



FOR LEASE + PARKING



OFFERING MEMORANDUM

RARE UPTOWN OFFICE OPPORTUNITY

734 NASVILLE AVENUE, NEW ORLEANS, LA 70115

RARE UPTOWN OFFICE OPPORTUNITY

734 NASHVILLE AVENUE
NEW ORLEANS, LA 70115

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RESIDENTIAL

THE McENERY COMPANY

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.



RARE UPTOWN OFFICE OPPORTUNITY

734 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

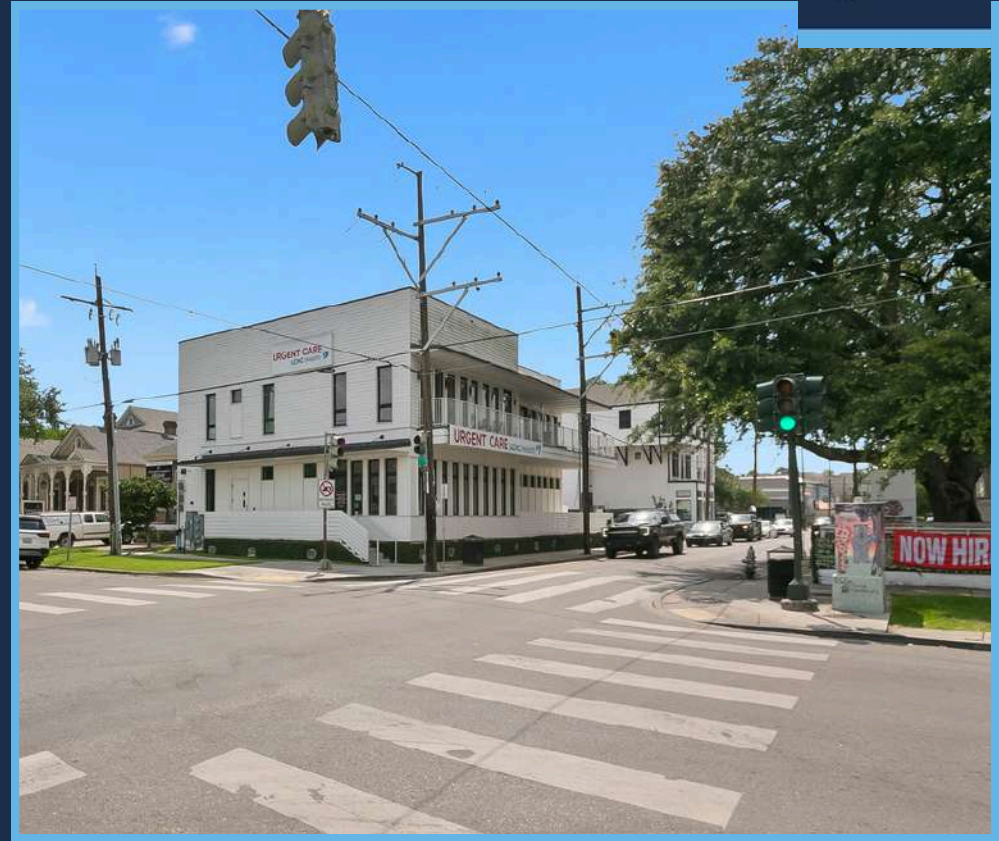
Located in the heart of Uptown New Orleans, 734 Nashville Avenue offers a prime office leasing opportunity in a highly accessible and desirable location. Ideal for a variety of professional, creative, or service-oriented users, the property features approximately 1,329 square feet of office space, plus an additional loft area of roughly 500 square feet, offering added flexibility for storage, additional workstations, or creative use. Exact square footage is to be confirmed by lessee. Its charming Uptown setting provides a professional yet inviting atmosphere, while offering convenient access to nearby restaurants, retail, and major thoroughfares.

