

## HISTORIC FORMER THEATRE IN UPTOWN NEW ORLEANS

<u>ADDRESS:</u>	1733 CONSTANTINOPLE STREET NEW ORLEANS, LA 70115 (CORNER OF BARONNE STREET)	
POTENTIAL TENANT SPACES:	1ST FLOOR: 2ND FLOOR (OFFICE):	870 SF - 5,000 SF 632 SF 2,449 SF
<u>RENTAL RATE:</u>	1ST FLOOR RENTS: 2ND FLOOR RENTS:	\$22.50 - \$25.00 PER SF, NNN \$17.50 PER SF, GROSS
ZONING:	HU-B1, HISTORIC URBAN NEIGHBORHOOD BUSINESS DISTRICT	
<u>COMMENTS:</u>	THE NEW OWNER WILL RENT ALL OR PART OF THE BUILDING AND BE INTERESTED IN OFFICE, RETAIL, AND/ OR RESTAURANT USERS. THERE ARE NO OFF-STREET PARKING SPACES.	

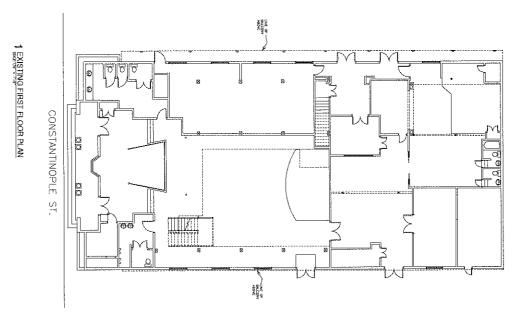
## FOR MORE INFORMATION CONTACT:

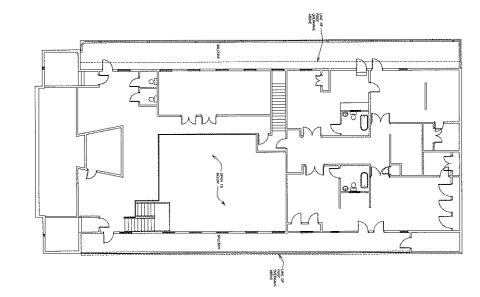
BOBBY TALBOT, CCIM 504-525-9763 BTALBOT@TALBOT-REALTY.COM WWW.TALBOT-REALTY.COM

The information above 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 advisors. 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. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F. 504.524.2402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker and Thomas Lewis, Salesperson are also licensed in the State of Mississippi, U.S.A. NOVEMBER 2016



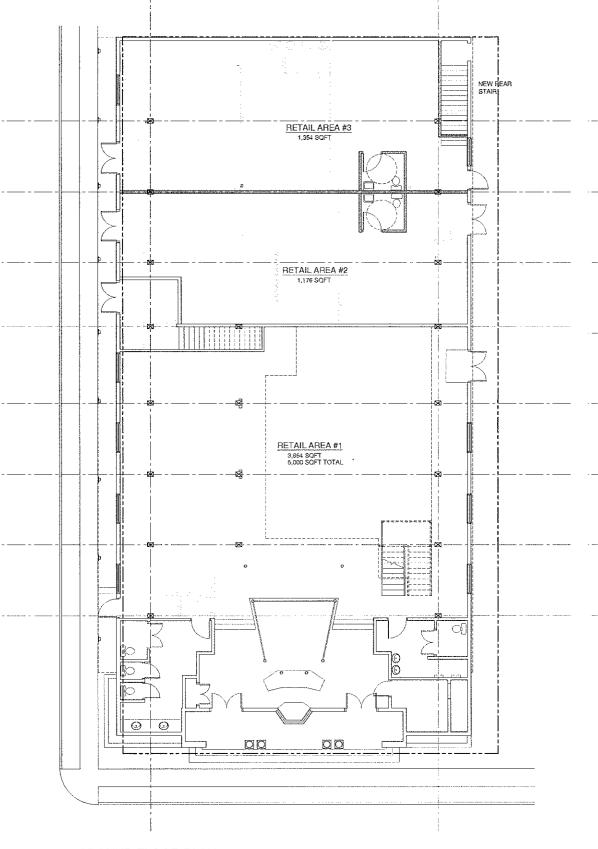








2 EXISTING 2ND FLOOR PLAN



1 GROUND FLOOR PLAN

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