

3700 Orleans Avenue
New Orleans, LA 70119

TALBOT
REALTY GROUP

AVAILABLE FOR LEASE

Mid-City Retail Space in the American Can Company Building



American Can, a century-old factory building, is a mixed-use development with 268 apartments anchored by retail space in vibrant Mid-City, New Orleans.

LOCATION: 3700 Orleans Avenue, Suite 102-B
New Orleans, LA 70119

RENTAL RATE: \$25.00 PSF, Per Year, NNN
The NNN charges are \$5.98 per square foot.

SIZE: 2,658 Square Feet

ZONING: MU-1, Medium Intensity Mixed-Use District

COMMENTS: Other retailers in this building are Swiss Confectionery, Keesler Federal Credit Union, X Trainers, Club Pilates, Noel Marcantel Photography, and Mentz Simmons Law Group.

All showings are by appointment only.

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION CONTACT:

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New Orleans



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3700 ORLEANS AVENUE, SUITE 102-B

NEW ORLEANS, LA



FLOOR PLAN



for guidance only (not to scale)



3700 ORLEANS AVENUE, SUITE 102-B

NEW ORLEANS, LA





SUBJECT PROPERTY

3700 ORLEANS AVE

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