



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## **TREME COMMERCIAL FOR LEASE**

1401 Governor Nicholls Street, New Orleans, LA 70116



## TREME COMMERCIAL FOR LEASE

1401 Governor Nicholls Street, New Orleans, LA 70116

### DESCRIPTION

Located on the corner of Governor Nicholls and Marais Streets in the heart of Treme, just steps from the French Quarter, Marigny, and Mid-City, 1401 Gov Nicholls provides over 3,000 SF of recently renovated ground floor commercial space. The property was formerly operated as a corner grocery with a restaurant component, although the HMC-1 zoning allows for a host of uses including restaurant, retail, office, etc. The space features a large front room built out with a bar, multiple restrooms, and a more intimate back room along with storage.

The property is in the cultural heart of New Orleans, close to museums, restaurants, and retailers. The property will be delivered as a white box space, allowing tenant to build out to their specifications. The Landlord may be willing to split costs of further building improvements on a case by case basis for qualified improvements.

**ZONING:** HMC-1

**RENT:** \$2,750/mo + NNN (\$11.00/SF)

**NNN's:** ~\$3.00/sf/yr

**BUILDING SIZE:** 3,000 SF

### DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	4,147	21,687	126,849
<b>AVERAGE HH INCOME</b>	\$94,884	\$77,274	\$68,989

