

FOR LEASE

TALBOT
REALTY GROUP



CBD RESTAURANT

ADDRESS: 640 CARONDELET STREET, NEW ORLEANS, LA 70130
(CORNER OF GIROD STREET)

SIZE: 4,010 SQUARE FEET

LEASE PRICE: \$9,200.00 PER MONTH, ABSOLUTE NET

LOT SIZE: 1,886 SQUARE FEET (23.33' X 80.83')

ZONING: CBD-5

REAL ESTATE TAXES: \$7,001.78

**PROPERTY & LIABILITY
INSURANCE:** TBD

COMMENTS: THIS BUILDING IS THE FORMER BALISE RESTAURANT BUILDING AND OFFERS AN OPPORTUNITY TO LEASE A RENOVATED RESTAURANT. THE FF&E PACKAGE CAN BE PURCHASED FROM THE EXISTING TENANT. THIS PROPERTY IS LOCATED ON THE STREETCAR LINE AND SURROUNDED BY NUMEROUS RESTAURANTS, HOTELS AND RESIDENTIAL UNITS.

FOR MORE INFORMATION CONTACT:

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

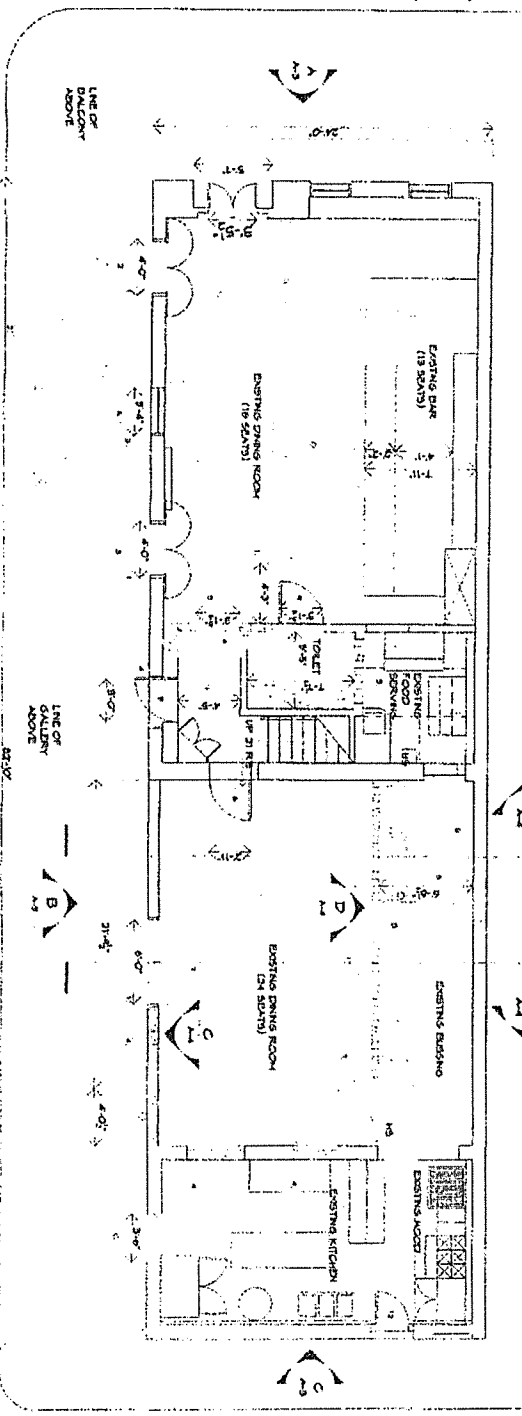
640 CARONDELET STREET

NEW ORLEANS, LA



CARONDOLET STREET (SIDE)

