



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## BYWATER OFFICE AND RETAIL SPACE

530-36 Louisa Street, New Orleans, LA 70117





**OFFICE**



**RETAIL**

## BYWATER OFFICE AND RETAIL SPACE

530-36 Louisa Street, New Orleans, LA 70117

### DESCRIPTION

Located at the corner of Louisa and Chartres Streets, this property is steps from Crescent Park and the Rainbow bridge connection. Available is both a turn-key 2nd-floor office space, as well as a ground floor space ideal for retail use. The ~1,200 SF turn-key office space was formerly leased to a doctor's office and is built out with a lobby, three private offices, a shared restroom, a storage room, and a kitchen area. The space is well finished and ready for immediate occupancy. The ~750 SF ground floor retail space is currently shell space fronting Louisa Street. The spaces could be leased together or separately.

The property is in close proximity to a number of restaurants and destination retailers, including Markey Bar, Country Club, Pizza D, Euclid, Crescent Park, Two Girls One Shuck, Bratz Y'all, Elizabeth's, Petite Clouet Cafe, Satsuma, Frady's, Bywater Bakery, Bywater American Bistro, Nagomi, Bud Rips, Capulet, and Bywater Brewpub, to name a few.

**SIZE:** 750-1,755 SF

**ZONING:** HM-MU

**OFFICE PRICE:** \$1500/mo

**LEASE TYPE:** Modified Gross

**RETAIL PRICE:** \$800/mo

**LEASE TYPE:** NNN

### DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	5,015	15,813	71,153
<b>AVERAGE HH INCOME</b>	\$67,525	\$62,059	\$50,036







