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## PRIME LGD OFFICE SPACE FOR LEASE

1935-43 Sophie Wright Place, New Orleans, LA 70130





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### DESCRIPTION

Located on Sophie Wright Place, on the corner of St. Andrew and Magazine Streets, 1935-43 Sophie Wright Place offers a stunning ground floor office space with unbeatable visibility to the uptown market. The property features high ceilings, fiber internet, tons of natural light from storefront windows fronting Sophie Wright Place, and is fully built out as a turnkey office. Off-street parking for four vehicles is included via the private lot in the rear of the building.

The property is walking distance from KREWE Eyewear, Free People, The Tasting Room, Hivolt Coffee, Lilly's Cafe, Trashy Diva, Cherry Coffee, Goorin Bros Hats, Barrel Proof, Steins, Il Mercato, Turkey and the Wolf, and a host of other destination retailers and restaurants. This section of the Lower Garden District is truly one of the most walkable stretches in New Orleans.

**ZONING:** HU-B1

**RENT:** \$21.50/sf + NNN

**NNN's:** \$4.30/sf/yr

**BUILDING SIZE:** 1,285-3,605 SF

### DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	8,038	22,808	103,312
<b>AVERAGE HH INCOME</b>	\$72,827	\$76,616	\$68,692



To Downtown/  
French Quarter

To Uptown



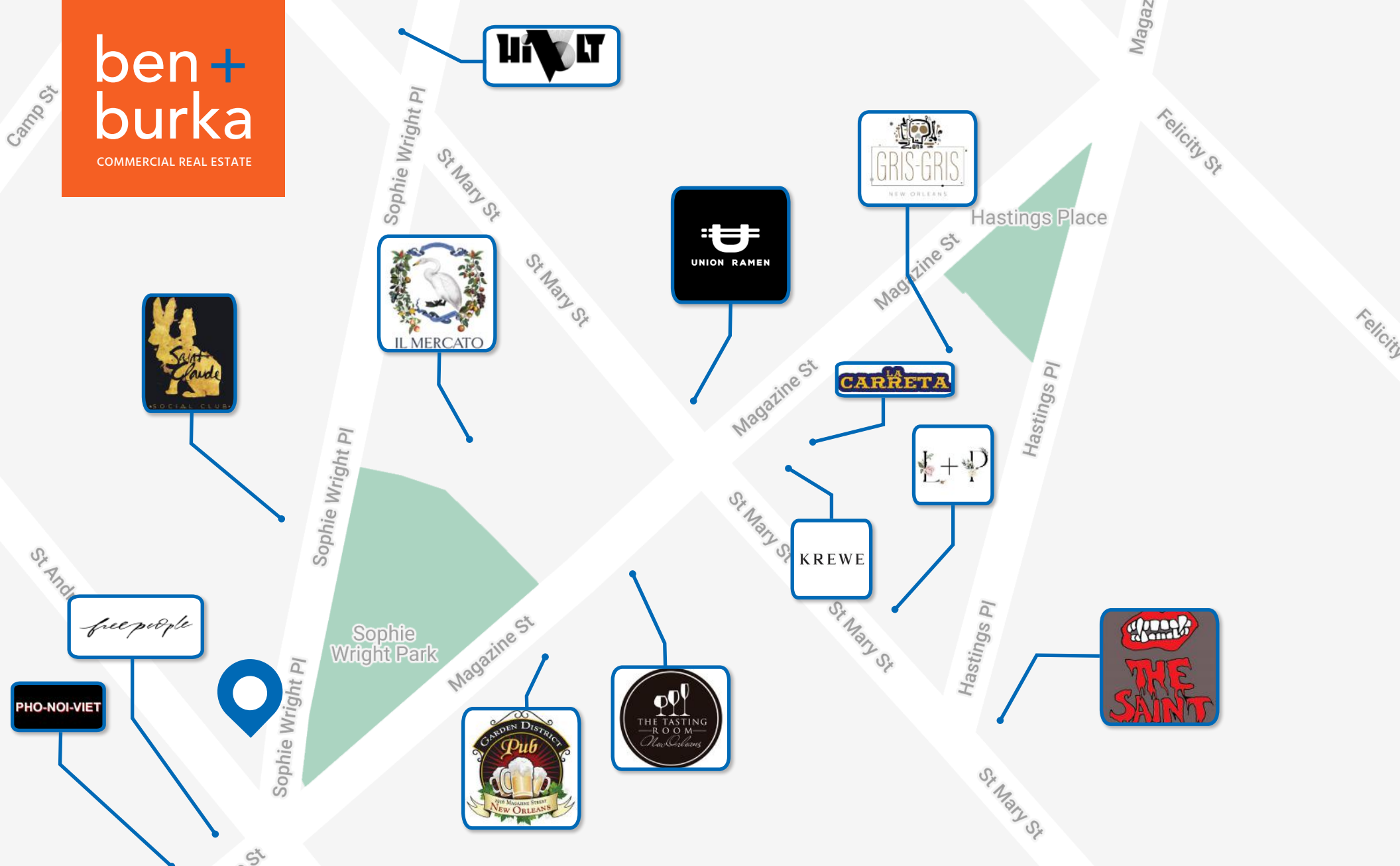
### POINTS OF INTEREST MAP

📍 1935-43 Sophie Wright Place, New Orleans, LA 70130



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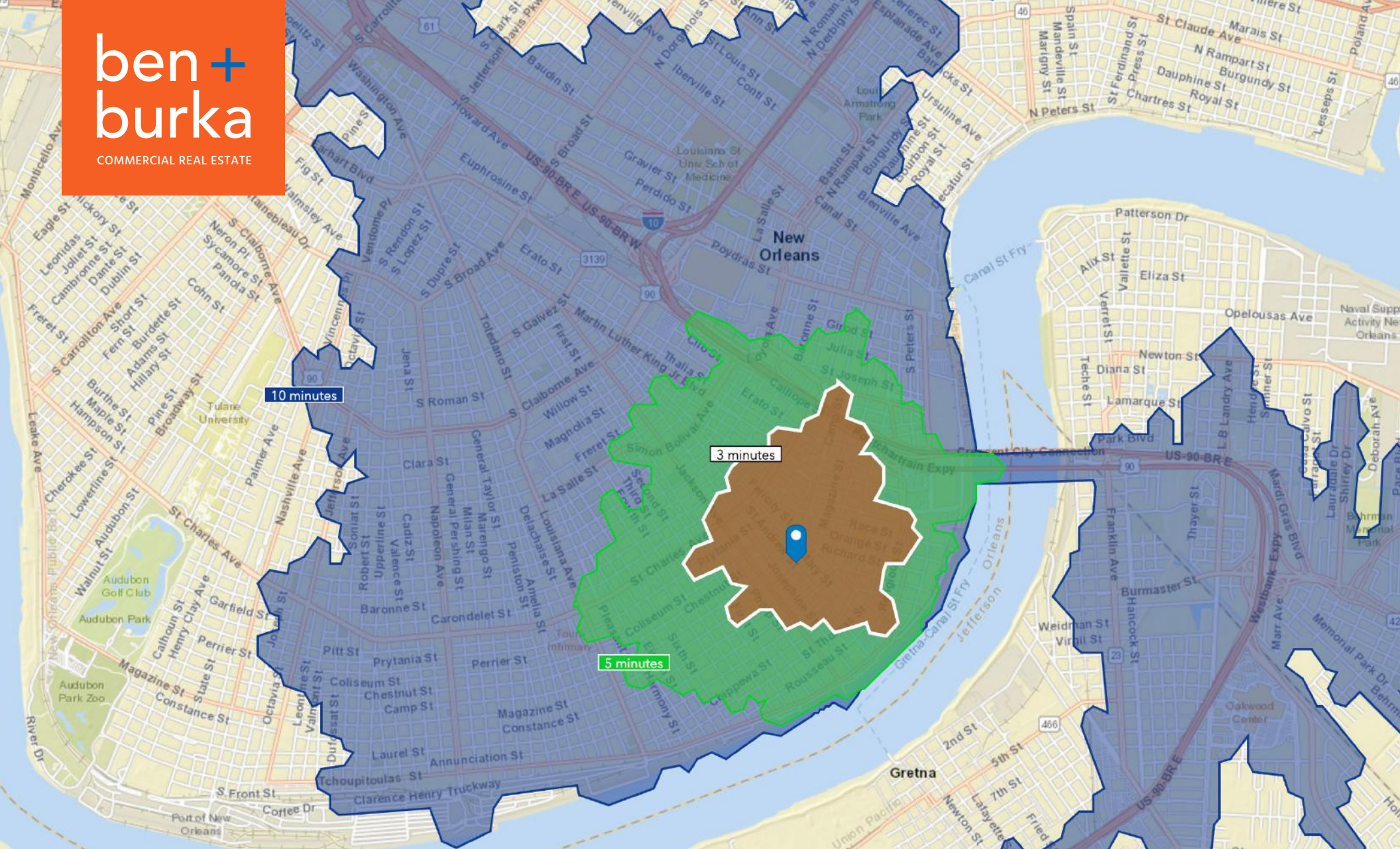




