



Each office independently owned and operated

FOR LEASE

1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130

RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



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PROPERTY DESCRIPTION

The Centennial Cotton Press Building harkens back to a time when New Orleans handled nearly one-third of all cotton produced in America and hosted the World's Cotton Centennial Exposition in 1884. The Cotton Press, along with the other buildings in the block, have been completely renovated by Renaissance Neighborhood Development Corporation (RNDC), a subsidiary of Volunteers of America (VOA).

Featured at the rear of the building, this 8,315 SF commercial kitchen comes fully equipped with a range of commercial cooking implements: commercial hoods, several walk-in fridge-freezers, cooking equipment, in-floor drains, etc. All spaces are fully equipped with HVAC. This space is divided into three areas, a commercial kitchen with office + Conference room, and two loading bays with access to overhead doors (total of 6) + additional cold storage. Space is move-in ready for use as a commercial kitchen, but can be altered to fit other uses.

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Available SF:	8,315 SF
Lease Structure:	NNN
Zoning:	MU-2
Building Size:	8,315 SF
Overhead Doors (Drive-In):	6
Parking Spaces:	10
Warehouse HVAC:	Yes



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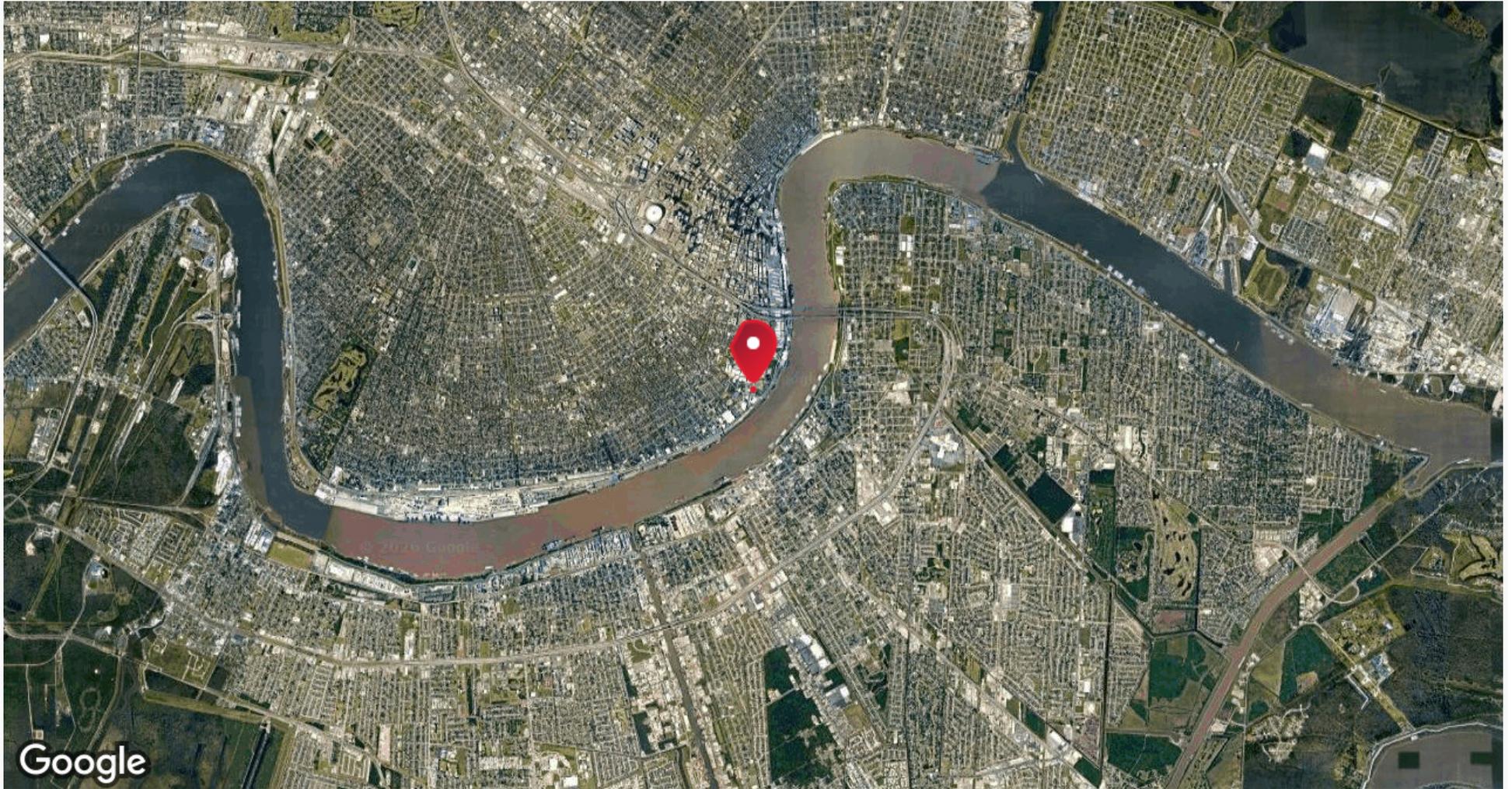
Cameron Lombardo, CCIM and Max Juge
RE/MAX Commercial Brokers, Inc.
504-838-0001
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LOCATION MAP