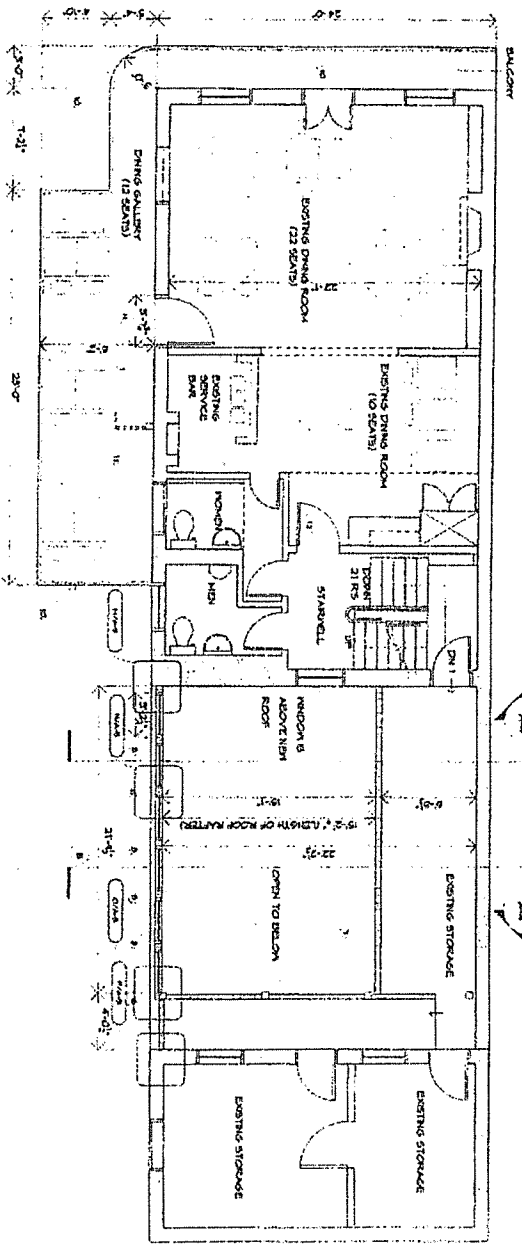
B FIRST FLOOR PLAN



GIRD STREET (SIDE)

CHURCH STREET (SIDE)

A SECOND FLOOR PLAN



- SPECIFIC CONSTRUCTION NOTES**
1. NEW ROOM PER SCHEDULE
 2. CONSTRUCTION OF WALL
 3. REMOVE EXISTING WALL
 4. REMOVE EXISTING WALL
 5. REMOVE EXISTING WALL
 6. REMOVE EXISTING WALL
 7. REMOVE EXISTING WALL
 8. REMOVE EXISTING WALL
 9. REMOVE EXISTING WALL
 10. REMOVE EXISTING WALL
 11. REMOVE EXISTING WALL
 12. REMOVE EXISTING WALL
 13. REMOVE EXISTING WALL
 14. REMOVE EXISTING WALL
 15. REMOVE EXISTING WALL
 16. REMOVE EXISTING WALL
 17. REMOVE EXISTING WALL
 18. REMOVE EXISTING WALL
 19. REMOVE EXISTING WALL
 20. REMOVE EXISTING WALL

