

643 Magazine Street, Suite 100 (Corner of Girod Street)
New Orleans, LA 70130

AVAILABLE FOR LEASE

THE IP OFFICE BUILDING

TALBOT
REALTY GROUP



BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

ADDRESS: 643 Magazine Street, Suite 100
New Orleans, LA 70130

AVAILABLE SPACE: 16,290 rentable square feet

RENTAL: \$18.50 per square foot, Full Service

COMMENTS: This beautiful 2-story suite is located in the IP Building, situated in the vibrant Warehouse District. The building offers the Espiritu Mezcaleria & Cocina restaurant, a gym, and multiple conference rooms as building amenities. Parking is available in a 292 car parking garage located across the street at above market parking ratios.

The landlord will demise the space and deliver office suites starting at 2,815 rentable square feet. Please review the attached demising space plans.

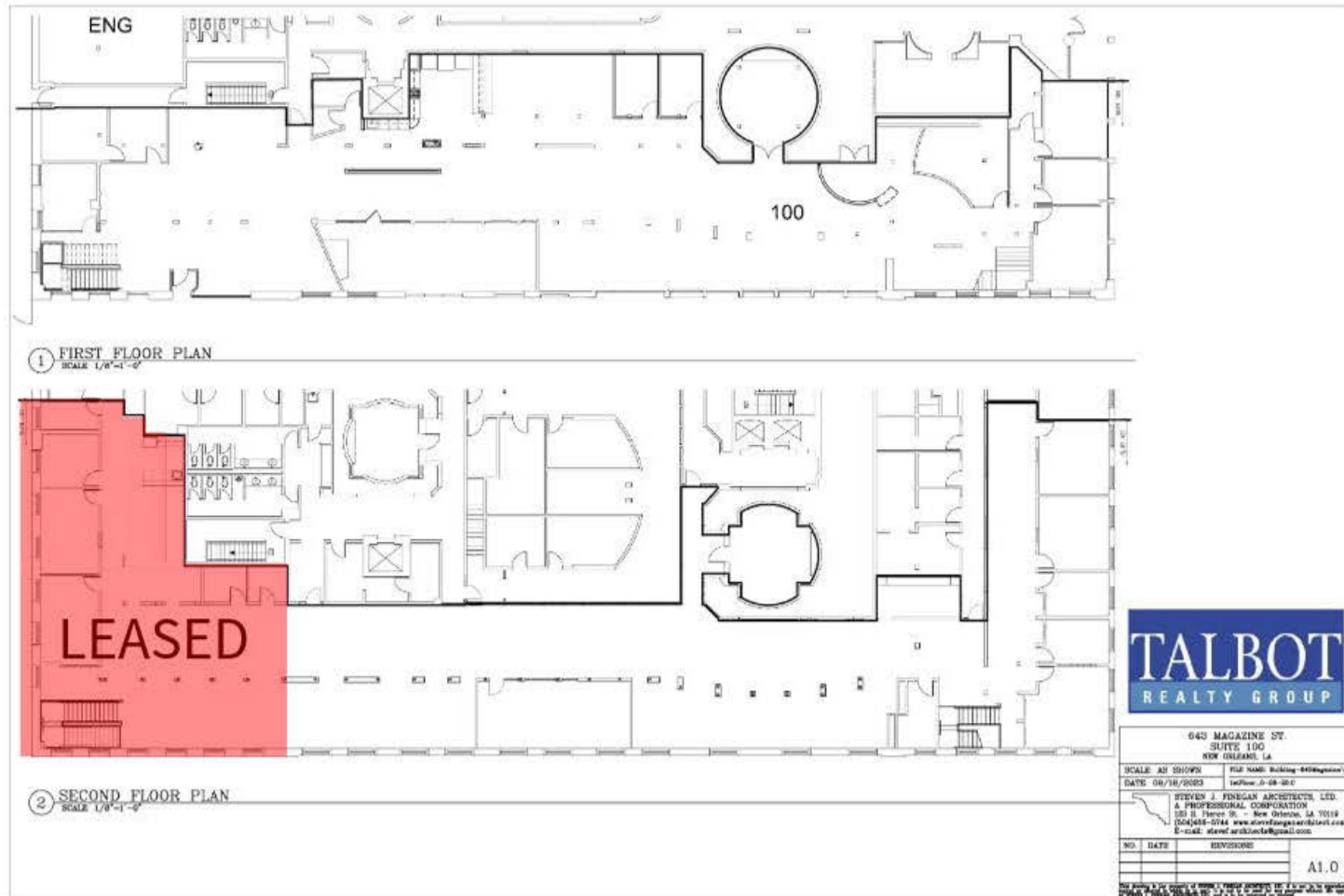
This suite has a 1st floor building exterior entrance on Girod Street, internal stairwells, and exterior building signage.