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ADDITIONAL PHOTOS

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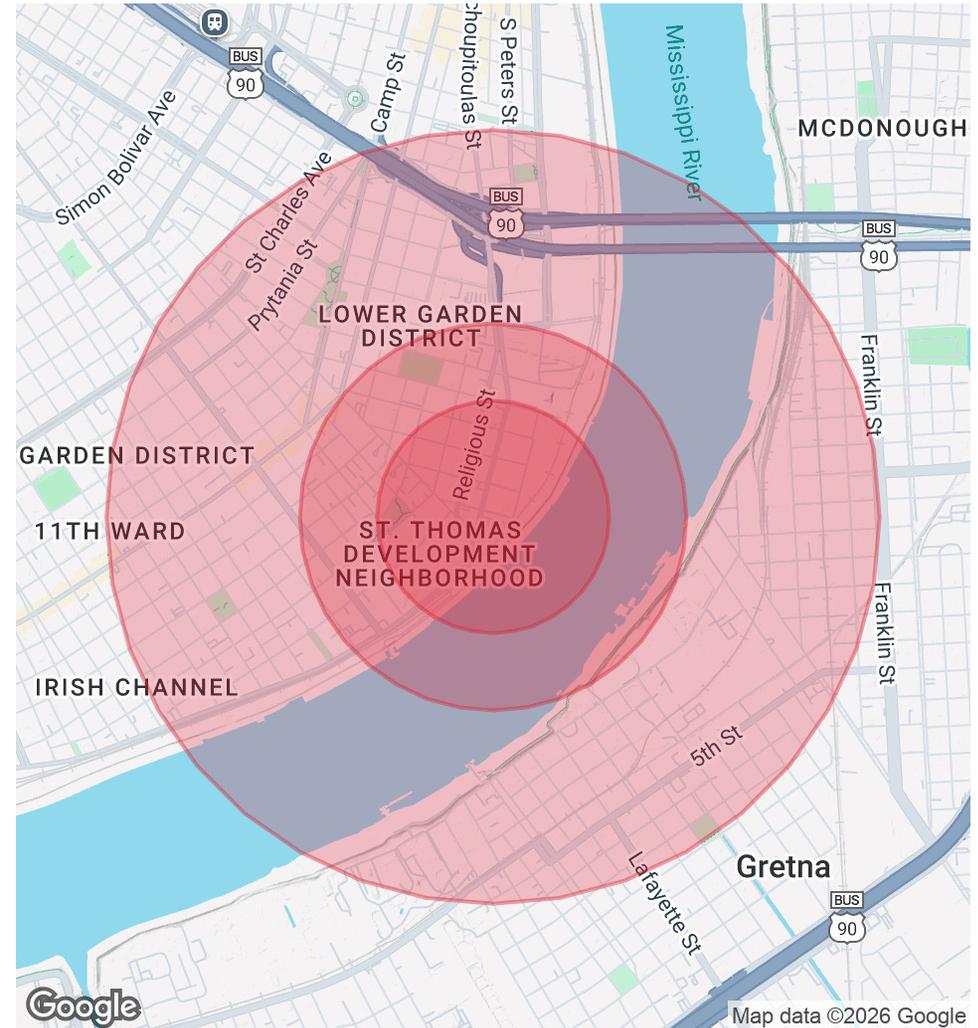
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	782	2,930	14,649
Average Age	35	37	41
Average Age (Male)	33	37	41
Average Age (Female)	36	37	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	1,625	7,736
# of Persons per HH	2	1.8	1.9
Average HH Income	\$81,401	\$90,527	\$103,239
Average House Value	\$587,666	\$646,709	\$603,050

Demographics data derived from AlphaMap



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