For tenants seeking additional space, 734 Nashville Avenue can also be leased in conjunction with the neighboring property at 728 Nashville Avenue, allowing for a larger combined footprint and greater operational flexibility. Whether leased individually or together, this property presents an excellent opportunity to establish or expand your business presence in one of New Orleans' most sought-after neighborhoods.

OFFERING MEMORANDUM | 734 NASHVILLE AVE.

LEASE PRICE	\$5,300/MONTH
GBA	+/- 1,829 SF
LEASE TYPE	GROSS (SUBLEASE THROUGH SEPT. '26)
ZONING	HU-B1
PARKING	OFF-STREET

LOCATION OVERVIEW



Positioned just steps from the iconic Magazine Street corridor, the property sits in the heart of one of Uptown New Orleans' most vibrant and highly coveted commercial districts. Long regarded as one of the city's premier lifestyle destinations, Magazine Street is known for its unmatched blend of acclaimed restaurants, boutique retail, wellness concepts, cafés, and neighborhood conveniences that draw consistent activity from both locals and visitors alike. Its central Uptown location offers immediate access to the Garden District, Audubon, Downtown New Orleans, and surrounding affluent residential neighborhoods, making it an exceptionally desirable setting for businesses seeking both visibility and convenience.

Surrounded by some of the area's most popular destinations — including Saba, Wishing Town Restaurant & Bakery, Whole Foods Market, and LCMC Health Urgent Care — the immediate area offers a dynamic, walkable environment that continues to attract strong commercial demand. The combination of established neighborhood character, daily foot traffic, and proximity to some of New Orleans' most desirable residential communities makes this a standout Uptown location with lasting appeal.

OFFERING MEMORANDUM | 734 NASVILLE AVE.