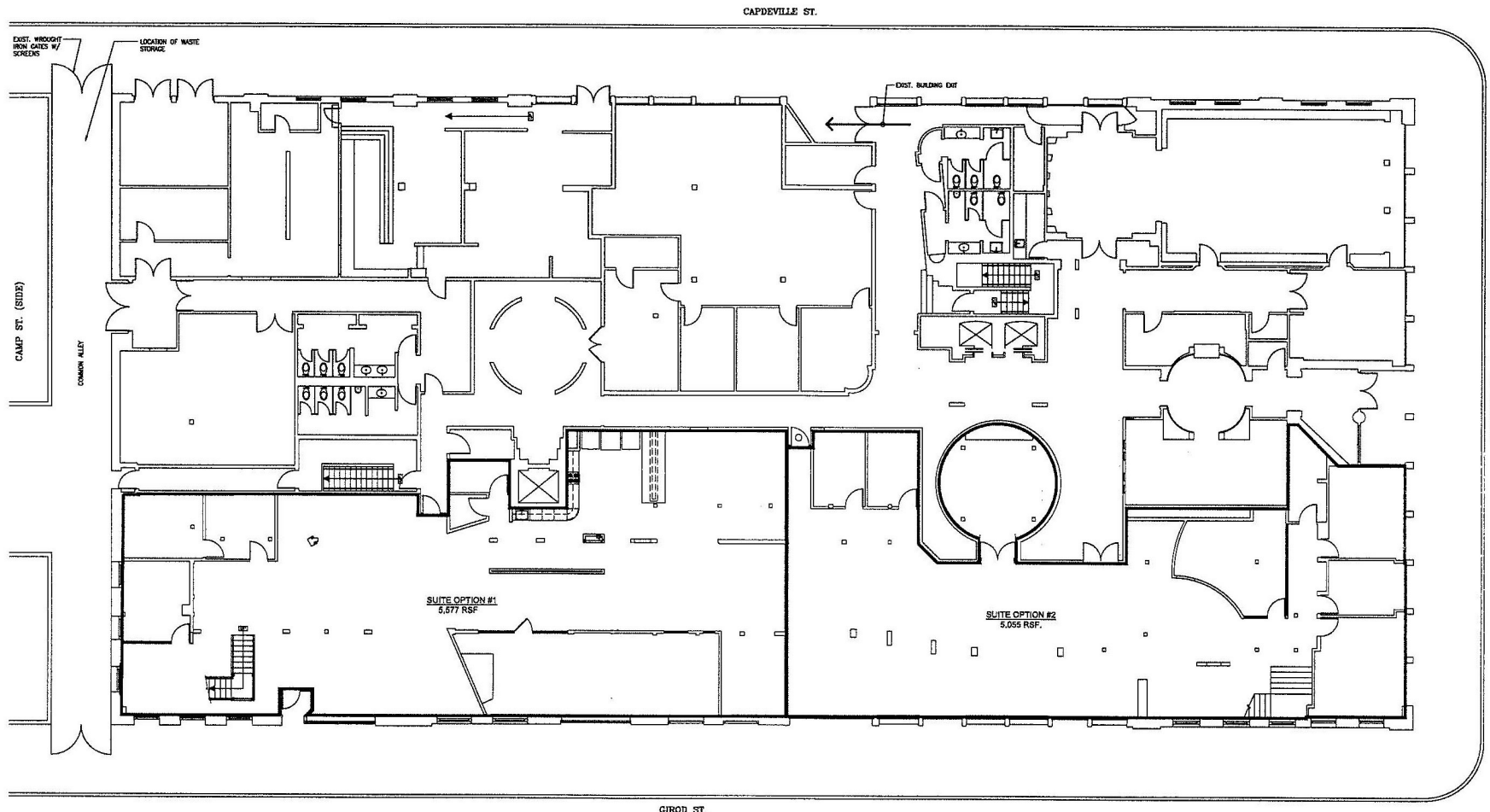
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