

643 Magazine Street, Suite 100 (Corner of Julia Street)

New Orleans, LA 70130

AVAILABLE FOR LEASE

THE IP OFFICE BUILDING

TALBOT
REALTY GROUP



BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

ADDRESS: 643 Magazine Street, Suite 100
New Orleans, LA 70130

AVAILABLE SPACE: 19,356 rentable square feet

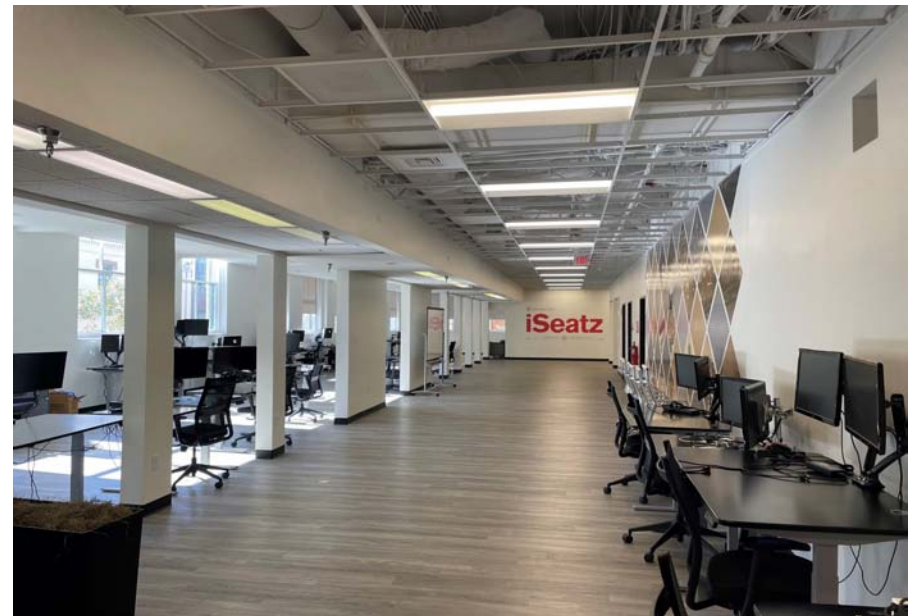
RENTAL: \$22.00 per square foot, Full Service

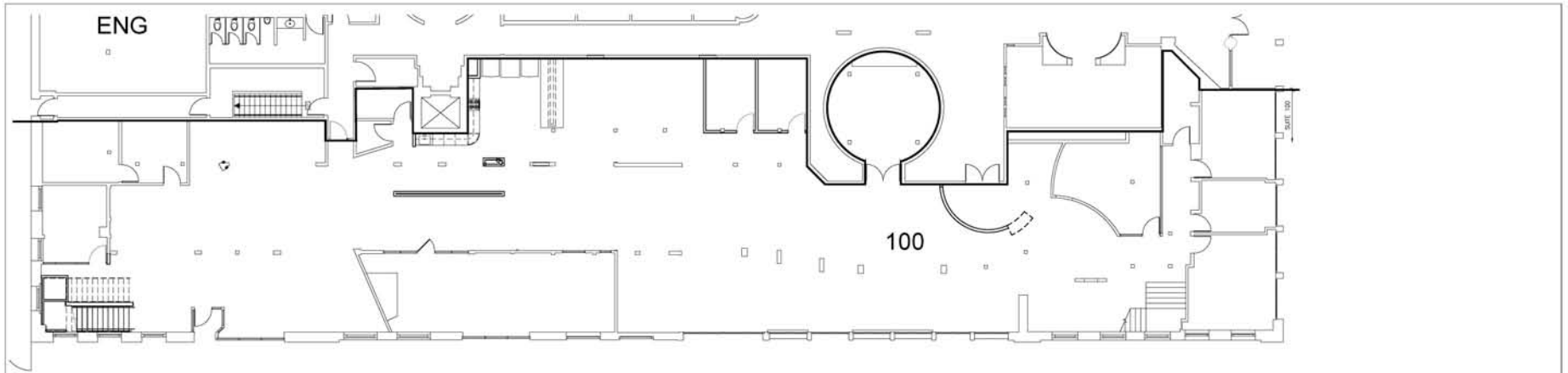
COMMENTS: This beautiful 2-story suite is located in the IP Building, situated in the vibrant Warehouse District. The building offers the Espiritu Mezcaleria & Cocina restaurant, a gym, and multiple conference rooms as building amenities. Parking is available in a 292 car parking garage located across the street. The Landlord will consider demising the space. **The suite will be available May 1, 2024.**

