



For Lease

1222 Annunciation Street 2,190 SF of Office Space

EXECUTIVE SUMMARY

1222 Annunciation is a renovated historic Greek Revival mansion boasting 2,190 SF of office space. The property is conveniently located near the Pontchartrain Expressway/U.S. 90 and the I-10 on ramp. Eight covered parking spaces and six uncovered parking spaces are located on-site. The first floor is comprised of five office spaces and two bathrooms, with four additional offices, a conference room and two bathrooms on the second floor.

Priced at \$25 PSF Gross, this property is zoned HU-MU. The space is located in the scenic Lower Garden District and steps away from the thriving Warehouse District.

There are a variety of notable restaurants and retail nearby, including Bakery Bar, Modern Market, Thalia, French Truck Coffee, and Satsuma Café.



PROPERTY OVERVIEW

- Two stories totaling 2,190 SF of office space
- \$25 PSF Gross
- Zoned HU-MU
- Close proximity to Pontchartrain Expressway/U.S. 90
- Renovated historic Greek Revival mansion
- 14 off-street parking spaces
- Located 4 blocks off the St. Charles + Erato Streetcar Line

CONTACT

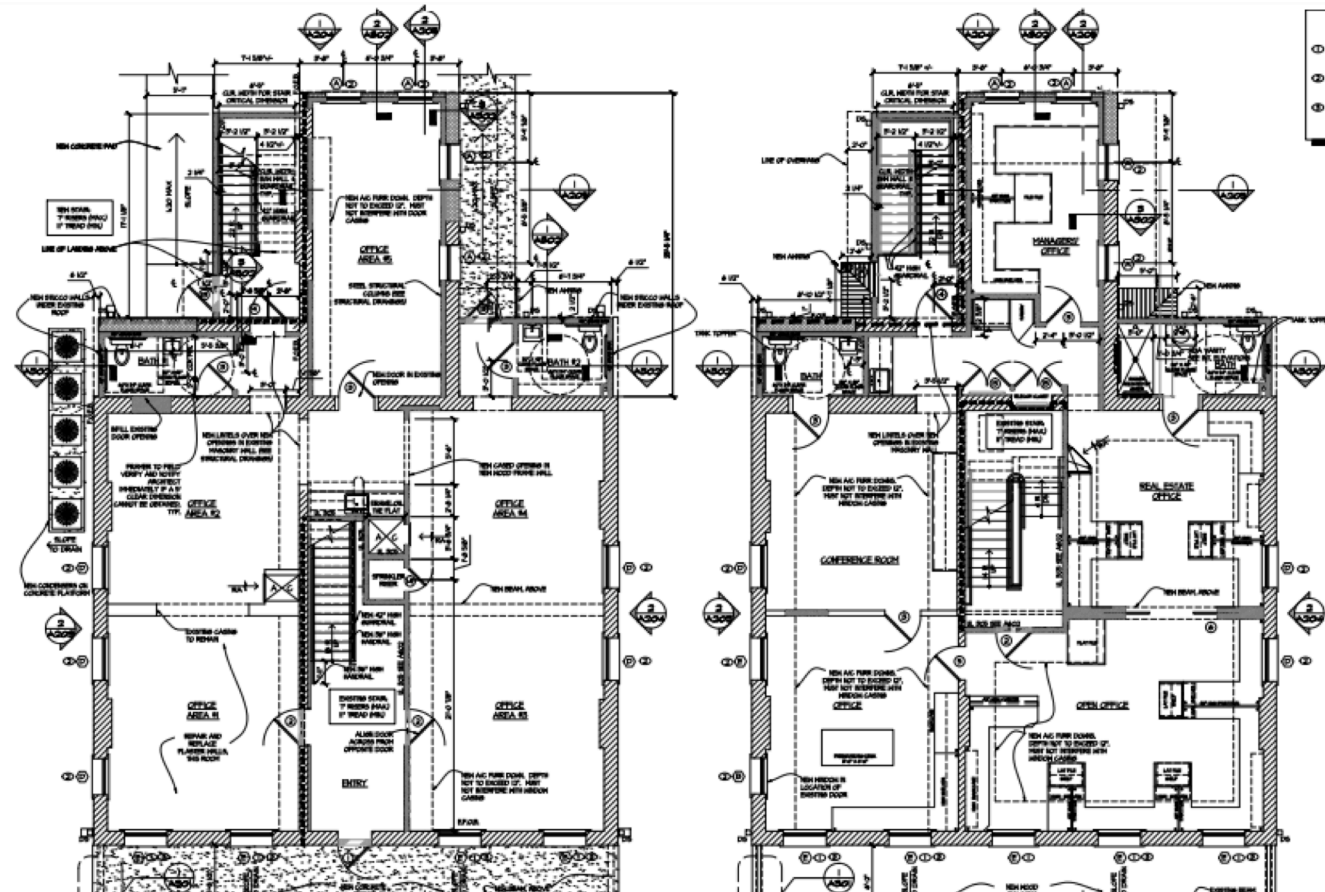
URBAN PROPERTIES REAL ESTATE, LLC , 1582 MAGAZINE ST., NEW ORLEANS, LA, 70130 | (504) 264-6145 | INFO@URBANPROPERTIES.COM



