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WAREHOUSE DISTRICT FURNISHED OFFICE

1046 Annunciation Street, New Orleans, LA 70130



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DESCRIPTION

Located on the first floor of 1046 Annunciation Street, this furnished office offers a functional and inviting workspace in New Orleans' Warehouse District. The space features a reception area, one large private office, and additional space suitable for another desk or workstation. A bathroom and a large storage closet provide added convenience.

The office comes fully furnished, including a mini fridge and microwave, making it move-in ready for your business needs. Offered at \$1,750/month, this space is ideal for small businesses, creative professionals, or startups seeking a turnkey solution in a prime location.

ZONING: CBD-6

ASKING RENT: \$1,750/month

SIZE: ~500sf

LEASE TYPE: Modified Gross

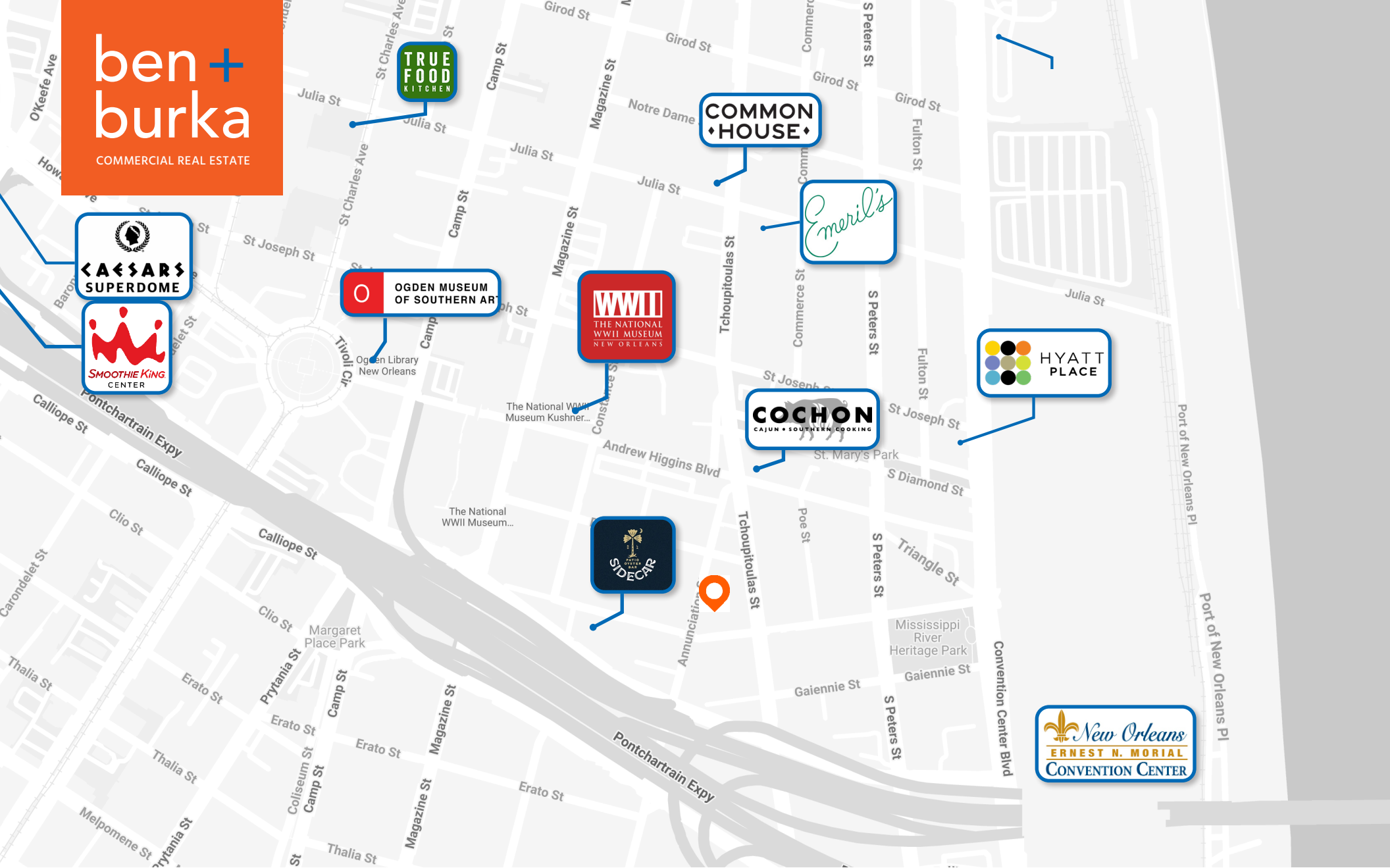
DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	3,917	15,238	187,867
AVERAGE HH INCOME	\$159,591	\$122,521	\$104,542

