



THE IP OFFICE BUILDING

ADDRESS: 643 MAGAZINE STREET
New Orleans, LA 70130

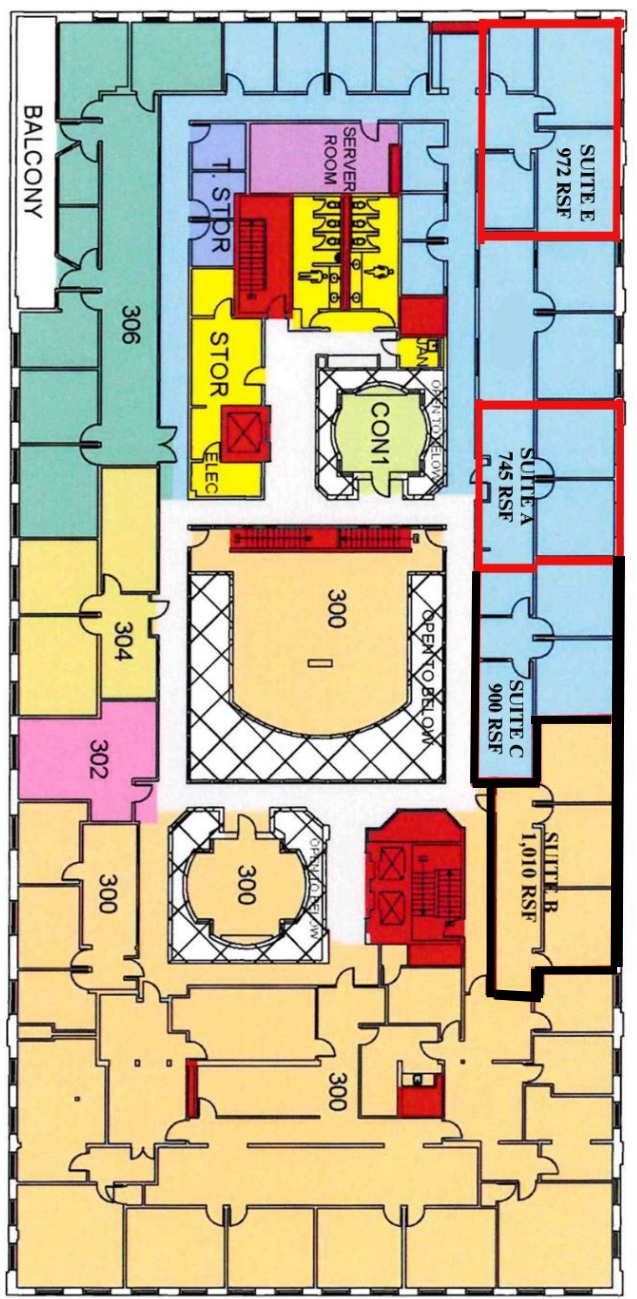
AVAILABLE SPACES: SUITE 301 A: 745 RENTABLE SQUARE FEET
SUITE 301 E: 972 RENTABLE SQUARE FEET
SUITE 403: 1,292 RENTABLE SQUARE FEET

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
www.talbot-realty.com

THIRD FLOOR SPACES, SUITES 301 A & 301 E



TALBOT
REALTY GROUP

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



23110 State Road 54
Suite 252
Lutz, FL 33549
813-600-5472
www.abccalc.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

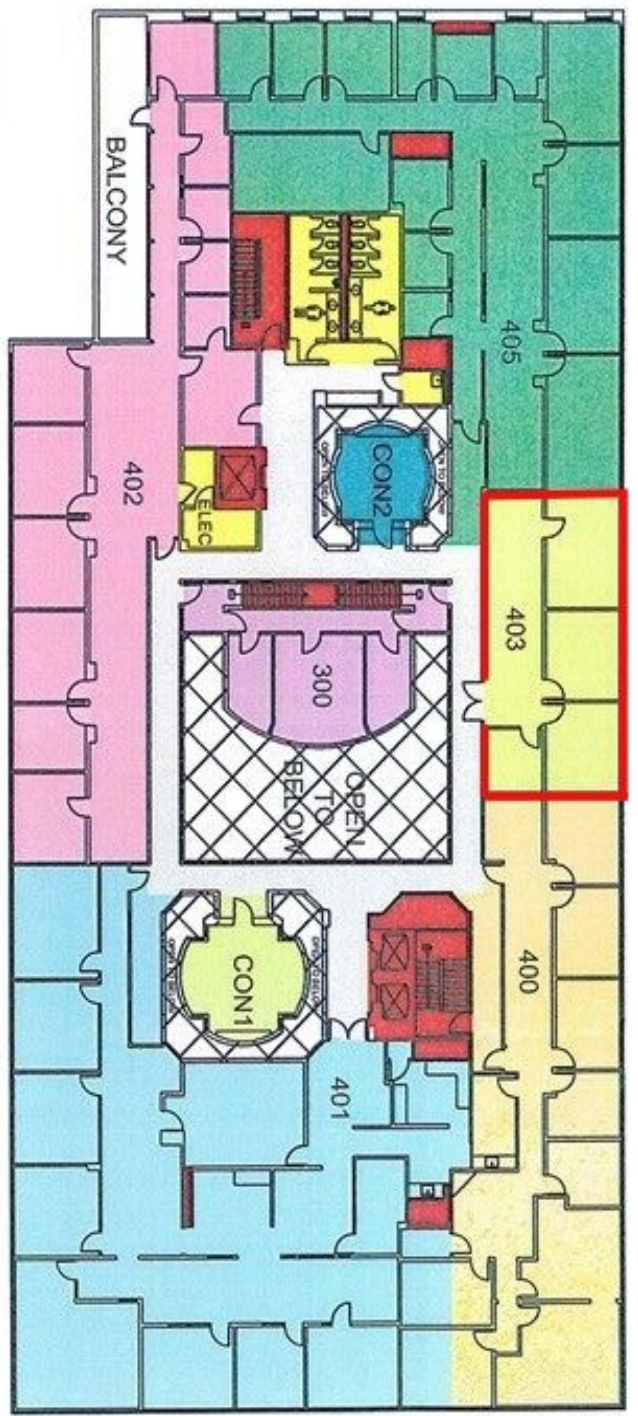
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Field Drawn By: SK
Drawn By: JM
Published Date: 03/08/16
Revision Date: N/A

