



Claudio Cepeda Sapag
Pascalnola Management Office
504-699-1423
License 995718088
NextHome Premier Realtors

1605 Governor Nicholls Street, New Orleans, LA 70116
Each Office Independently Owned & Operated
Licensed in the State of Louisiana Office: 504-323-6202

'MULTY UNIT DEVELOPMENT LOWER GARDEN DISTRICT'

2011 MAGAZINE ST NEW ORLEANS, LA 70130

Direct Lease- **gross**.

SqF M-avarache **\$3.50 - \$7 SF / M.**

Zoning: **Zoning: HU-B1** <https://czo.nola.gov/article-12/>

Small Fee applied for common areas and Utilities.

Introducing the New Multi-Gallery/Office on Magazine Street!- **(The owner will help develop the space under the tenants' opinions to create a unique place.)** .

We are excited to present an outstanding space perfect for ambitious startups! Located in the vibrant Magazine Walk area, this dynamic street serves as a hub for artists, sculptors, and lovers of gastronomy and music. Our expansive 8,908 sq. ft. commercial space features 19 cosy spaces/ each showcasing its distinctive flair.

This is more than just a workspace; it's a thriving environment designed for creativity and collaboration. With the option to set up a **cozy coffee area and inviting communal spaces, clients will feel right at home, ready to unwind and connect.** We actively encourage artists to contribute to our common areas, fostering a captivating atmosphere that invites visitors to stay and explore.

Our vision includes exciting features such as arcade-style pinball machines, a remarkable coffee shop, and a dedicated space for video art., and more. **We are also proud to offer FREE areas for artists eager to showcase their talents and expressions.**

Join us in this special project to create a truly unique and inspiring space. Every resident will play a vital role in shaping this development into something exceptional! Let's come together and make our mark!



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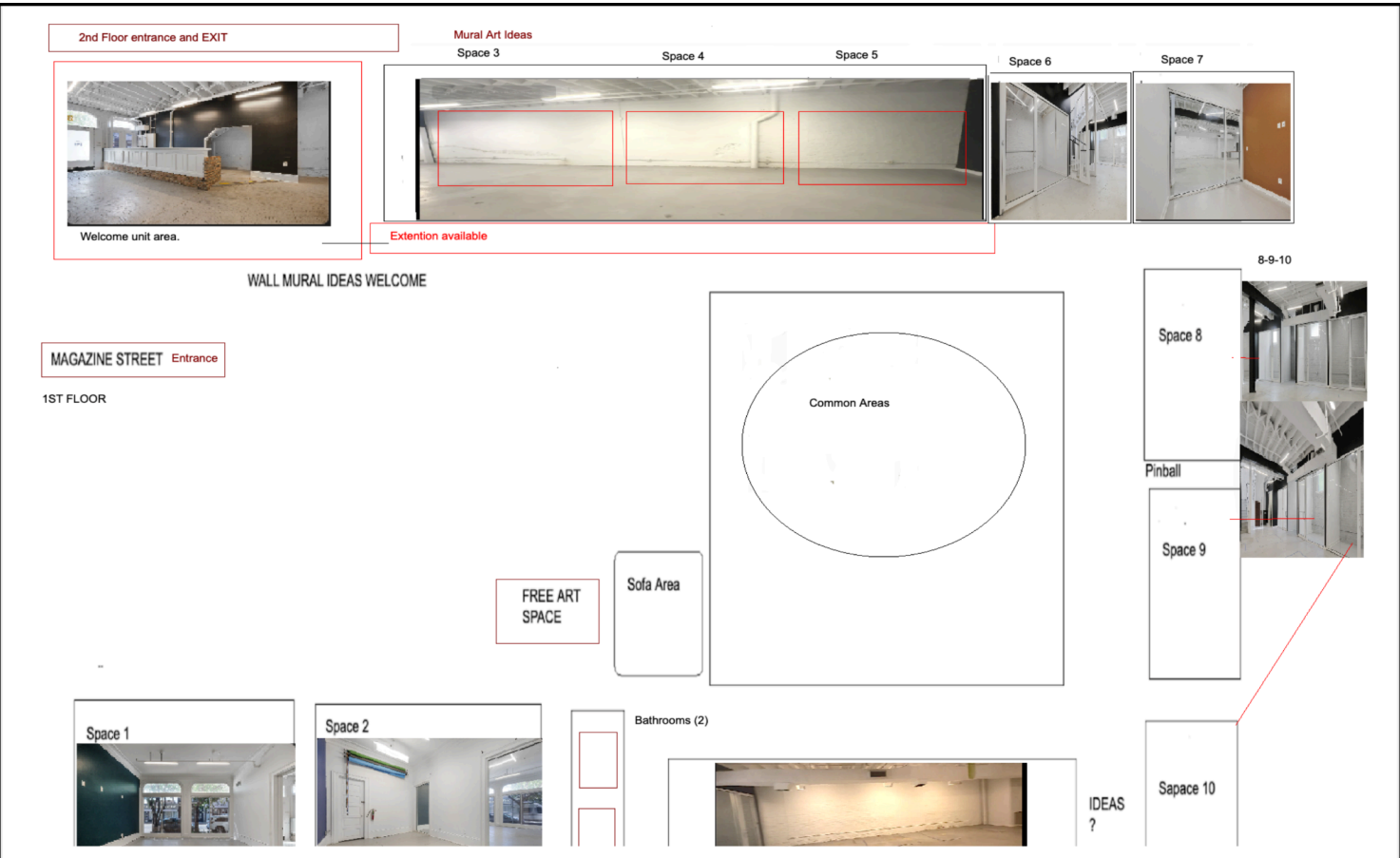
* Security Cameras– kitchen area Available 4Bathrooms –WIFI– Central AC and Heat– Common areas-Marketing budget-Small prorated Management and utilities fees.

UNIT	SqF	SqF M	Price
Uni1	340	5.5	\$1,870.00
Uni2	181	5.5	\$995.50
Uni3	112	5.5	\$616.00
Uni4	112	5.5	\$616.00
Uni5	112	5.5	\$616.00
Uni6	108	5.5	\$594.00
Uni7	80	5.5	\$440.00
Uni8 Front	66	7	\$462.00
Uni9 Front	66	7	\$462.00
Uni10 Front	55	7	\$385.00
Uni11	110	5.5	\$605.00
Coffee. Unit	284	5.5	\$1,562.00
Middle unit -16	80	4.5	\$360.00
Unit 12	169	4.5	\$760.50
Unit 13-14-15	307	5	\$1,535.00
Unit 17	1040	3.5	\$3,640.00
unit 18	1040	3.5	\$3,640.00

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First Floor



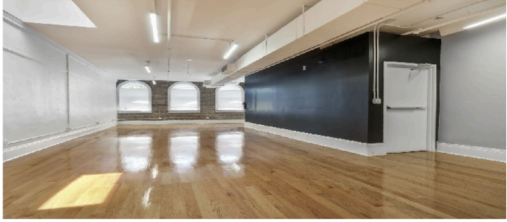
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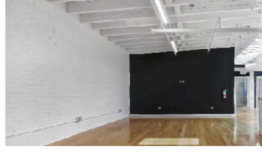
Second Floor

space 17


Private entrance



Space 16




Space 12



Connection Available

Space 18




Private entrance

Bath



Bath

Space 13



Space 14

Free Idea Area

Space 15

