



THE IP OFFICE BUILDING

ADDRESS: 643 MAGAZINE STREET New Orleans, LA 70130

AVAILABLE SPACES: SUITE 300 A: 745 RENTABLE SQUARE FEET
SUITE 300 C: 900 RENTABLE SQUARE FEET
SUITE 300 E: 972 RENTABLE SQUARE FEET

LEASE RENTAL: \$18.50 PER RENTABLE SQUARE FOOT, FULL SERVICE

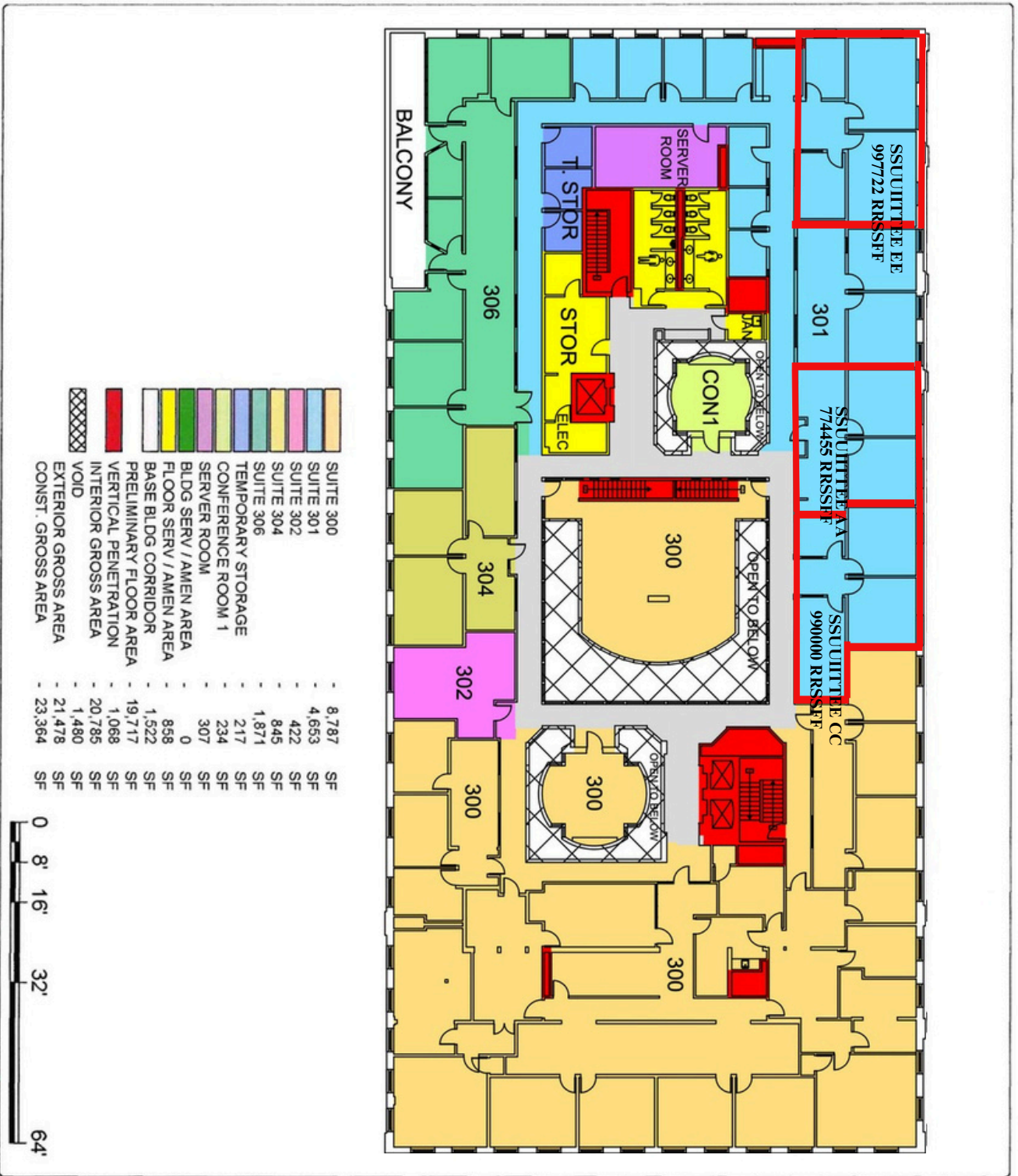
COMMENTS: THESE ATTRACTIVE, LIGHT-FILLED OFFICE SUITES ARE LOCATED IN THE IP BUILDING AND ARE SITUATED IN THE VIBRANT WAREHOUSE DISTRICT. THE BUILDING OFFERS THE ESMIRITU MEZCALERIA & COCINA RESTAURANT, A GYM AND MULTIPLE COMMON CONFERENCE ROOMS AS BUILDING AMENITIES. PARKING IS AVAILABLE IN THE 292 PARKING GARAGE LOCATED ACROSS THE STREET, AVAILABLE AT MARKET RENTS.

For more information contact:

Bobby Talbot, CCIM

(504) 525-9763

btalbot@talbot-realty.com



[Color]	SUITE 300	-	8,787	SF
[Color]	SUITE 301	-	4,653	SF
[Color]	SUITE 302	-	422	SF
[Color]	SUITE 304	-	845	SF
[Color]	SUITE 306	-	1,871	SF
[Color]	TEMPORARY STORAGE	-	217	SF
[Color]	CONFERENCE ROOM 1	-	234	SF
[Color]	SERVER ROOM	-	307	SF
[Color]	BLDG SERV / AMEN AREA	-	0	SF
[Color]	FLOOR SERV / AMEN AREA	-	858	SF
[Color]	BASE BLDG CORRIDOR	-	1,522	SF
[Color]	PRELIMINARY FLOOR AREA	-	19,717	SF
[Color]	VERTICAL PENETRATION	-	1,068	SF
[Color]	INTERIOR GROSS AREA	-	20,785	SF
[Color]	VOID	-	1,480	SF
[Color]	EXTERIOR GROSS AREA	-	21,478	SF
[Color]	CONST. GROSS AREA	-	23,364	SF

	23110 State Road 54 Suite 252 Lutz, FL 33549 813-600-5472 www.abcalc.biz
	643 Magazine, LLC
Client 547 Baronne St. Suite 100 New Orleans, LA 70113 504.428.8789	Property THE IP 643 Magazine St. New Orleans, LA 70130
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Field Drawn By: SK Drawn By: JM Published Date: 03/08/16 Revision Date: N/A	Scale: Custom
THIRD FLOOR FLOOR PLAN	

