



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624



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PROPERTY SUMMARY

1746 TCHOUPITOULAS STREET

NEW ORLEANS, LA 70130



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).

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 built to suit to fit other uses.

Space can be divided into two areas: the commercial kitchen and the warehouse. Minimum area is 2,500 SF.

OFFERING SUMMARY

Lease Rate:	\$14.00 - \$16.00 SF/yr (NNN)
Available SF:	2,500 - 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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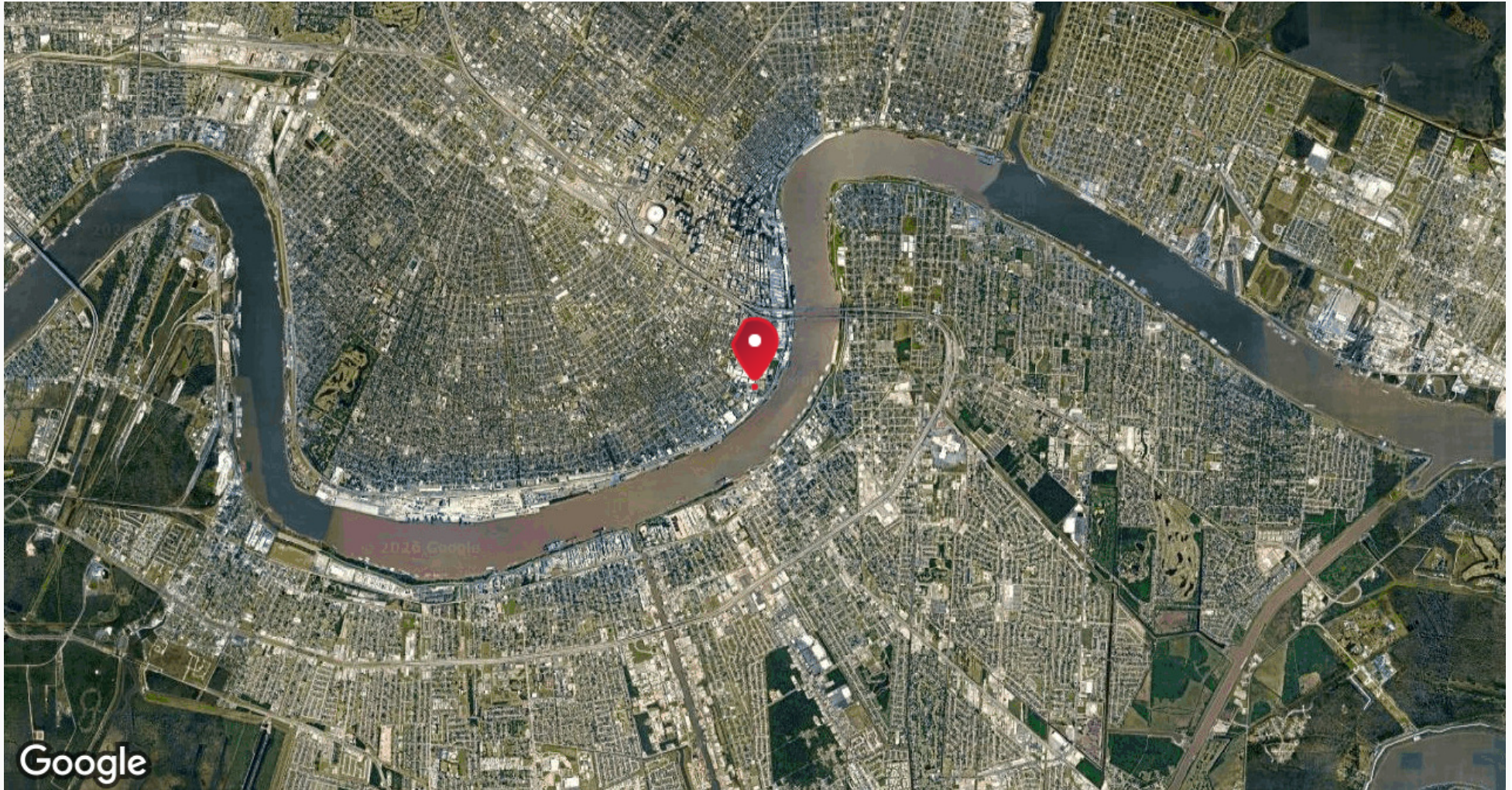
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LOCATION MAP