Crescent Park Riverfront green space with city views

### AERIAL VIEW

📍 530-36 Louisa Street, New Orleans, LA 70117

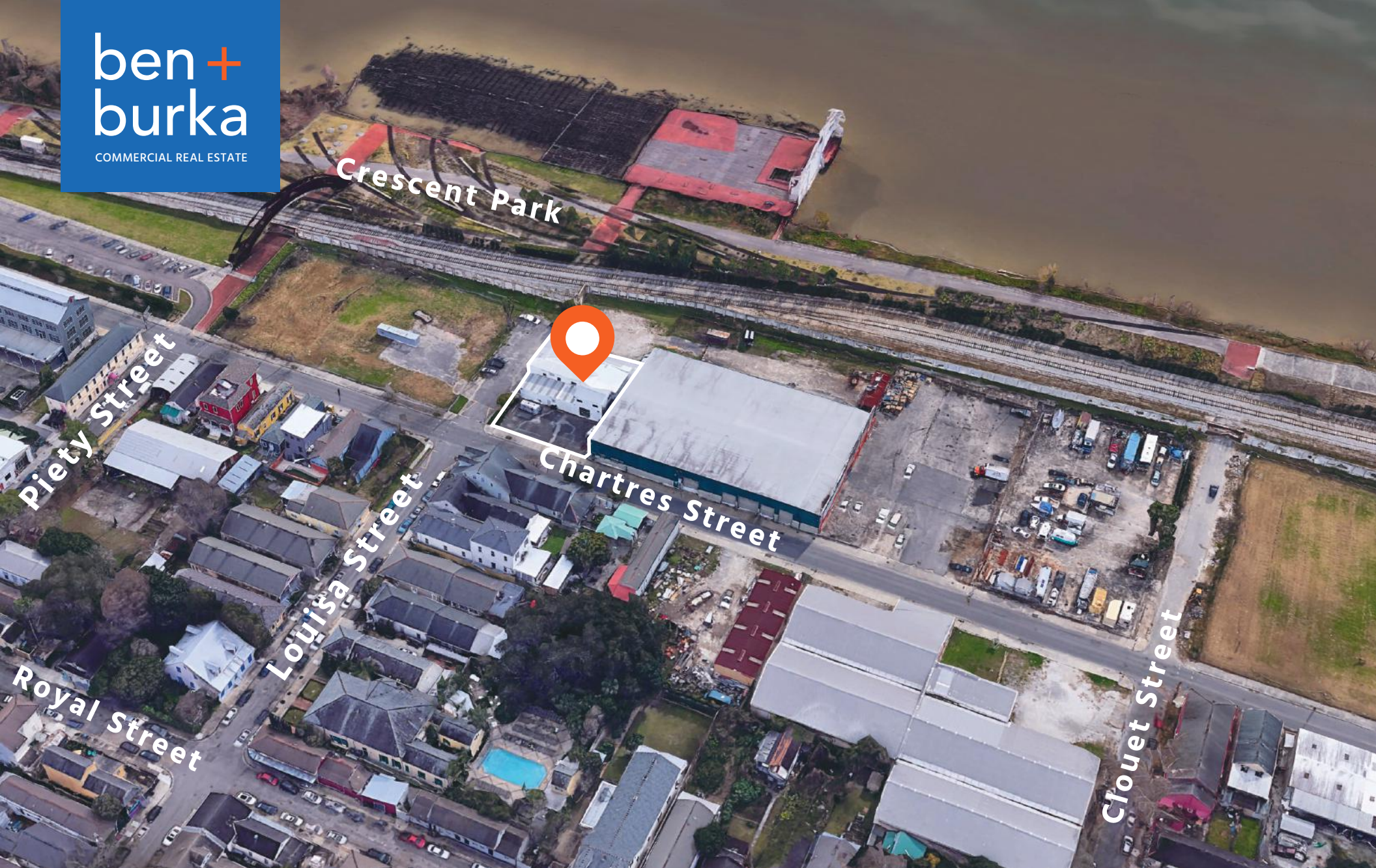


ben +  
burka

COMMERCIAL REAL ESTATE







## AERIAL VIEW

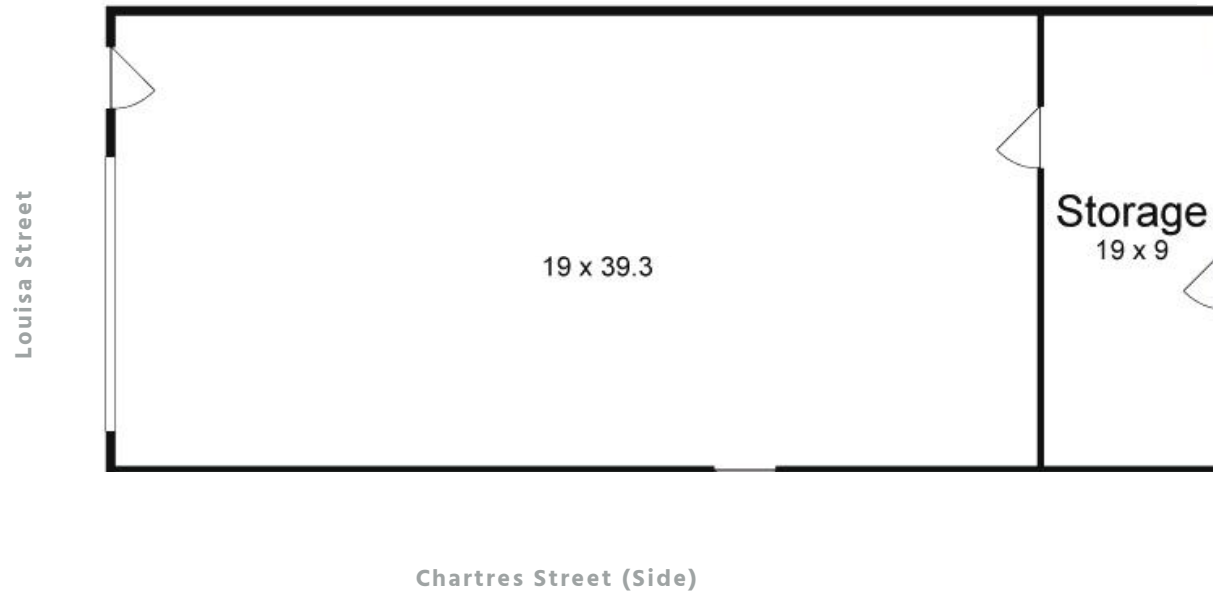
 530-36 Louisa Street, New Orleans, LA 70117