For more information contact:

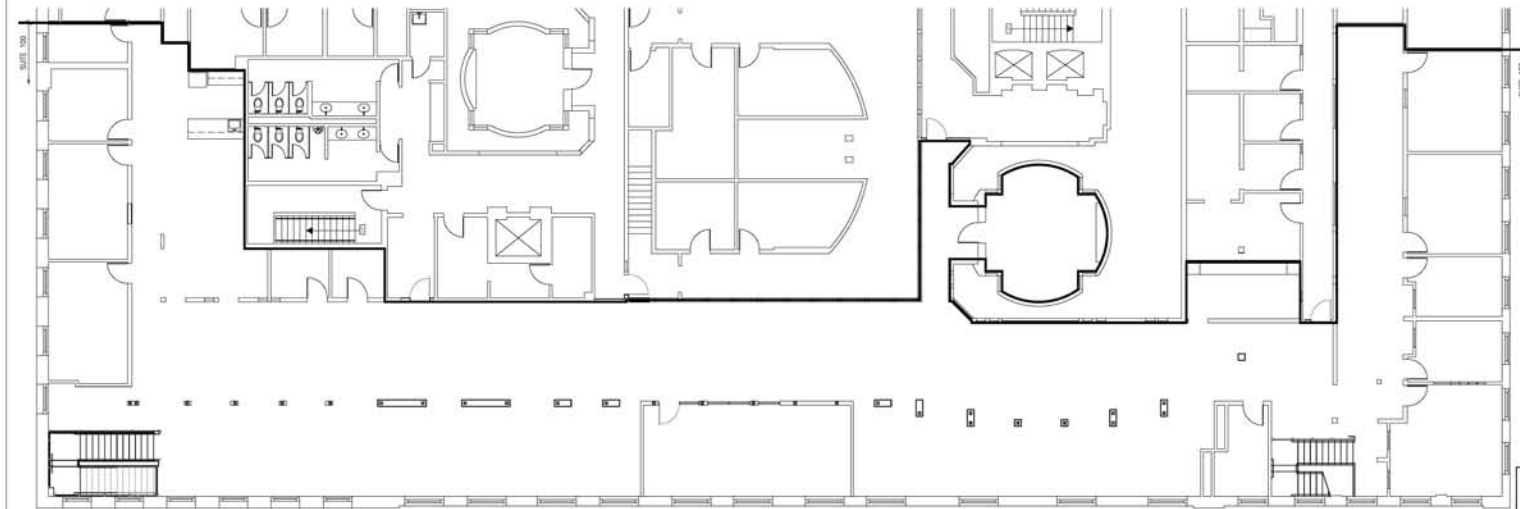
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1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



643 MAGAZINE ST. SUITE 100 NEW ORLEANS, LA		
SCALE: AS SHOWN	FILE NAME: Building-643Magazine\	
DATE: 09/18/2023	1stFloor_8-28-23.C	
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. - New Orleans, LA 70119 (504) 456-5744 www.stevefineganarchitect.com E-mail: stevef.architects@gmail.com		
NO.	DATE	REVISIONS
		A1.0