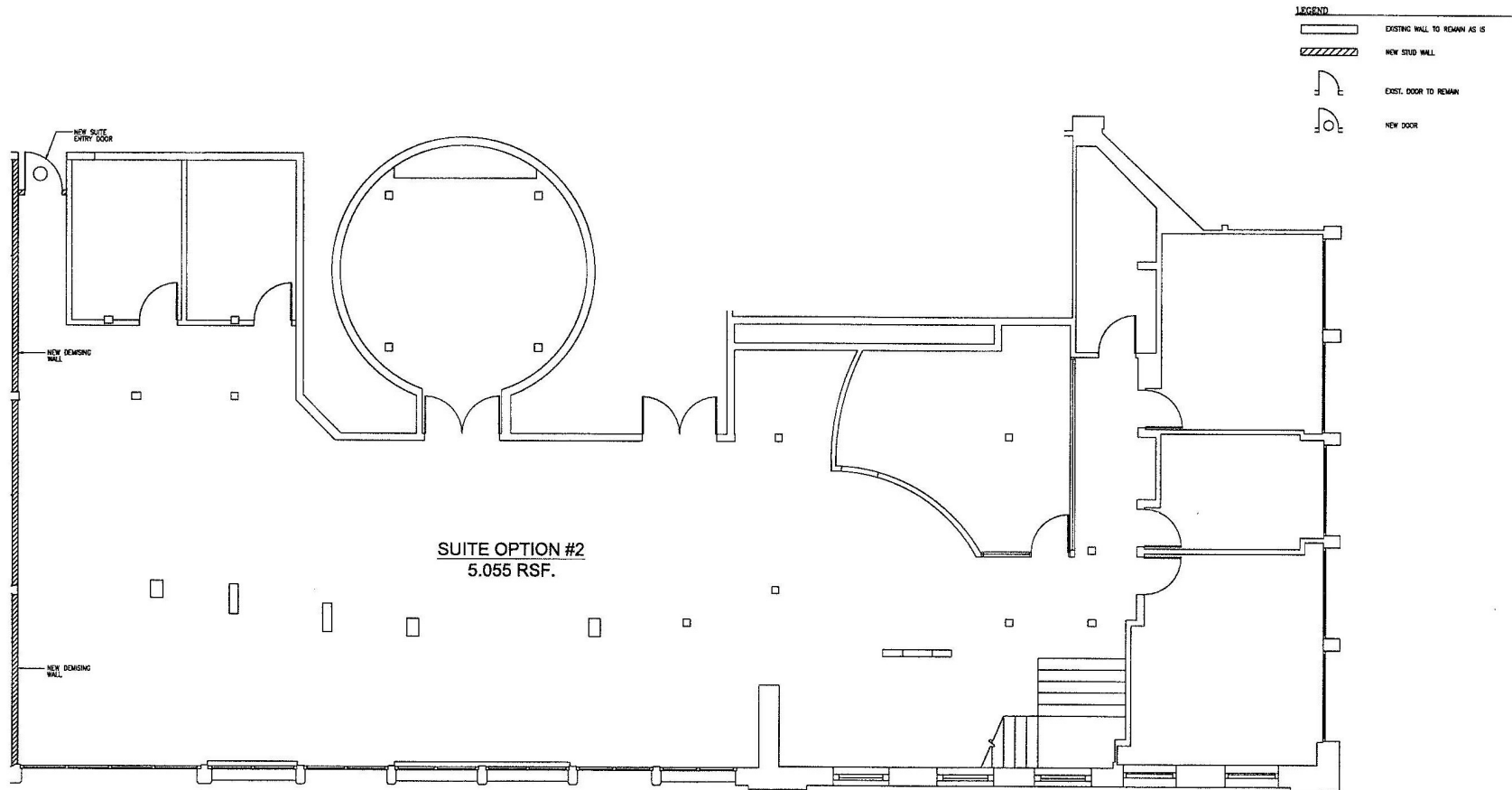