## POINTS OF INTEREST MAP

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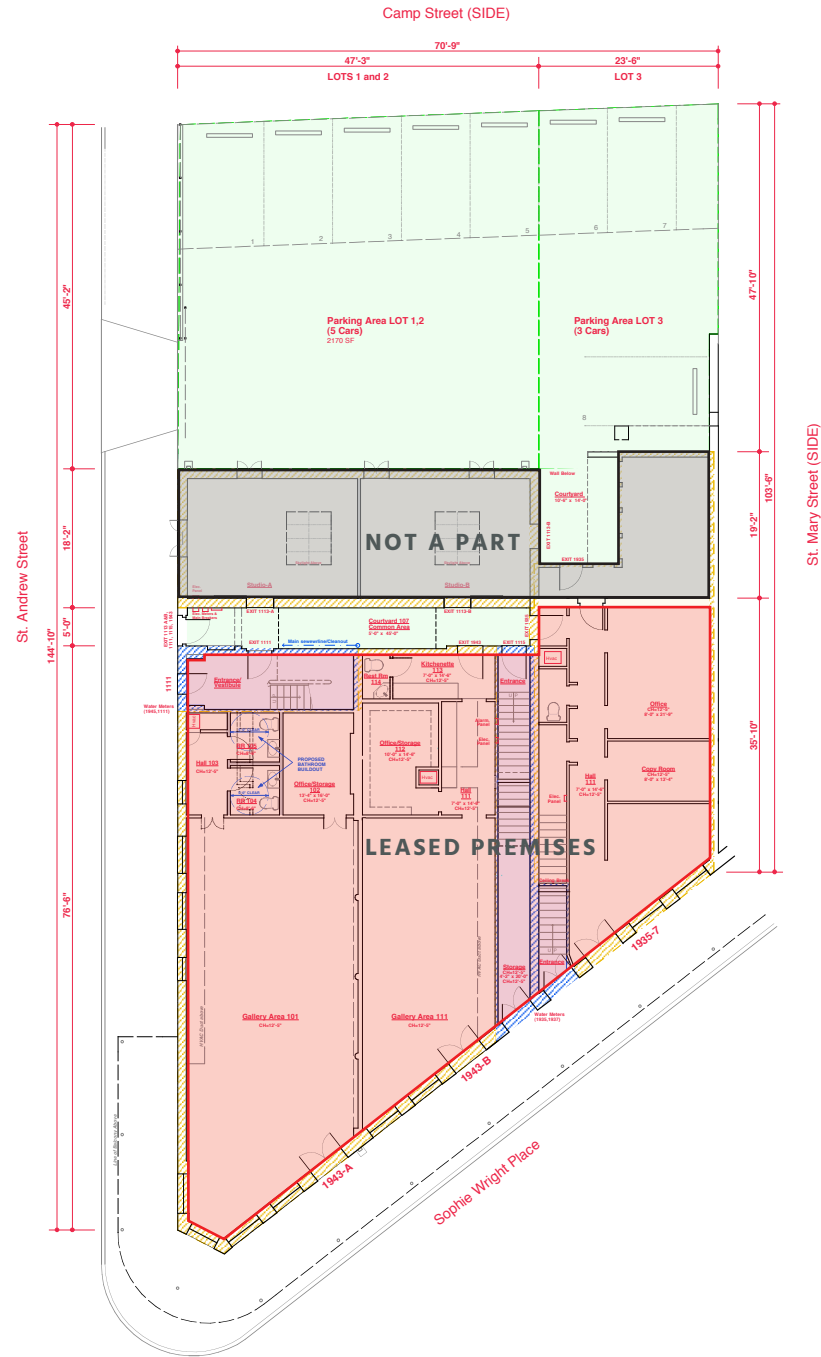
## DRIVE TIME MAP

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**FLOOR PLAN**



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For more information, please contact the Owner's exclusive representative:

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