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ADDITIONAL PHOTOS

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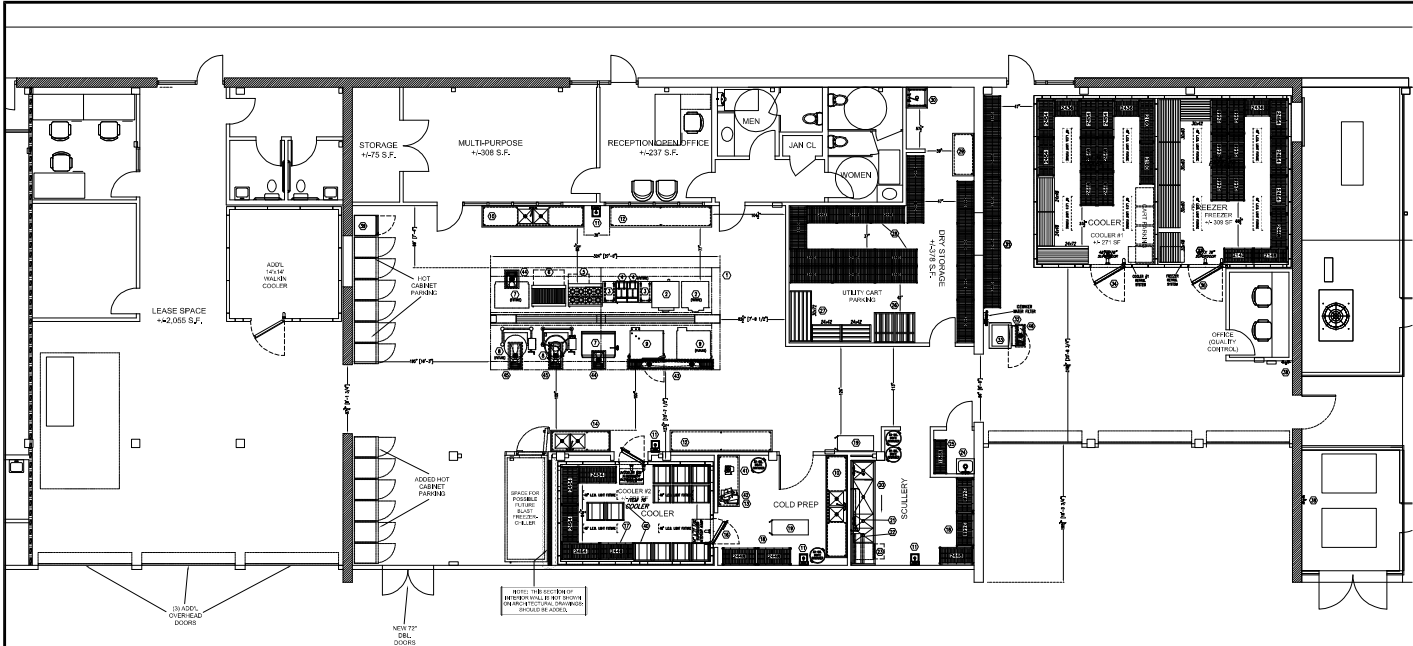
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EQUIPMENT SCHEDULE			
No.	Equipment Description	Manufacturer	Notes
1	1.0 Island Case	Whisper	
2	2.0 Island Case	Whisper	
3	3.0 Island Case	Whisper	
4	4.0 Island Case	Whisper	
5	5.0 Island Case	Whisper	
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Foodservice Design By:
Mayan Consulting, LLC
1770 Tchoupitoulas, New Orleans, LA 70112
504.581.1234
www.mayanconsulting.com