1 NEW OVERALL 1st FLOOR PLAN LEASE SPACES
SCALE: 1/8"=1'-0"



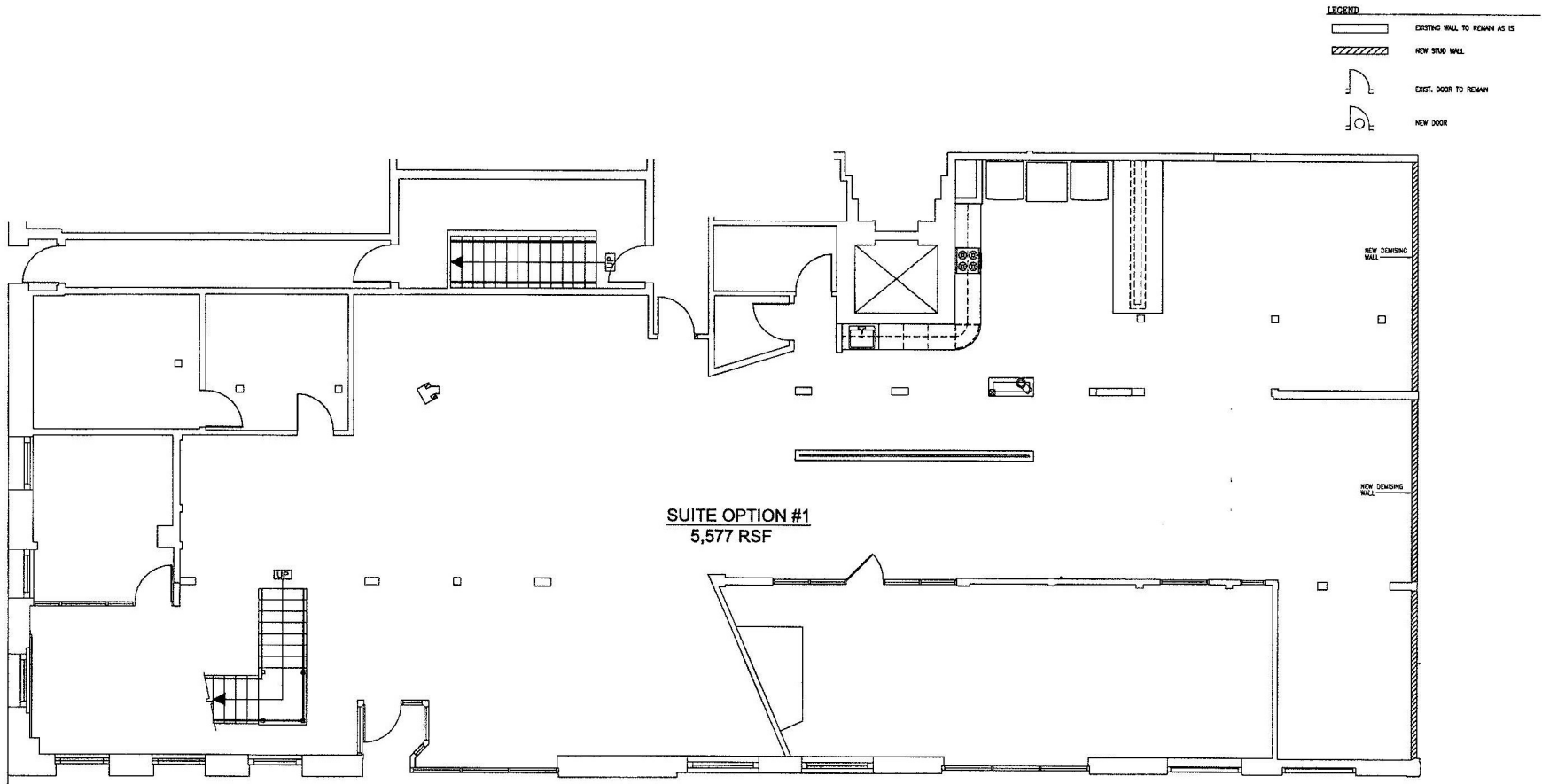
643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
DATE: 03/21/2024		
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. - NEW ORLEANS, LA 70119 (504) 465-5744 www.stevenjfineganarchitect.com E-mail: stevef.architects@gmail.com		
NO.	DATE	REVISIONS
		A1.0



① 1st FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #2
SCALE: 1/4"=1'-0"