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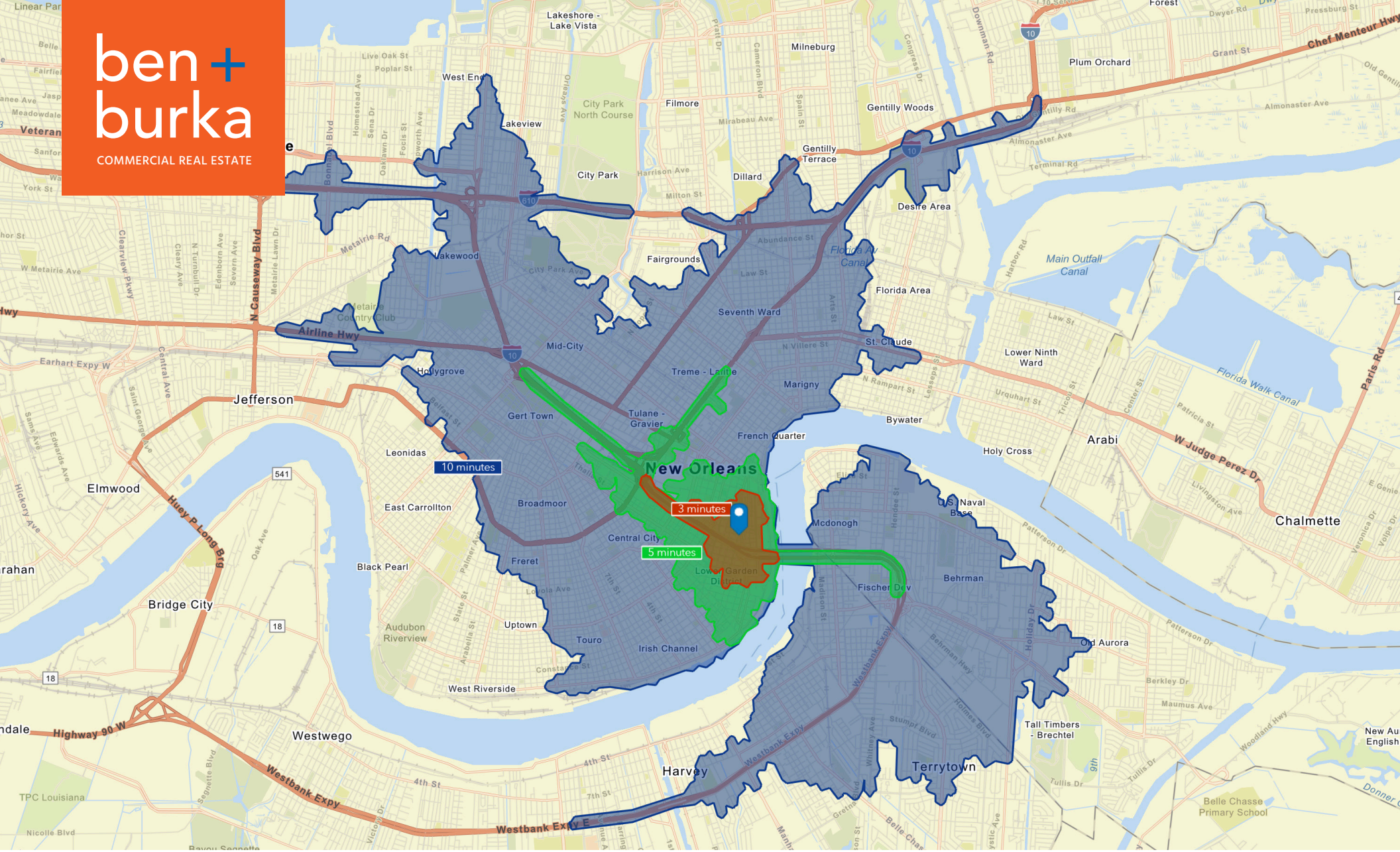




RETAIL MAP



1046 Annunciation Street, New Orleans, LA 70130



DRIVE TIME MAP

 1046 Annunciation Street, New Orleans, LA 70130

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

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— LICENSED IN THE STATE OF LOUISIANA —

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