

The background of the entire image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground on the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. A classic street lamp stands in front of the statue. The overall scene is captured in a wide-angle shot, providing a sense of the urban environment.

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



MAGAZINE STREET OFFICE

📍 3615 Magazine Street, New Orleans, LA 70115



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DESCRIPTION

Prime first-floor office space available for lease at 3615 Magazine St, New Orleans, LA 70115. This stylish 1,141 sq ft office, zoned HU-B1, features a unique shotgun-style layout with great visibility. The space features high ceilings, an open layout, two restrooms, hardwood floors, a kitchen, conference room, and a beautifully landscaped, fenced backyard. Ideal for businesses seeking a charming and functional office environment in a desirable location.

The property is within a few blocks of the high end boutique Pilot and Powell, Tasc Performance Apparel, Shaya, La Petite Grocery, Lilette, Leontine Linens, Weinstein's, and Mac Maison Antiques, as well as many other home decor, restaurants, and antique stores.

ZONING: HU-B1

LEASE PRICE: \$ 4,000/Month

BLDG SIZE: 1,141 SF

LEASE TYPE: GROSS

DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	11,560	31,980	84,927
AVERAGE HH INCOME	\$139,299	\$122,417	\$115,796



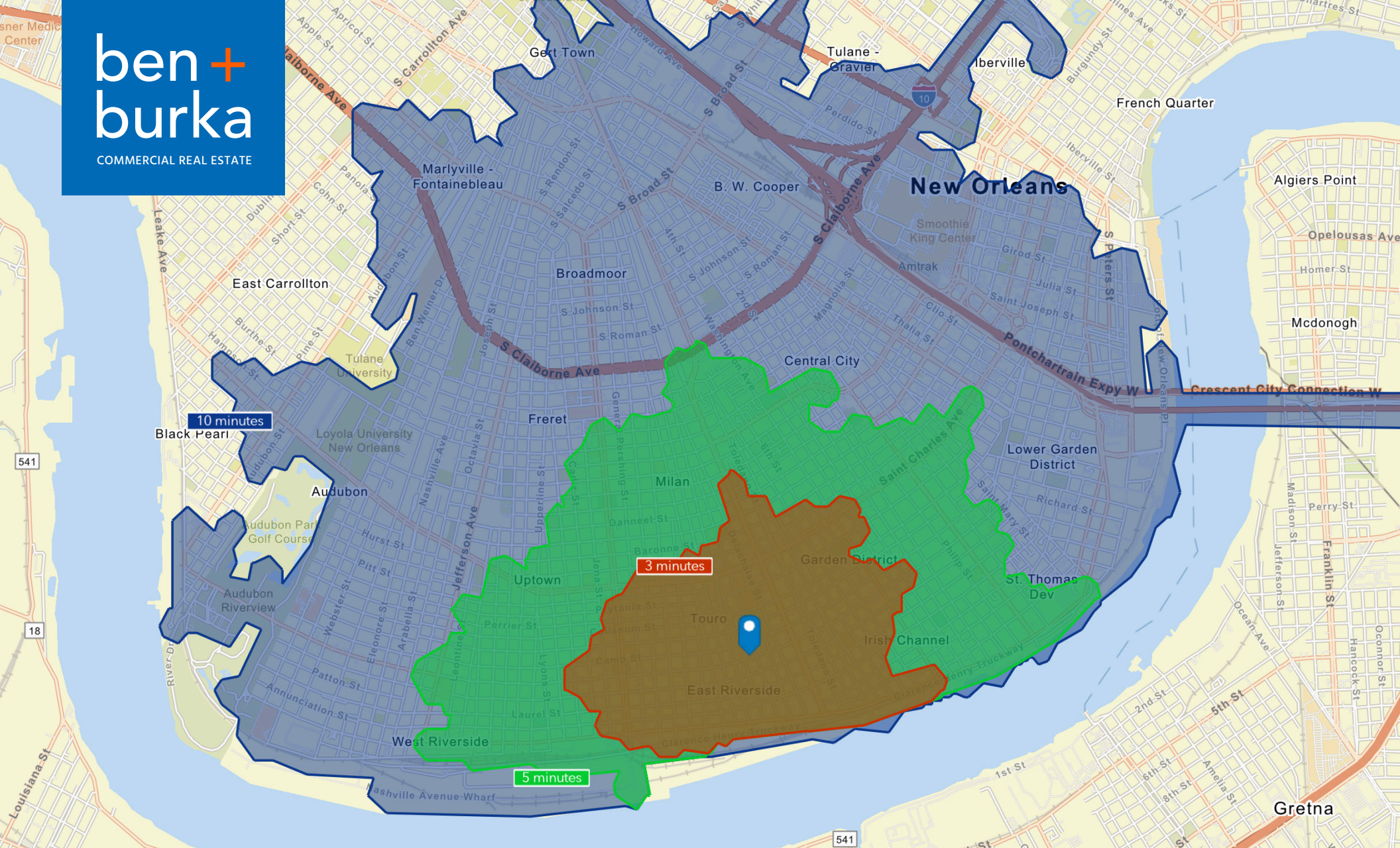




POINTS OF INTEREST



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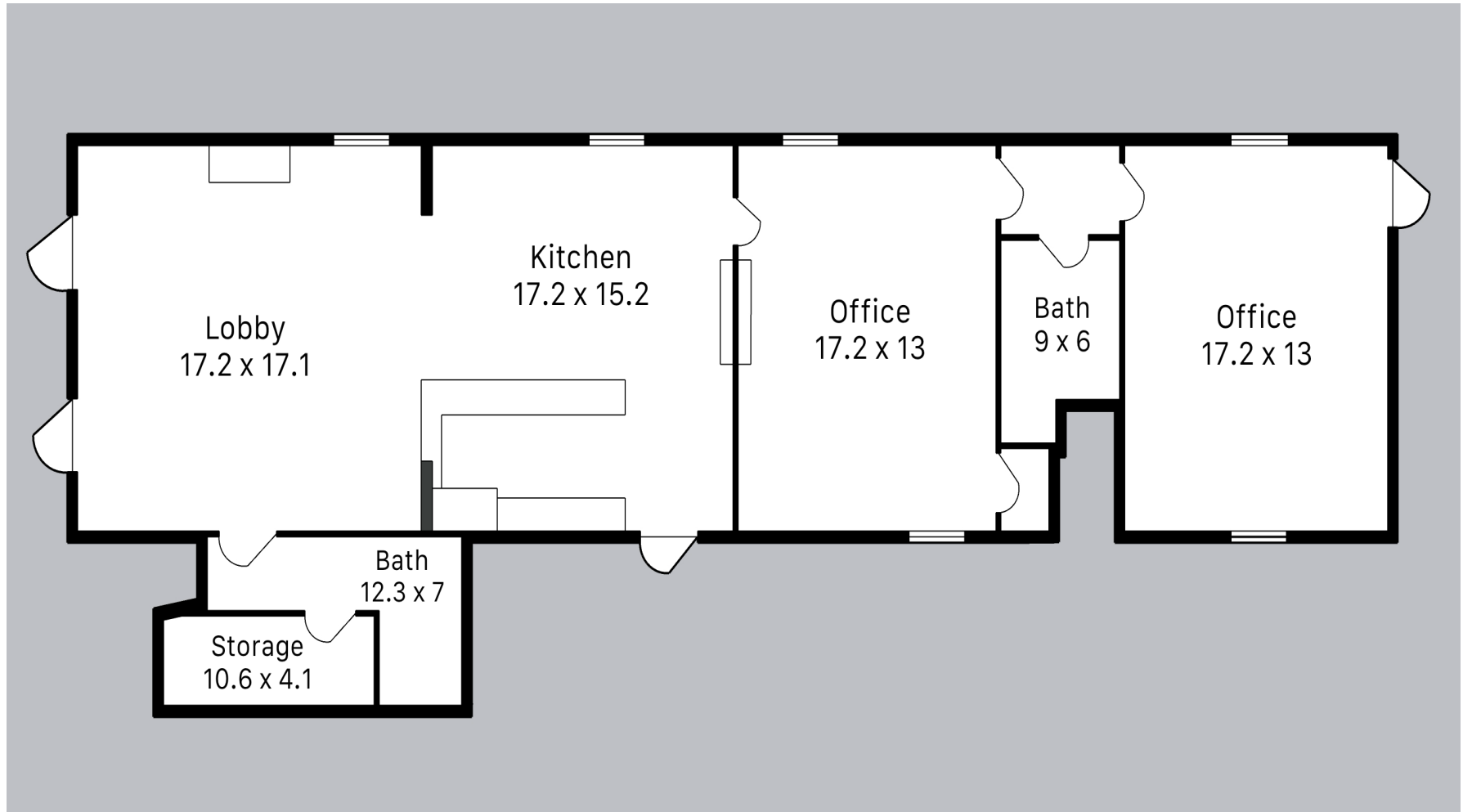


DRIVE TIME MAP



3615 Magazine Street, New Orleans, LA 70115

MAGAZINE STREET



FLOOR PLAN

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

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