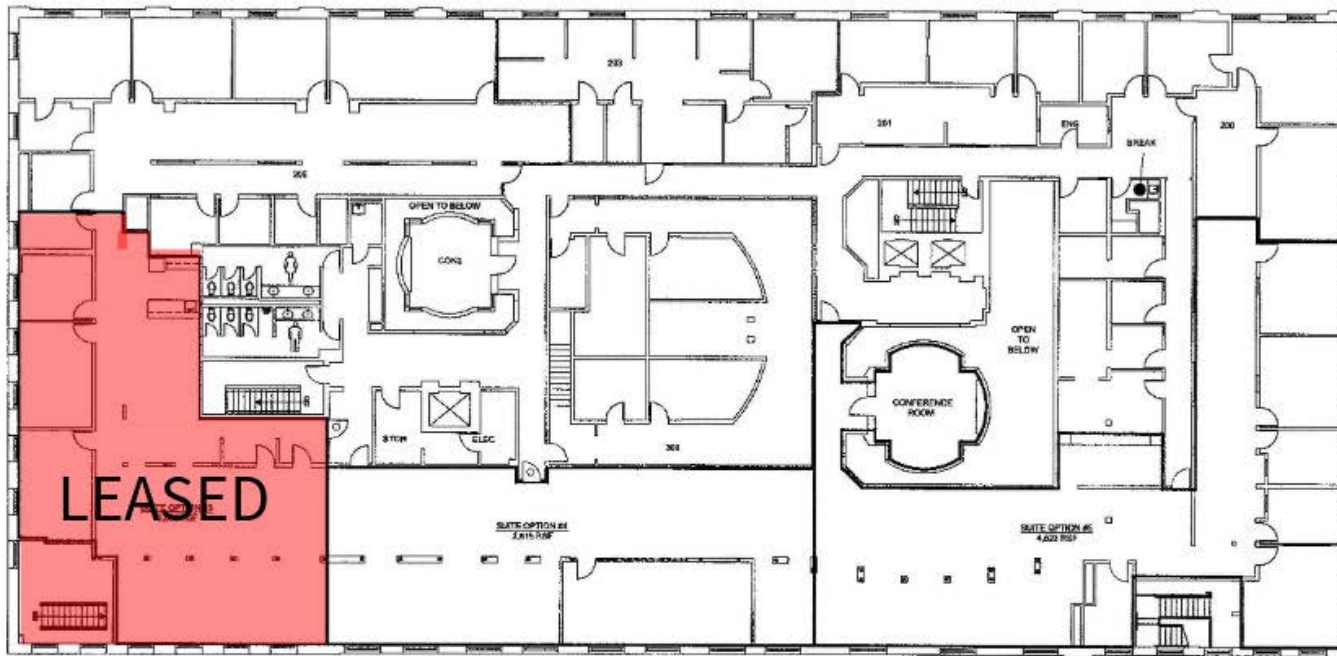
643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
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DATE: 03/21/2024		
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. PIERCE ST. - New Orleans, LA 70119 (504)486-5744 www.stevfineganarchitect.com E-mail: stevef.architects@gmail.com		
NO.	DATE	REVISIONS
		A1.2



1 1st FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #1
SCALE: 1/4"=1'-0"

