for a professional office, salon, jeweler, appointment-based studio, or creative retailer. Offered at \$2,850/month.

Located on the Freret corridor, one of Uptown's busiest retail and restaurant strips, directly above Midway Pizza. Neighbors include Trader Joe's, Rouses, Chipotle, Cava, and Starbucks alongside local favorites like Cure, Val's, Dat Dog, Sunnies, Good Bird, The Husky, Bearcat, Mojo, Breezy's, Gasa Gasa, and Humble Bagel.

Lease Rate: **\$2,850/Month**
Modified Gross Lease

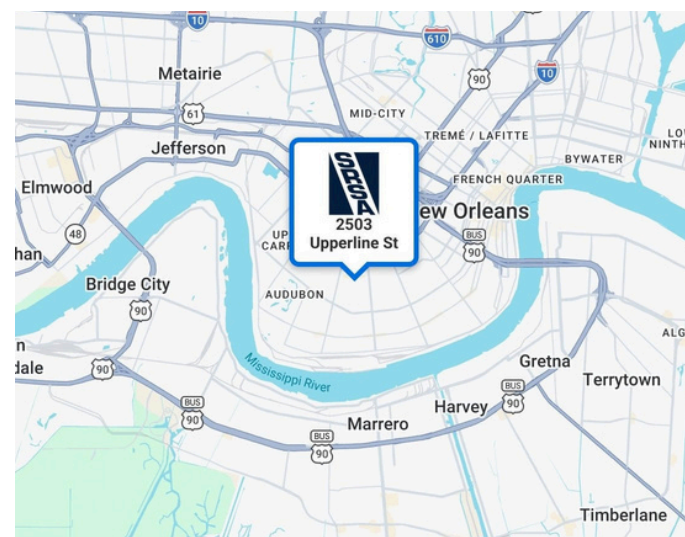
Leaseable: 1,275 SF

Building Size: 6,784 SF

Property Type: Office, Retail

Parking: 1-2 reserved spaces
in rear surface lot

- **Private entrance on Upperline**
- **Surrounded by prominent retailers**



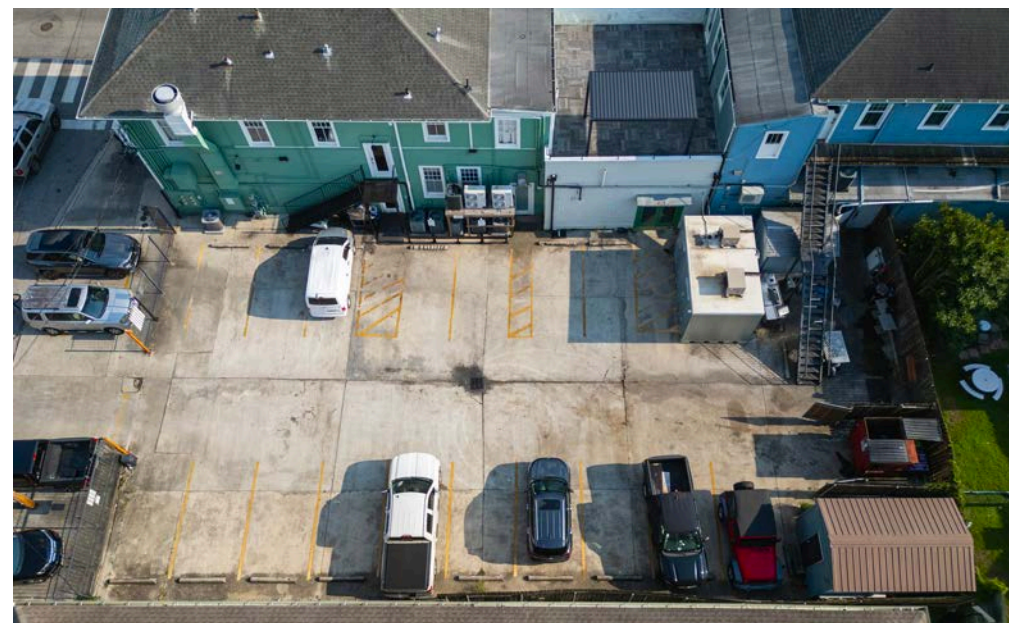
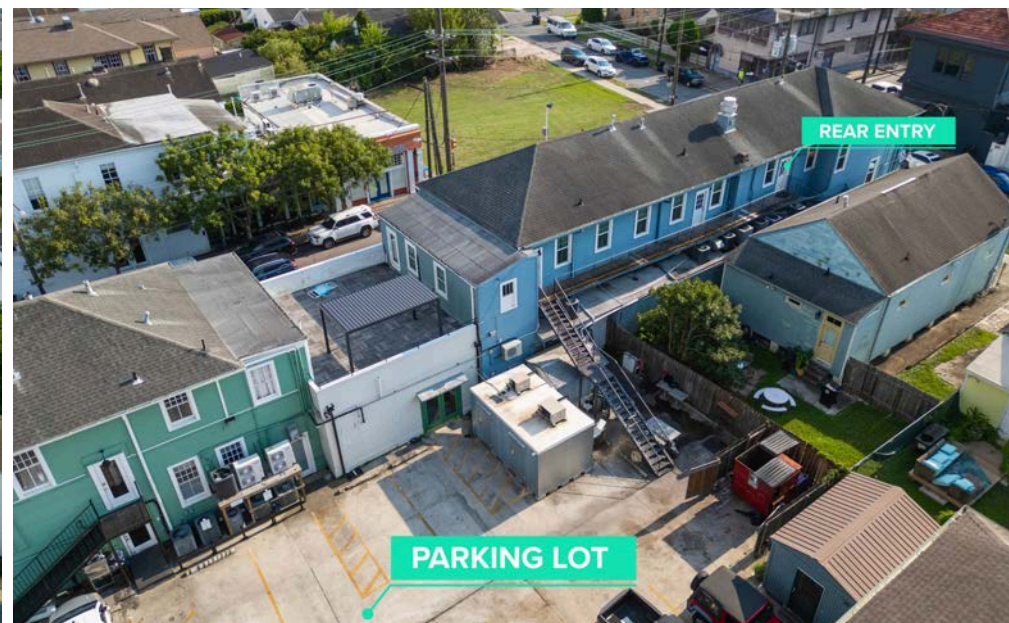
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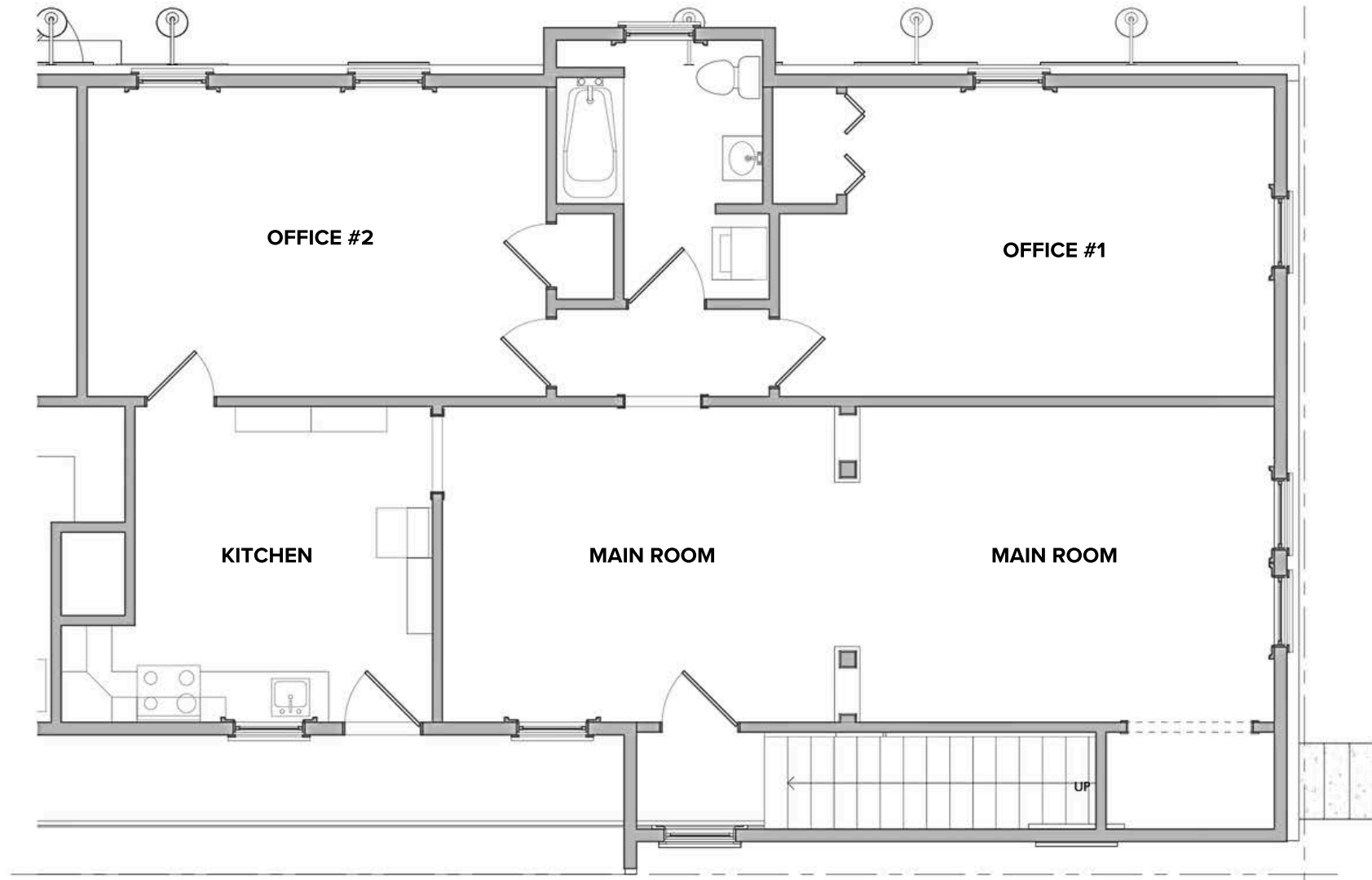


