

AVAILABLE FOR LEASE



170 Broadway Street New Orleans, Louisiana

170 Broadway is a vibrant, recently renovated and improved commercial and office center. Located in the heart of Uptown, this facility has a park like setting and on site parking. This mixed-use complex includes high visibility, first floor retail space and second & third floor office/commercial space.

<u>AVAILABLE SPACE:</u>	Suite 131 +/- 3,458* sq. ft. - \$4,610 /month
	Suite 135 +/- 2,383* sq. ft. - \$4,965/ month
	Suite 228 +/- 1,728** sq. ft. - \$2,304/ month
	Suite 229 +/- 3,817** sq. ft. - \$5,090/month
	Suite 235 +/- 1,062** sq. ft. - \$1,328/month
	Suite 309 +/- 3,464 sq. ft. - \$4,619 / month
	(** or * = contiguous space)

HVAC: Included in CAM

EXPENSES: Electricity and any janitorial paid by Tenant
CONTACT: Joe Gorman or Bert Duvic, CCIM, SIOR
Max J. Derbes, Inc.

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MAX J. DERBES, INC.
REALTORS ■

