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COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER RETAIL/OFFICE/STORAGE SPACE

530-36 Louisa Street, New Orleans, LA 70117



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DESCRIPTION

Located at the corner of Louisa and Chartres Streets, this ±9,400 SF property is offered for master lease and presents a rare opportunity for an owner-occupant or operator. The building includes approximately 3,000 SF of built-out office/warehouse space and ~6,000 SF of shell space ideal for storage or redevelopment, with about 6,000 SF on the ground floor.

The property features off-street parking for 8+ vehicles, large roll-up doors, ample storage capacity, and river views from the second floor. An active Commercial Short-Term Rental (C-STR) license further enhances redevelopment potential and flexibility.

Situated in the Bywater, the site is surrounded by destination restaurants, bars, and retailers, including The Country Club, Pizza Delicious, Crescent Park, Bywater American Bistro, Capulet, and Bywater Brewpub.

SIZE: 9,376 SF

ZONING: HM-MU

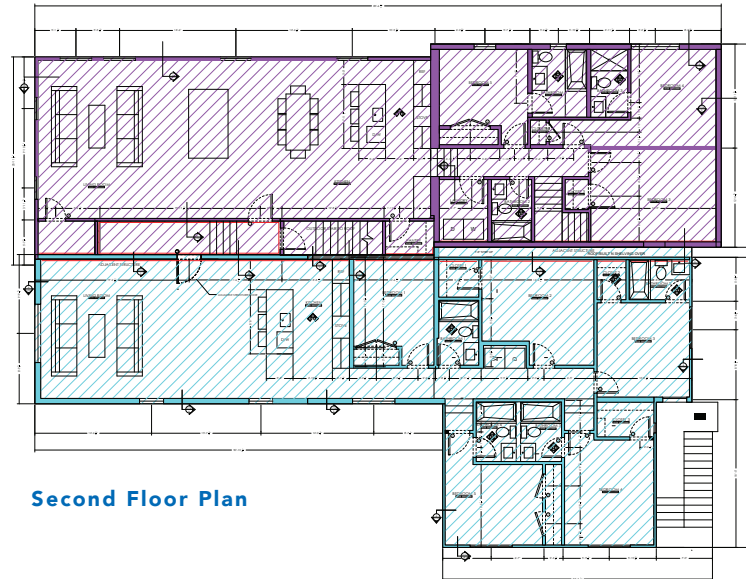
LEASE TYPE: NNN

LEASE PRICE: \$6,000/mo

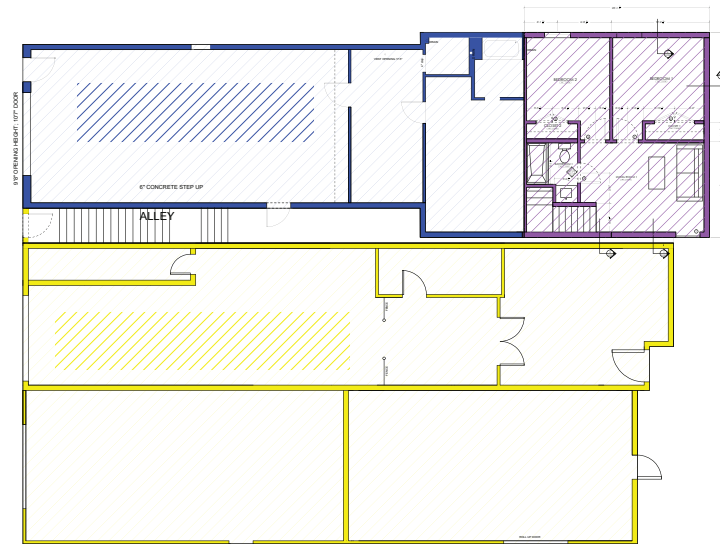
DEMOGRAPHICS

2025 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	4,552	12,973	64,968
AVERAGE HH INCOME	\$110,269	\$104,582	\$72,754





