

837 Gravier
Street New Orleans, LA 70112
SUITE B

TALBOT
REALTY GROUP

AVAILABLE FOR LEASE

CBD Office Space

216 Baronne St.



837 Gravier Street



Location:

Located between Common Street & Gravier Street New Orleans, Louisiana 70172

Property Highlights:

Available Space:

- 216 Baronne St - 1,518 SF - \$13.50 PSF + \$1.50 PSF Net Charges
Ground Floor Store Front Office or Retail Space
- 222 Baronne St - 16,000 SF - \$13.50 PSF + \$1.50 PSF Net Charges
- 837 Gravier St, Suite B - 1,297 SF - \$15 PSF + \$1.50 PSF Net Charges
- 837 Gravier St, Suite E - 1,314 SF - \$15 PSF + \$1.50 PSF Net Charges
- For all spaces above tenant pays electricity (sub metered or agreed to estimate) and janitorial. Water, sewer and trash are included. Additional Rent is \$1.50 PSF attributed to insurance on ground floor spaces.

Demographics

1 Mile

3 Miles

5 Miles

2023 Population

36,601

285,622

589,557

Avg. HH Income

\$52,165

\$43,156

\$48,779

Traffic Count

Basin St.

Magazine St.

Loyola Ave.

4,645 Cars

11,696 Cars

8,894 Cars

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

837 GRAVIER STREET - SUITE B

NEW ORLEANS, LA





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837 GRAVIER STREET

NEW ORLEANS, LA

837 Gravier St



CENTRAL BUSINESS DISTRICT

FRENCH QUARTER

Carondelet St

Canal St

Iberville St

Bienville St

Conti St

Bur

N Ramp

Camp St