NO.	DATE	BY	DESCRIPTION
1	10/15/11	FAH	ISSUE FOR PERMIT
2	11/15/11	FAH	ISSUE FOR PERMIT
3	12/15/11	FAH	ISSUE FOR PERMIT
4	01/15/12	FAH	ISSUE FOR PERMIT
5	02/15/12	FAH	ISSUE FOR PERMIT
6	03/15/12	FAH	ISSUE FOR PERMIT
7	04/15/12	FAH	ISSUE FOR PERMIT
8	05/15/12	FAH	ISSUE FOR PERMIT
9	06/15/12	FAH	ISSUE FOR PERMIT
10	07/15/12	FAH	ISSUE FOR PERMIT
11	08/15/12	FAH	ISSUE FOR PERMIT
12	09/15/12	FAH	ISSUE FOR PERMIT
13	10/15/12	FAH	ISSUE FOR PERMIT
14	11/15/12	FAH	ISSUE FOR PERMIT
15	12/15/12	FAH	ISSUE FOR PERMIT
16	01/15/13	FAH	ISSUE FOR PERMIT
17	02/15/13	FAH	ISSUE FOR PERMIT
18	03/15/13	FAH	ISSUE FOR PERMIT
19	04/15/13	FAH	ISSUE FOR PERMIT
20	05/15/13	FAH	ISSUE FOR PERMIT
21	06/15/13	FAH	ISSUE FOR PERMIT
22	07/15/13	FAH	ISSUE FOR PERMIT
23	08/15/13	FAH	ISSUE FOR PERMIT
24	09/15/13	FAH	ISSUE FOR PERMIT
25	10/15/13	FAH	ISSUE FOR PERMIT
26	11/15/13	FAH	ISSUE FOR PERMIT
27	12/15/13	FAH	ISSUE FOR PERMIT
28	01/15/14	FAH	ISSUE FOR PERMIT
29	02/15/14	FAH	ISSUE FOR PERMIT
30	03/15/14	FAH	ISSUE FOR PERMIT
31	04/15/14	FAH	ISSUE FOR PERMIT
32	05/15/14	FAH	ISSUE FOR PERMIT
33	06/15/14	FAH	ISSUE FOR PERMIT
34	07/15/14	FAH	ISSUE FOR PERMIT
35	08/15/14	FAH	ISSUE FOR PERMIT
36	09/15/14	FAH	ISSUE FOR PERMIT
37	10/15/14	FAH	ISSUE FOR PERMIT
38	11/15/14	FAH	ISSUE FOR PERMIT
39	12/15/14	FAH	ISSUE FOR PERMIT
40	01/15/15	FAH	ISSUE FOR PERMIT
41	02/15/15	FAH	ISSUE FOR PERMIT
42	03/15/15	FAH	ISSUE FOR PERMIT
43	04/15/15	FAH	ISSUE FOR PERMIT
44	05/15/15	FAH	ISSUE FOR PERMIT
45	06/15/15	FAH	ISSUE FOR PERMIT
46	07/15/15	FAH	ISSUE FOR PERMIT
47	08/15/15	FAH	ISSUE FOR PERMIT
48	09/15/15	FAH	ISSUE FOR PERMIT
49	10/15/15	FAH	ISSUE FOR PERMIT
50	11/15/15	FAH	ISSUE FOR PERMIT
51	12/15/15	FAH	ISSUE FOR PERMIT
52	01/15/16	FAH	ISSUE FOR PERMIT
53	02/15/16	FAH	ISSUE FOR PERMIT
54	03/15/16	FAH	ISSUE FOR PERMIT
55	04/15/16	FAH	ISSUE FOR PERMIT
56	05/15/16	FAH	ISSUE FOR PERMIT
57	06/15/16	FAH	ISSUE FOR PERMIT
58	07/15/16	FAH	ISSUE FOR PERMIT
59	08/15/16	FAH	ISSUE FOR PERMIT
60	09/15/16	FAH	ISSUE FOR PERMIT
61	10/15/16	FAH	ISSUE FOR PERMIT
62	11/15/16	FAH	ISSUE FOR PERMIT
63	12/15/16	FAH	ISSUE FOR PERMIT
64	01/15/17	FAH	ISSUE FOR PERMIT
65	02/15/17	FAH	ISSUE FOR PERMIT
66	03/15/17	FAH	ISSUE FOR PERMIT
67	04/15/17	FAH	ISSUE FOR PERMIT
68	05/15/17	FAH	ISSUE FOR PERMIT
69	06/15/17	FAH	ISSUE FOR PERMIT
70	07/15/17	FAH	ISSUE FOR PERMIT
71	08/15/17	FAH	ISSUE FOR PERMIT
72	09/15/17	FAH	ISSUE FOR PERMIT
73	10/15/17	FAH	ISSUE FOR PERMIT
74	11/15/17	FAH	ISSUE FOR PERMIT
75	12/15/17	FAH	ISSUE FOR PERMIT
76	01/15/18	FAH	ISSUE FOR PERMIT
77	02/15/18	FAH	ISSUE FOR PERMIT
78	03/15/18	FAH	ISSUE FOR PERMIT
79	04/15/18	FAH	ISSUE FOR PERMIT
80	05/15/18	FAH	ISSUE FOR PERMIT
81	06/15/18	FAH	ISSUE FOR PERMIT
82	07/15/18	FAH	ISSUE FOR PERMIT
83	08/15/18	FAH	ISSUE FOR PERMIT
84	09/15/18	FAH	ISSUE FOR PERMIT
85	10/15/18	FAH	ISSUE FOR PERMIT
86	11/15/18	FAH	ISSUE FOR PERMIT
87	12/15/18	FAH	ISSUE FOR PERMIT
88	01/15/19	FAH	ISSUE FOR PERMIT
89	02/15/19	FAH	ISSUE FOR PERMIT
90	03/15/19	FAH	ISSUE FOR PERMIT
91	04/15/19	FAH	ISSUE FOR PERMIT
92	05/15/19	FAH	ISSUE FOR PERMIT
93	06/15/19	FAH	ISSUE FOR PERMIT
94	07/15/19	FAH	ISSUE FOR PERMIT
95	08/15/19	FAH	ISSUE FOR PERMIT
96	09/15/19	FAH	ISSUE FOR PERMIT
97	10/15/19	FAH	ISSUE FOR PERMIT
98	11/15/19	FAH	ISSUE FOR PERMIT
99	12/15/19	FAH	ISSUE FOR PERMIT
100	01/15/20	FAH	ISSUE FOR PERMIT