UPDATED 12/17/12 - Bally Walkin
Coolers Added to Plan

JOHN C WILLIAMS
ARCHITECTS, LLC
101 MARQUEE STREET
NEW ORLEANS, LA
70115
504.581.1234
www.jcwll.com

Cotton Press Building
1770 Tchoupitoulas
New Orleans, Louisiana

For Working Document Only
REVISIONS
1. 10/25/12 CD Set Update
2. 10/25/12 CD Set Update
3. 10/25/12 CD Set Update
4. 10/25/12 CD Set Update

DRAWING TITLE:
Kitchen
Floor Plan
SCALE:
JOB No.: 501037-20
DATE: 29 AUGUST 2011

DRAWING No.:
K1

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DEMOGRAPHICS MAP & REPORT

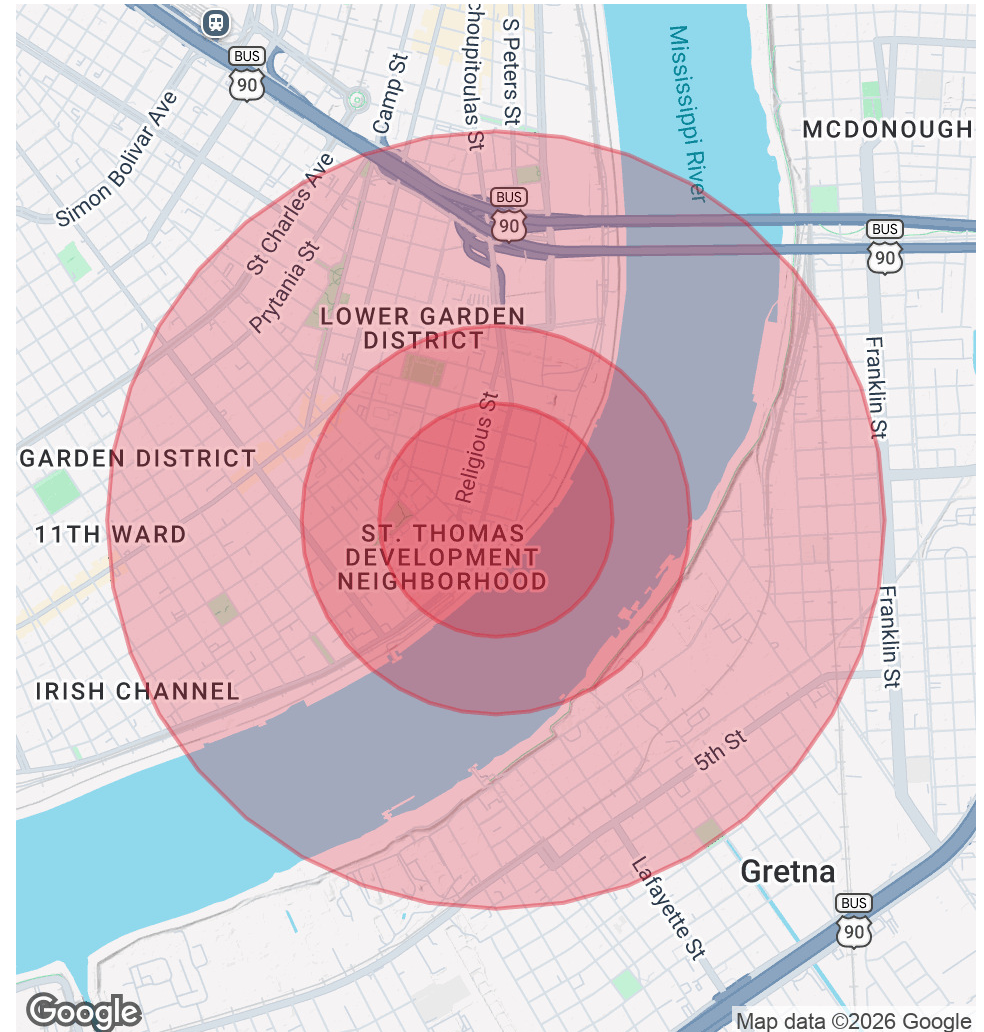
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	782	2,930	14,649
Average Age	35	37	41
Average Age (Male)	33	37	41
Average Age (Female)	36	37	42

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

2020 American Community Survey (ACS)



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