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New Orleans, LA



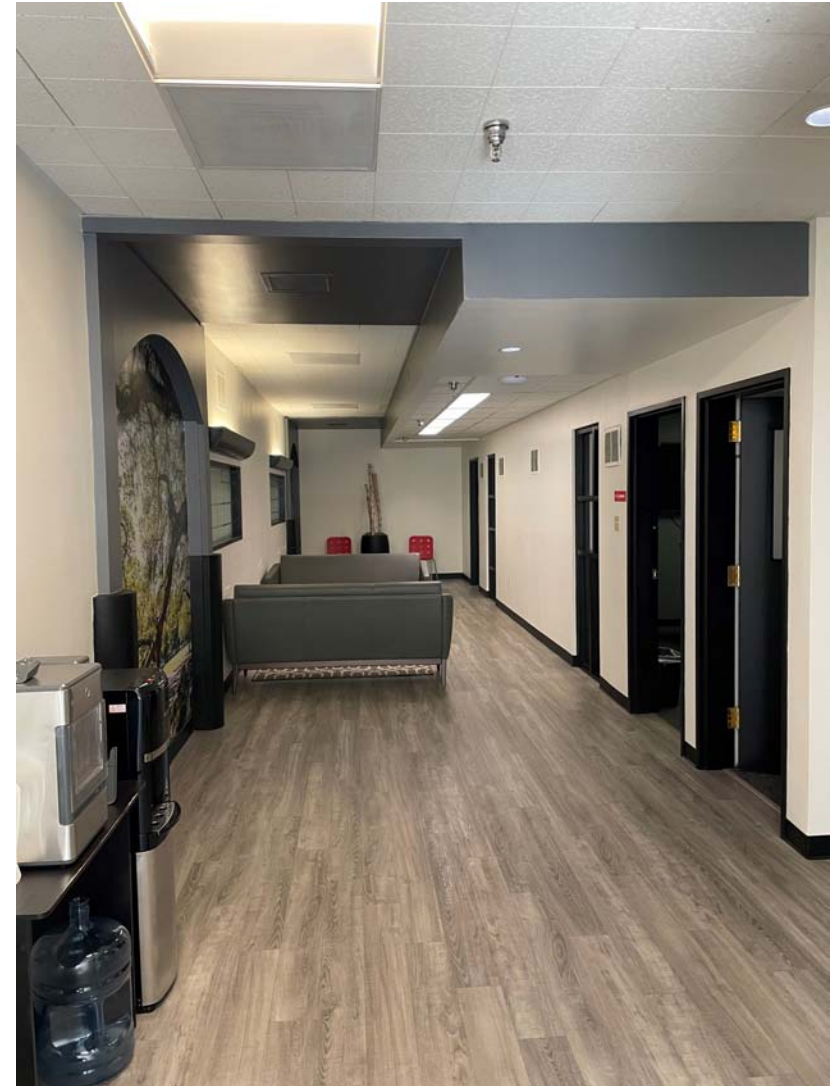
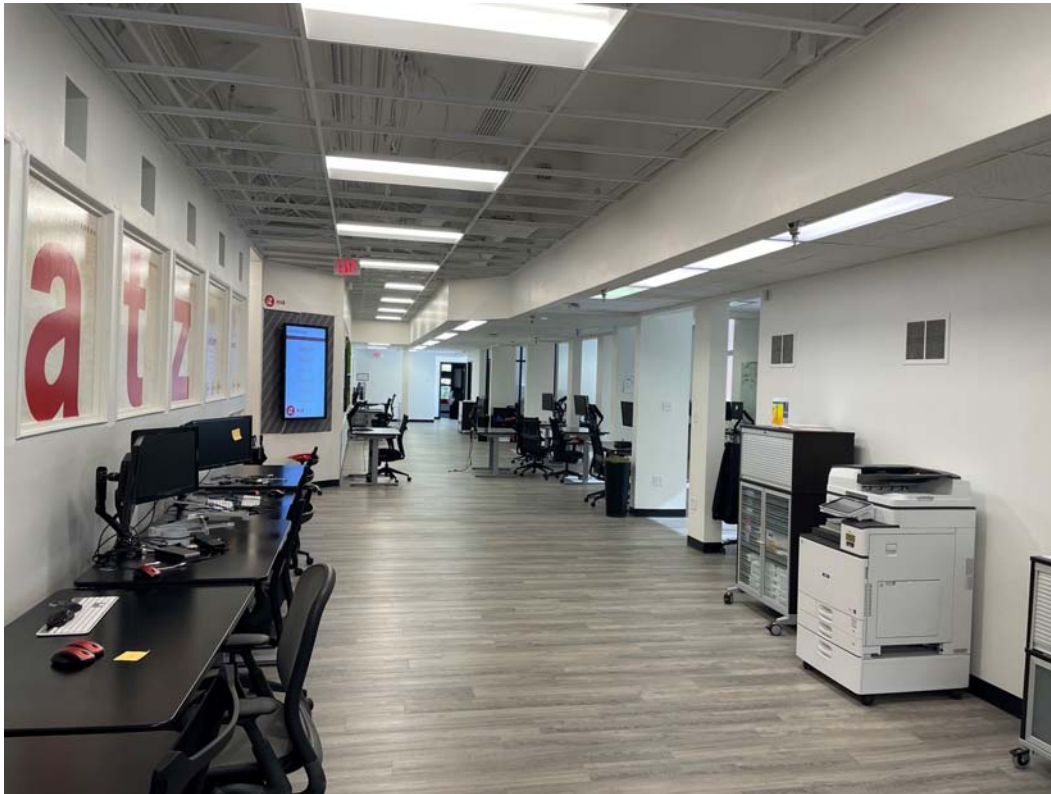