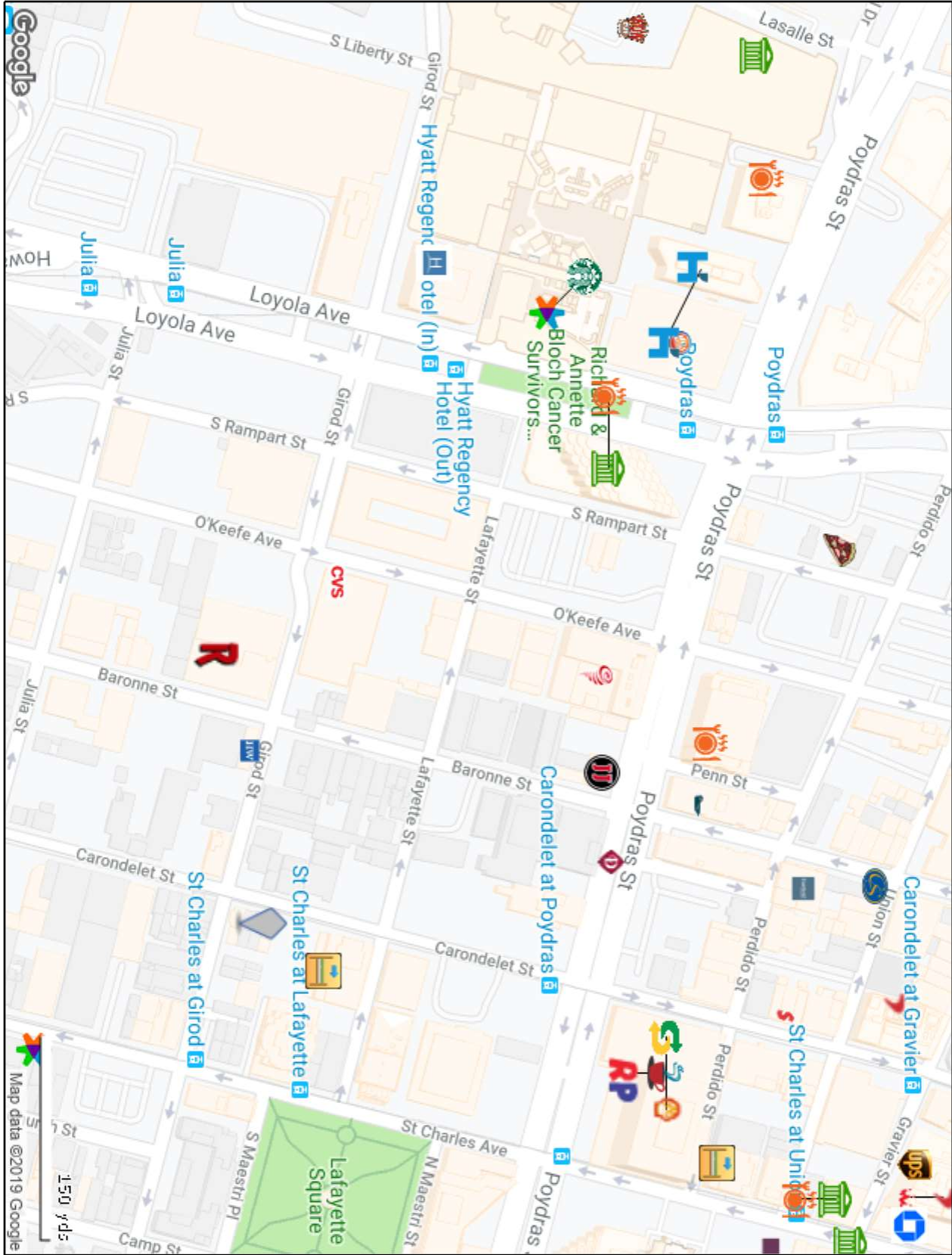
RENOVATIONS TO
640 CARONDOLET STREET
NEW ORLEANS, LA

FARR + HUSON, ARCHITECTS
a professional corporation
127 Camp Street, New Orleans, LA 70119
504.525.1456 FAX 504.525.1457

Scale: 1/8" = 1'-0"
Date: 10/15/11
Sheet: A-1



640 Carondelet Retail Map



- Bagel
- Bakery
- Bank
- Bike Shop
- Busin/Copy/Posts env
- Cocktail Bar
- Coffee
- Convenience Mkt
- Dept Store
- Donut Shop
- Drug Store
- Drinks/Juices
- Fast-food
- Fitness
- Florist
- Gasoline Station
- Gourmet Market
- Health & Beauty Aids
- Health Food