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SITE PLAN



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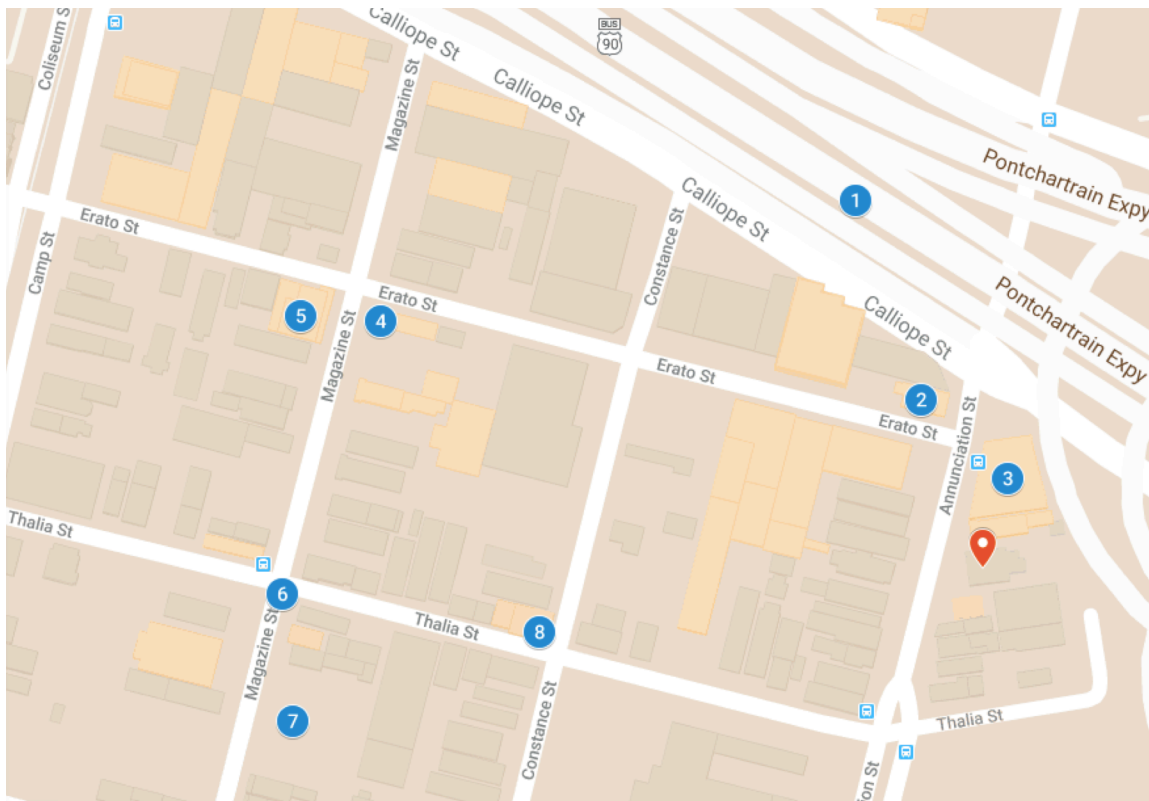
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NOTABLE NEARBY



Surrounding Locations:

1. Pontchartrain Expressway
2. Bakery Bar
3. Modern Market
4. French Truck Coffe
5. Barrel Proof
6. Blue Giant Chinese
7. Satsuma Café
8. Thalia

Demographic Statistics

Proximity:	1 mile	3 miles	
Total Population:	19,951	199,805	3
Median Age:	36.88	35.69	
Households:	10,445	86,143	1

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CONTACT US



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