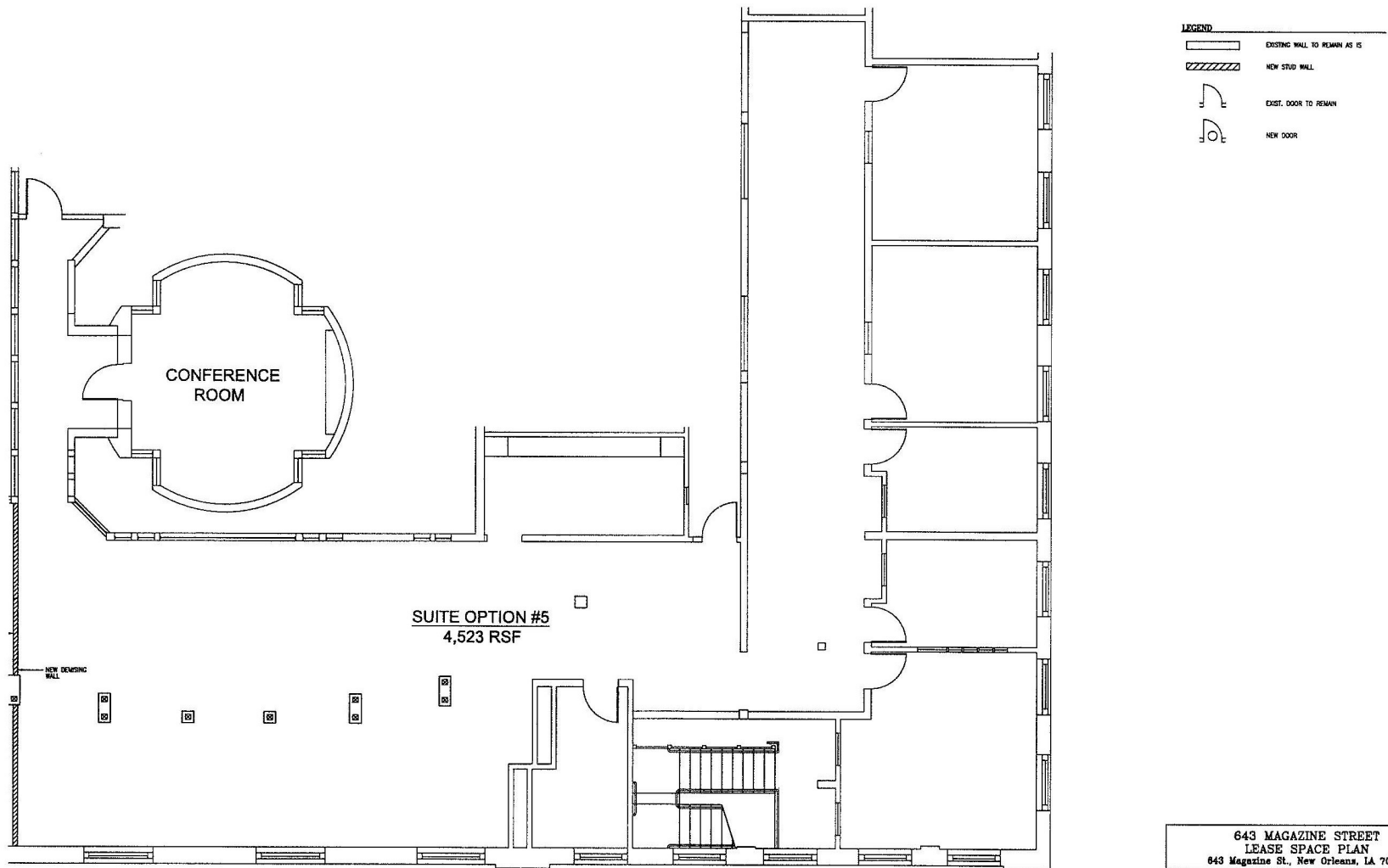


643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
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DATE: 03/21/2024		
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NO.	DATE	REVISIONS
		A1.1



① NEW OVERALL 2nd FLOOR PLAN LEASE SPACES
SCALE: 1/8"=1'-0"

643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 643L/LeasePlanA	
DATE: 09/21/2024		
STEVEN J. FINEGAN ARCHITECTS, LTD. A PROFESSIONAL CORPORATION 123 S. Pierre St. - New Orleans, LA 70139 (504) 496-5714 www.sjfa.com E-mail: sjfa@architects@gmail.com		
NO.	DATE	REVISIONS
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SUITE OPTION #5
4,523 RSF