ben + burka

COMMERCIAL REAL ESTATE

To Mid-City



Marigny

French Quarter

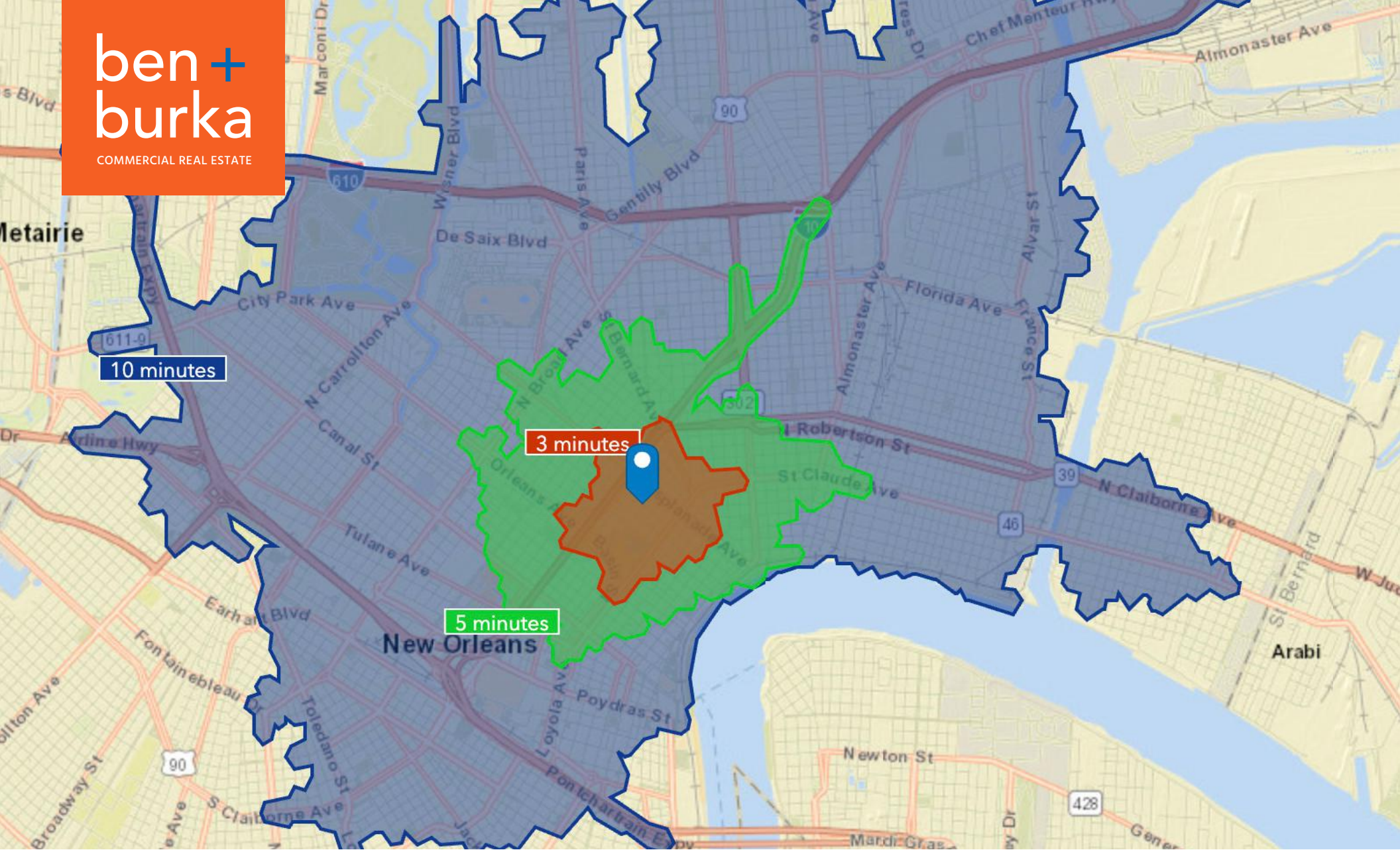
To Uptown

## POINTS OF INTEREST MAP

📍 1401 Governor Nicholls Street, New Orleans, LA 70116

ben +  
burka  
COMMERCIAL REAL ESTATE

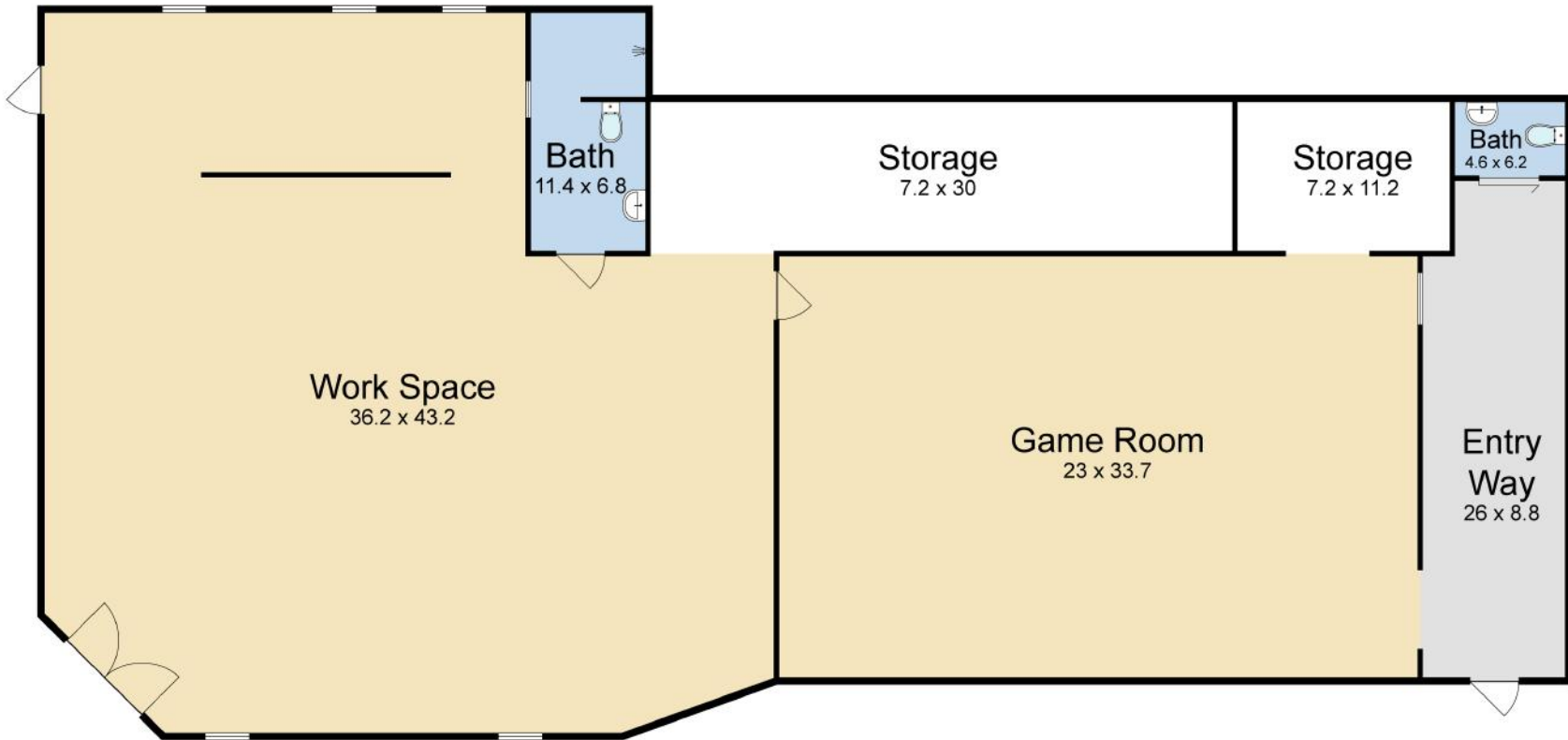




## DRIVE TIME MAP

📍 1401 Governor Nicholls Street, New Orleans, LA 70116

GOV NICHOLLS STREET



For guidance only

MARAIS STREET

FLOOR PLAN

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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**

**AGENT**

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

**CAMERON TVEIT**

**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
cameron@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.