Second Floor Plan

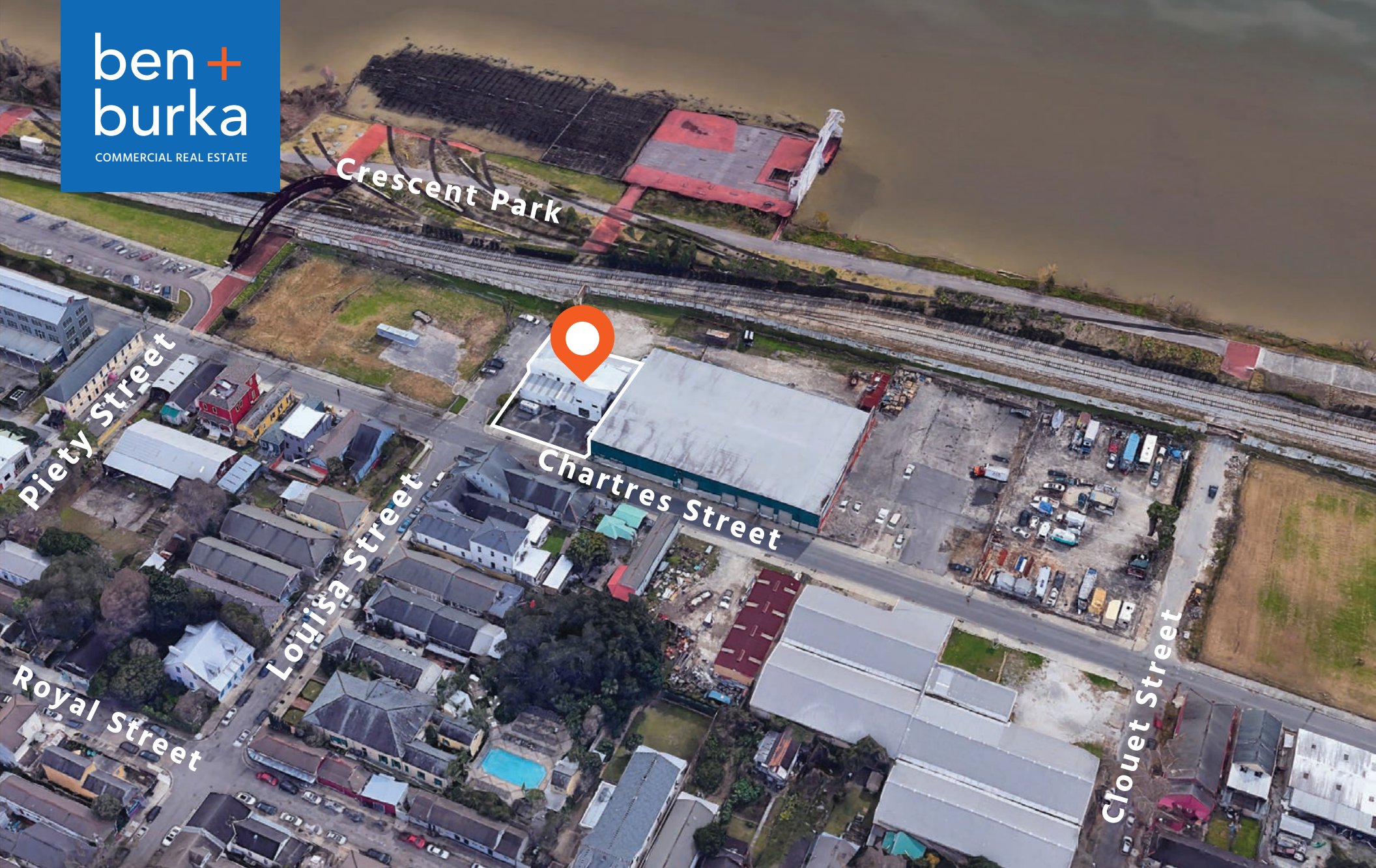


Chartres Street

Ground Floor Plan

Louisa Street





AERIAL VIEW



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CAPULET

BUD RIP'S

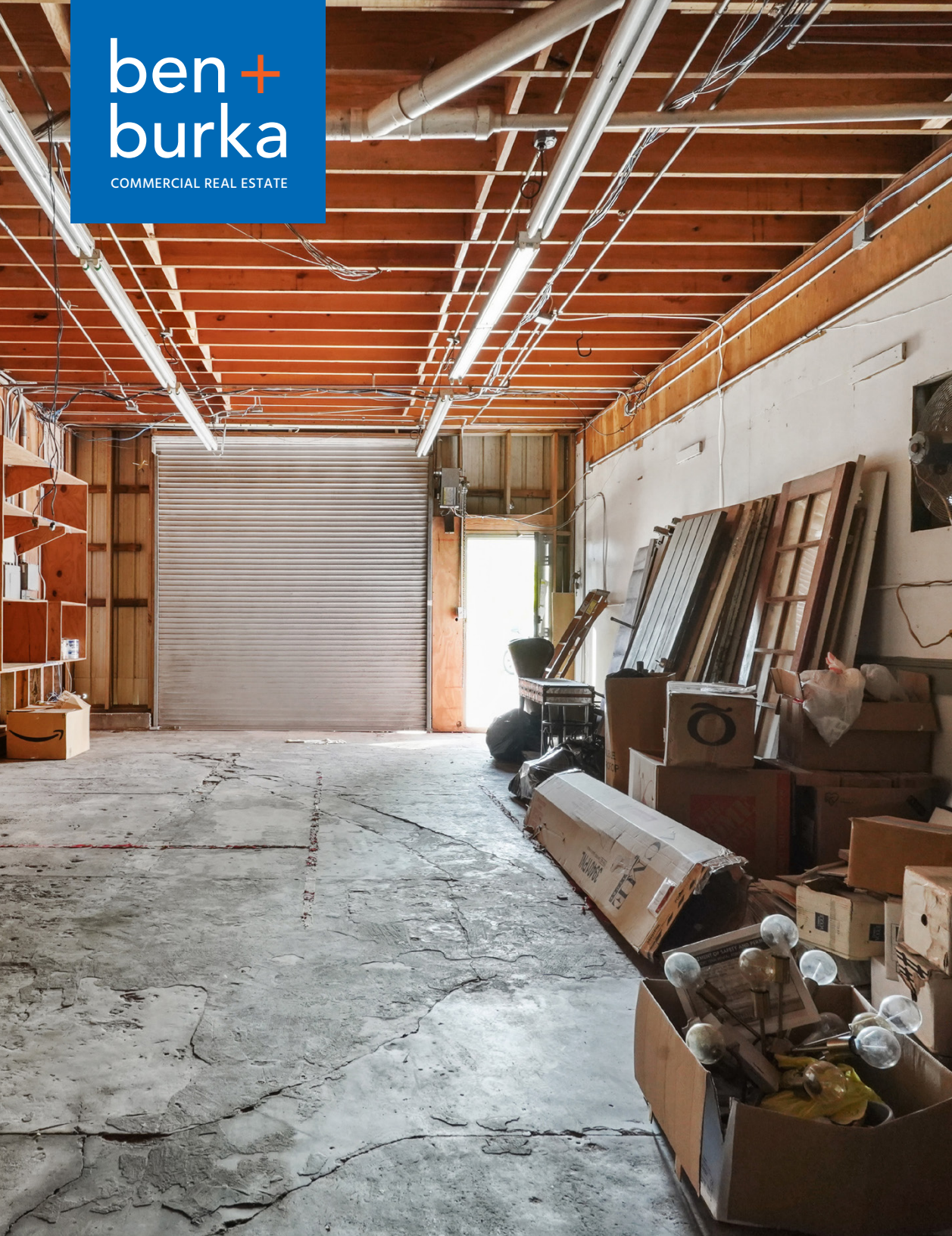


Crescent Park
Riverfront
green space
with city views

AERIAL VIEW



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

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COMMERCIAL REAL ESTATE

AARON KAZANOFF

OWNER/AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