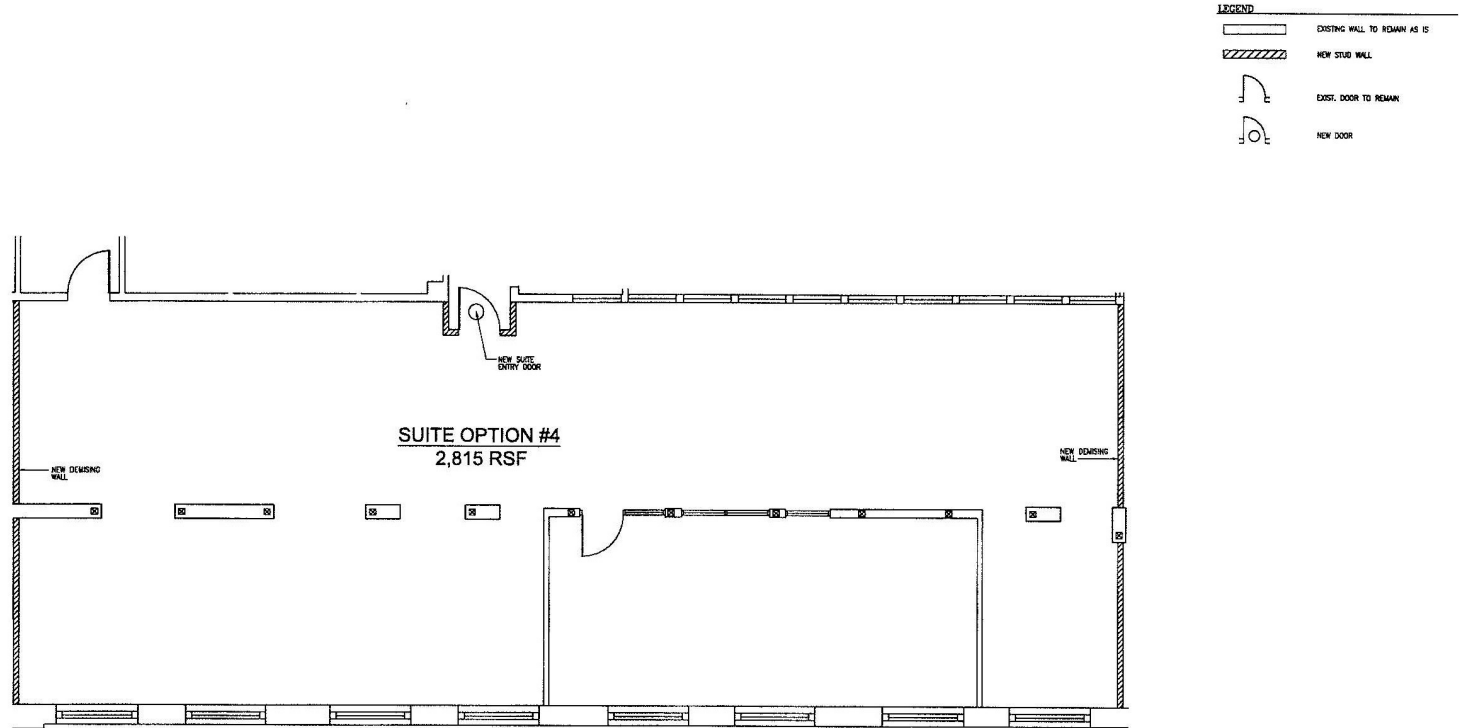
① 2nd FLOOR NEW LEASE SPACE PLAN - ENLARGED SUITE OPTION #5
SCALE: 1/4"=1'-0"

LEGEND

	EXISTING WALL TO REMAIN AS IS
	NEW STUD WALL
	EXIST. DOOR TO REMAIN
	NEW DOOR

643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130		
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A	
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1 2nd FLOOR NEW LEASE SPACE PLAN -- ENLARGED SUITE OPTION #4
SCALE: 1/4"=1'-0"