AERIAL OVERVIEW



SABA

S
STUDS

DISTRICT
NEW ORLEANS



MAGAZINE STREET

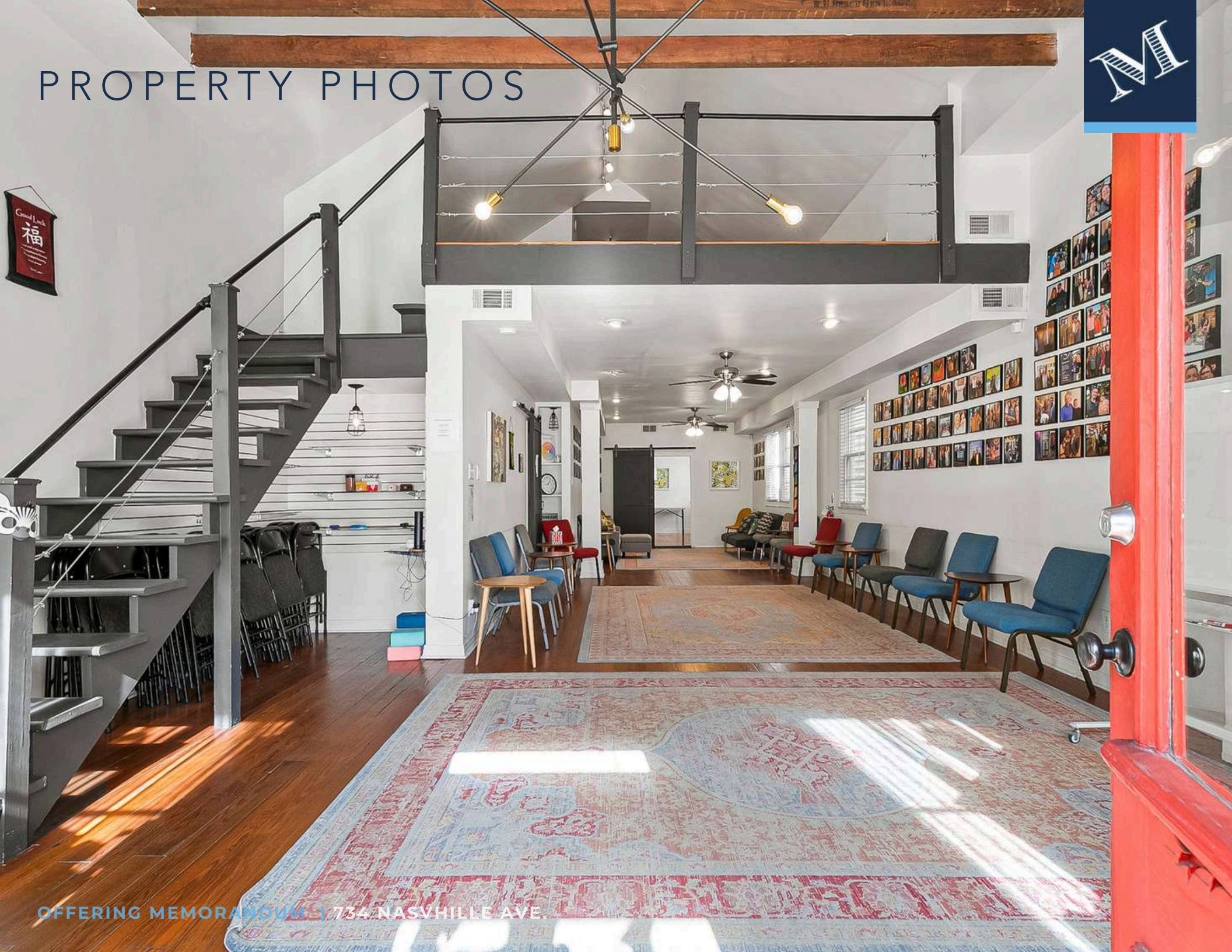
MAGAZINE STREET

734
NASHVILLE

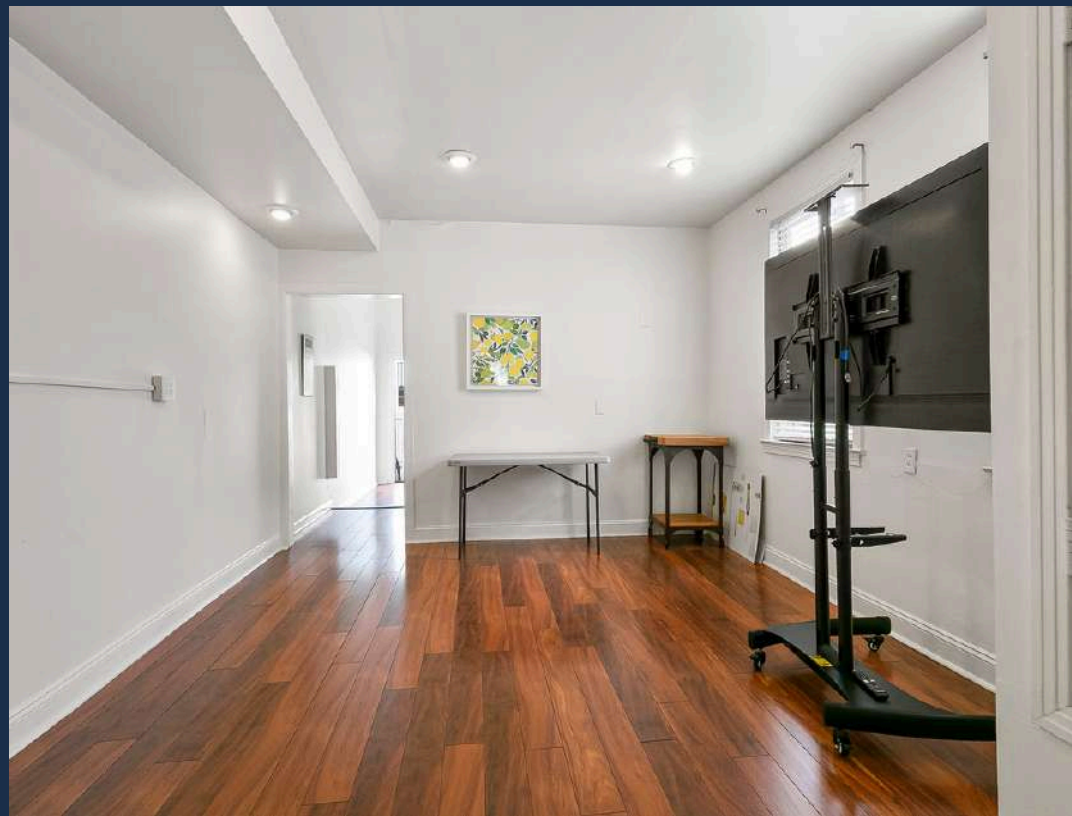
728-30
NASHVILLE



PROPERTY PHOTOS



PROPERTY PHOTOS



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S. CLAIBORNE AVE.

**Tulane University**

**Ochsner Health**

**PET SMART**

**ROSS**
DRESS FOR LESS®

**AUDUBON PARK**

**LOYOLA UNIVERSITY**
NEW ORLEANS

**ROUSES MARKETS**

FRERET ST.

**ULTA BEAUTY**

**T.J. maxx**

**LUSHER CHARTER SCHOOL**


**ANYTIME FITNESS**

NAPOLEON AVE.

**UNITED STATES POSTAL SERVICE**

**THE FRESH MARKET**

ST. CHARLES AVE.

**Le's Baguette**
BREAD & MORE

**FRENCH TRUCK**
Coffee

**Langenstein's**
SINCE 1922

**Prytania Theatre**

**LCMC Health**

LOUISIANA AVE.

ST. CHARLES AVE.

JEFFERSON AVE.

**Patois**



**WHOLE FOODS MARKET**

**SUPERIOR SEAFOOD**
AND OYSTER BAR
NEW ORLEANS

**CYCLEBAR**

**Mahony's**
FO-BOY SHOP

**SABA**

**PJ's COFFEE**
of new orleans

**THE CREOLE CREAMERY**
824 PRYTANIA STREET
NOLA

MAGAZINE ST.

**Clancy's**

**W**

**Winn-Dixie**

**Orangetheory**

**PICCOLA GELATERIA**
DO YOU GELATO?

**LA PETITE GROCERY**
RESTAURANT & BAR

**Varsity Sports**

**Children's Hospital New Orleans**
LCMC Health

TCHOUPITOULAS ST.

**PORT ORLEANS**
BREWING CO. & TASTING ROOM

**BAR RACUDA**
TACO STAIRS



PRIME UPTOWN OFFICE OPPORTUNITY

734 NASVILLE AVENUE, NEW ORLEANS, LA 70115



EXCLUSIVELY LISTED BY



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
• It explains the concept of disclosed dual agency.
• It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) (Insert name(s) of licensee(s) undertaking dual representation) and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as (List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
• Provide information about the property to the buyer (or lessee).
• Disclose all latent material defects in the property that are known to the licensee(s).
• Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
• Explain real estate terms.
• Help the buyer (or lessee) to arrange for property inspections.
• Explain closing costs and procedures.
• Help the buyer compare financing alternatives.
• Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
• The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
• The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Signature lines for Buyer or Lessee, Seller or Lessor, Date, Licensee, and Date for both parties.

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
• No other licensees in the office work for you, unless disclosed and approved by you.
• You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
• To provide factual information about the property.
• To disclose all latent material defects in the property that are known to them.
• To help the buyer compare financing options.
• To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
• To disclose financial qualifications to the buyer/lessee to the seller/lessor.
• To explain real estate terms.
• To help buyers/lessees arrange for property inspections
• To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
• The disclosure is required by law or would reveal serious defect.
• The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Signature lines for Buyer/Lessee and Seller/Lessor, By, Title, Date, Licensee, and Date for both parties.