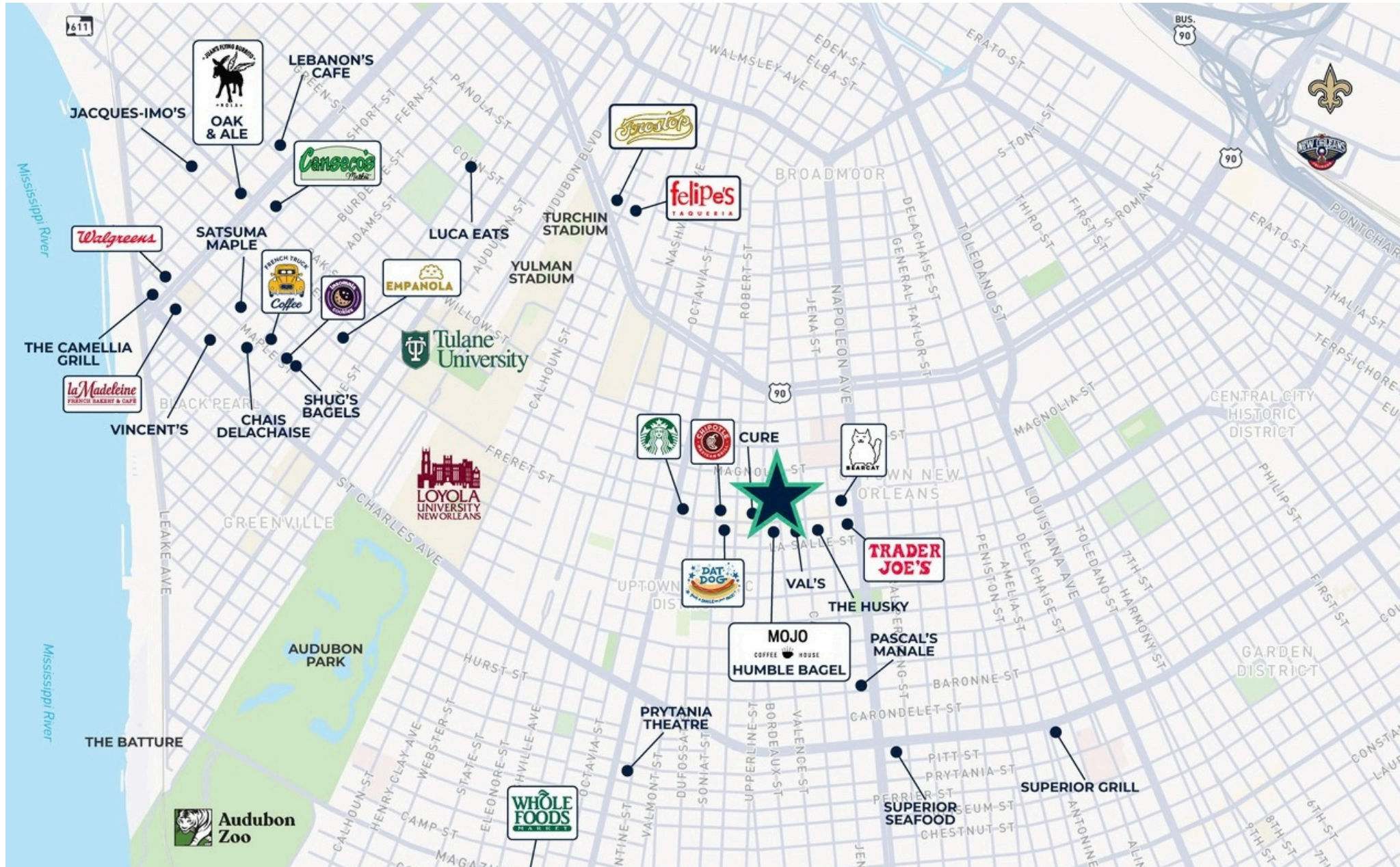
Nick Kallman

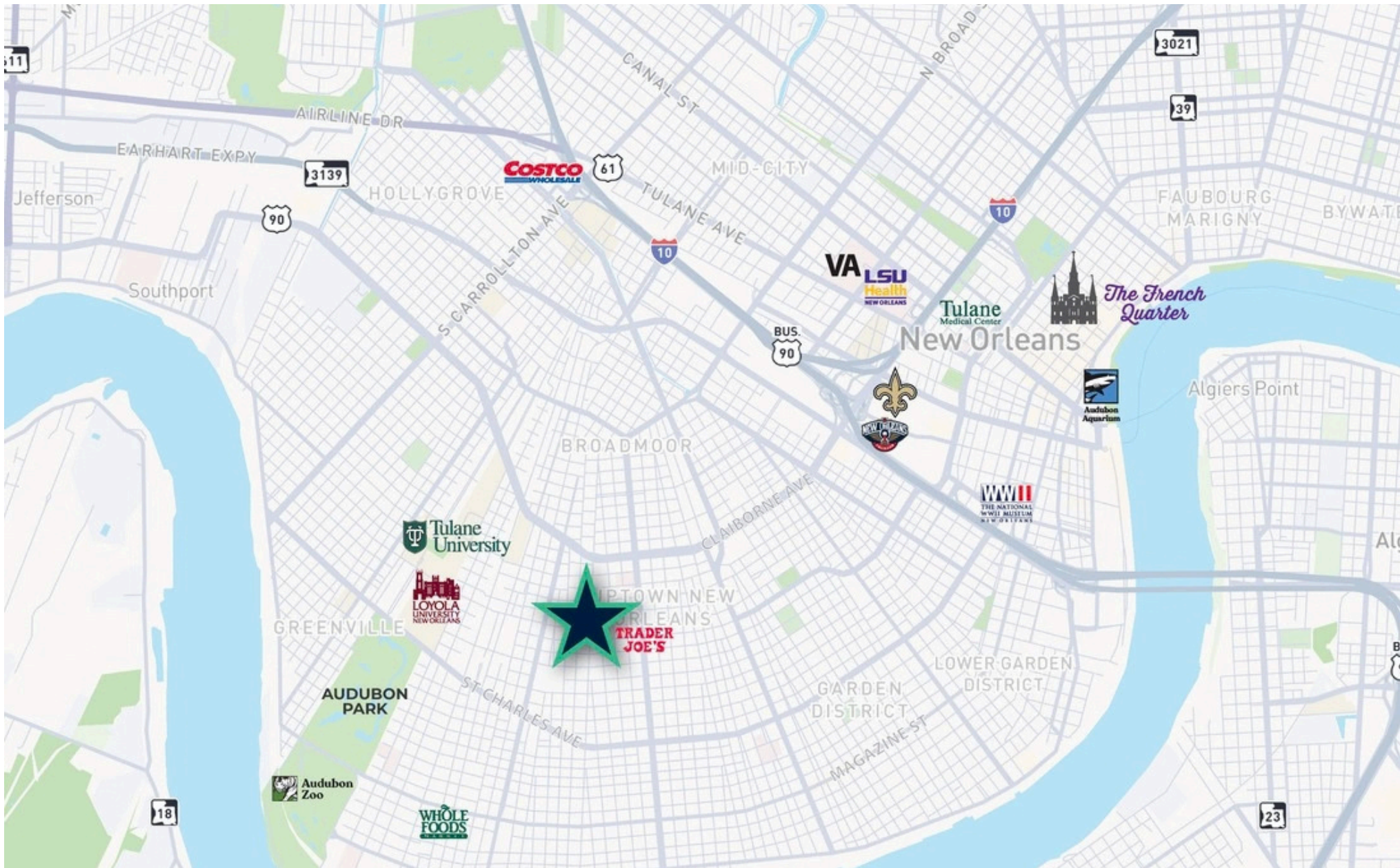
nbkallman@srsa-realestate.com
(414) 870-3220













DEMOGRAPHICS (DRIVE)

INDICATORS

5 MINUTES

10 MINUTES

15 MINUTES

Total Population

38,509

121,040

277,682

Total Daytime Population

36,292

156,576

375,274

Total Households

16,285

56,318

131,428

Median HH Income

\$90,998

\$71,572

\$64,395

Total Businesses

1,867

8,353

20,898



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REAL ESTATE

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

2555 Severn Ave, Suite 200, Metairie, LA 70005

(504) 831-2363 | www.srsa-realestate.com

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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