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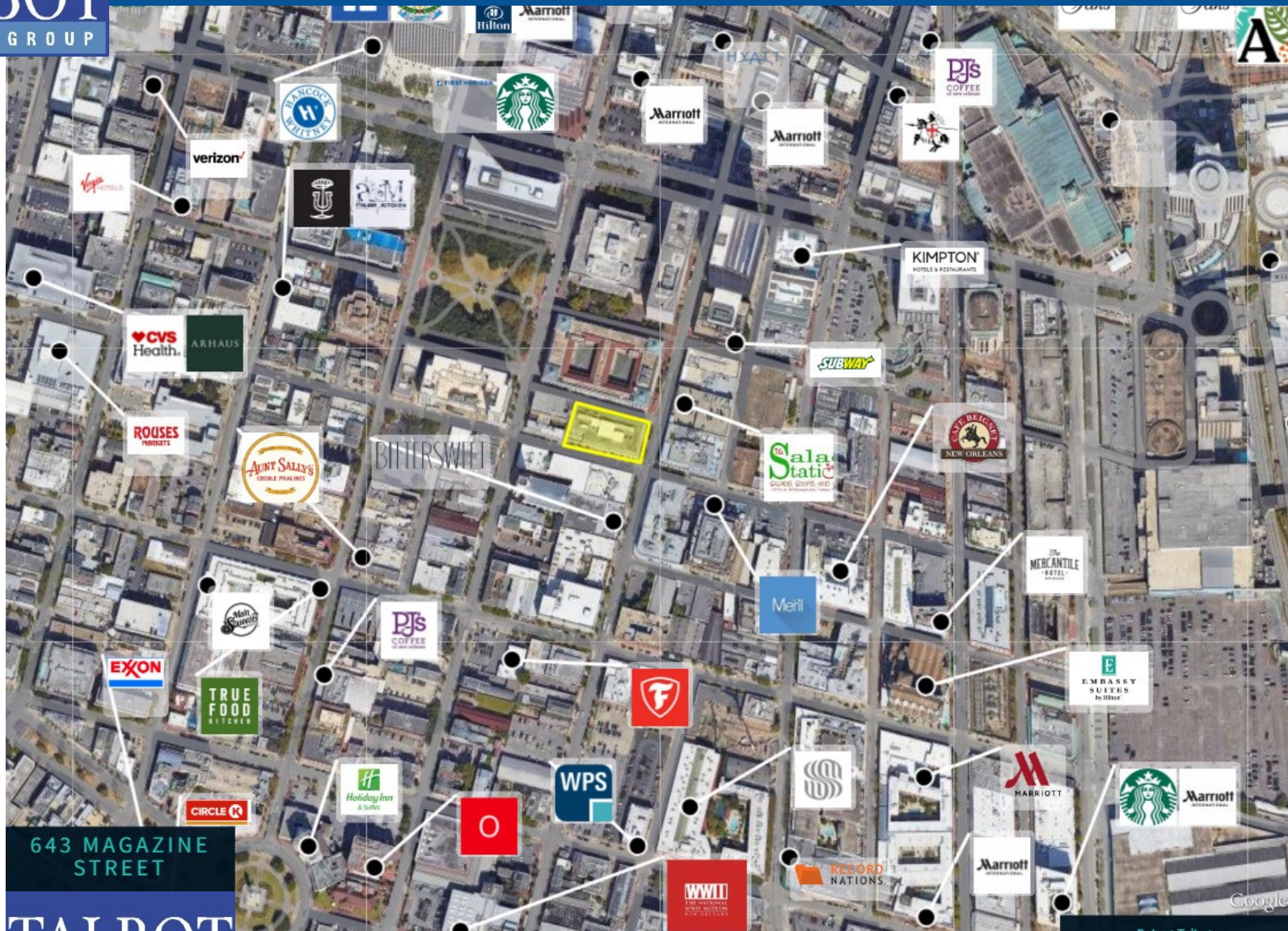


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POINTS OF INTEREST

