

## 2401 St. Claude Avenue:

- Formally approved through Zoning for conditional-use operations as a Cocktail Bar
- Underground grease trap (600 Gallons)
- On demand hot water (2 existing units units)
- HVAC tonnage for restaurant use, including space set aside for kitchen
- Rollup door for internal trash storage or other equipment
- Mop sink and triple sink
- Purpose built room for walk-in
- 2" gas line plumbed to future kitchen
- 1.5" water plumbed to building for commercial use
- Two plumbed locations for bars, including hot/cold water and floor sinks. One on each level.
- 4 ADA compliant restrooms (two on each level)
- 12-foot deep wrap around gallery, over St. Claude Avenue
- Two stair wells (one with separate entrance for private events)
- Fire alarm system
- Pre-wired for security cameras with some equipment (as-is, on site)
- 5 ground floor entrance options with full-light doors

## Other:

- Two mardi gras parades at the doorstep
- 25,000 cars a day on hard corner (can provide esri data)
- approved use for cocktail bar
- highly-visible retail location next door to St. Roch Market (365,000 customers per year)