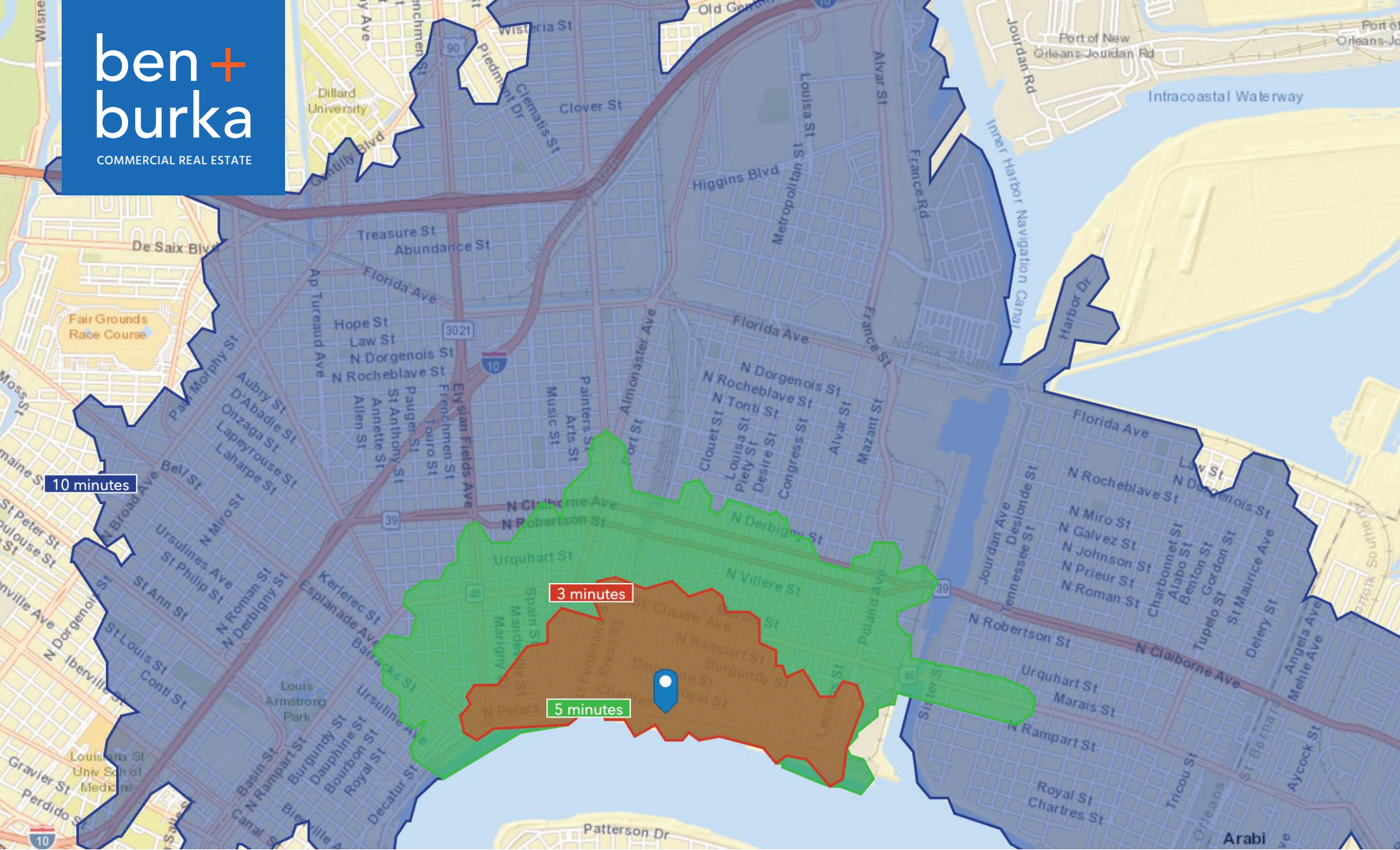
OFFICE FLOOR PLAN



1st Floor



RETAIL FLOOR PLAN



## DRIVE TIME MAP

📍 530-36 Louisa Street, New Orleans, LA 70117



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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**

**OWNER/AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
aaron@benburka.com

**BEN JACOBSON**

**OWNER/AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
ben@benburka.com

**CASEY BURKA**

**OWNER/AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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.

# 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:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