643 MAGAZINE STREET LEASE SPACE PLAN 643 Magazine St., New Orleans, LA 70130	
SCALE: AS SHOWN	FILE NAME: 24010\LeasePlan.A
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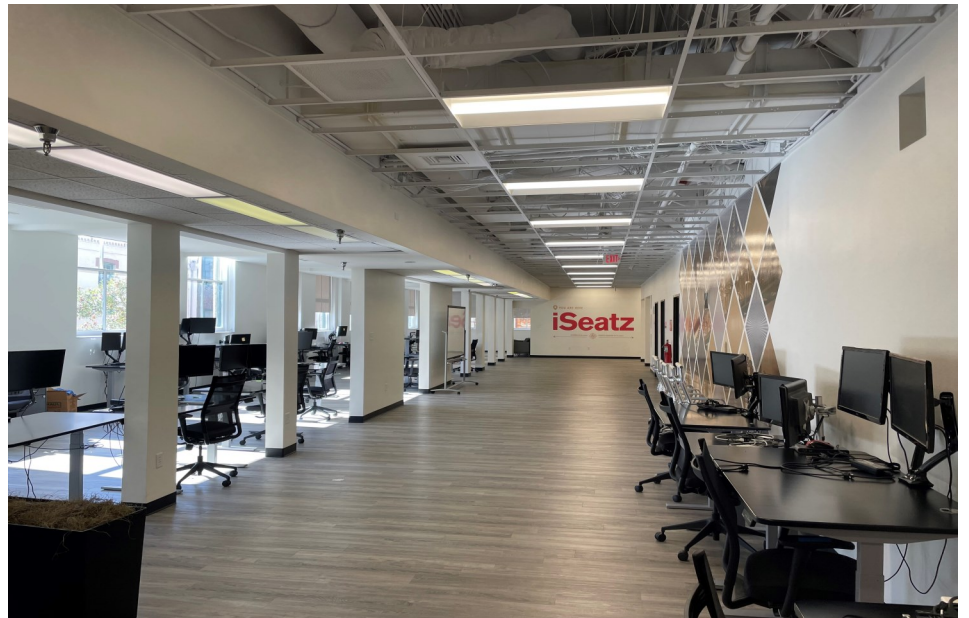
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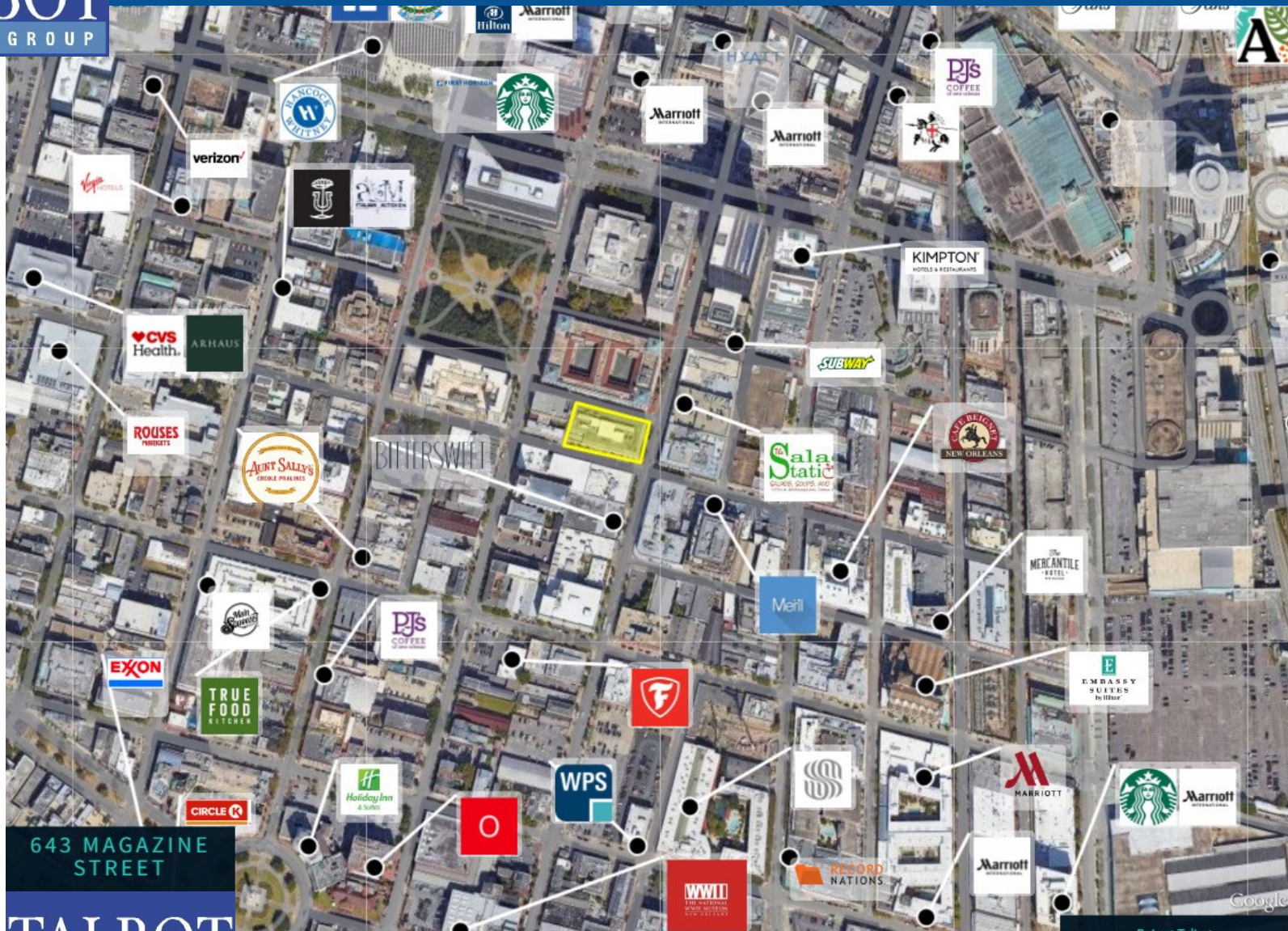
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POINTS OF INTEREST