Scale: Custom
[Logo]

THIRD FLOOR
FLOOR PLAN

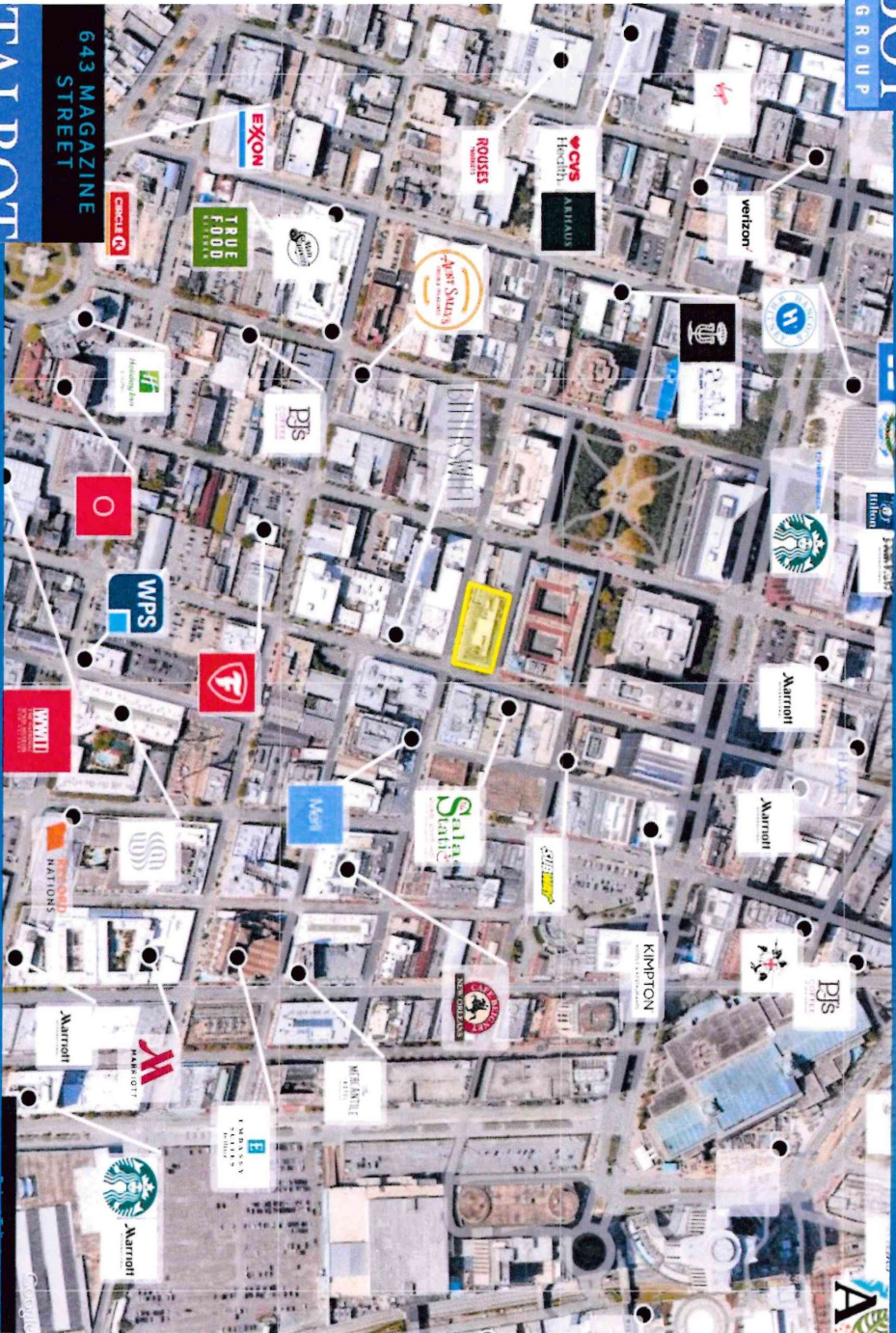
FOURTH FLOOR SPACE, SUITE 403



TALBOT
REALTY GROUP



 American Building Calculations	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
<small>This is an unperfected existing condition representation of a building that you are purchasing. It is not a warranty or guarantee of any kind. The information is provided for your information only and is not to be used for any other purpose. The information is provided for your information only and is not to be used for any other purpose. The information is provided for your information only and is not to be used for any other purpose.</small>	
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FOURTH FLOOR FLOOR PLAN	



POINTS OF INTEREST

TALBOT REALTY GROUP

747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

