



8,655 SF



Tenant Occupied
Investment For Sale

1240
CAMP STREET

EXCLUSIVE ADVISOR

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NEW ORLEANS, LA 70130

CBRE

SUPERB LOCATION NEAR NEW ORLEANS CBD



EXECUTIVE SUMMARY

THE OPPORTUNITY

CBRE, as exclusive advisor, is pleased to present 1240 Camp Street, an ±8,655 SF office building with parking garage, situated in the historic, charming Lower Garden District of New Orleans. The space has been renovated far beyond market standards and offers finishes and amenities that are unparalleled in the market.

PROPERTY SUMMARY

TOTAL SQUARE FEET	8,655
OFFICE SQUARE FEET	5,455
GARAGE SQUARE FEET	3,200
FRONTAGE	Corner of Camp St. and Thalia St.
SALE PRICE	\$1,800,000 (\$207.97 PSF)
Leased to McIlhenny through June 30, 2026	
Two (2) three (3) year renewal options remaining through June 30, 2032	



INVESTMENT HIGHLIGHTS



EXISTING TENANT IN PLACE

This property is occupied by McIlhenny, the parent company of Tabasco through 06/30/2026 with two (2) three (3) year renewal options.



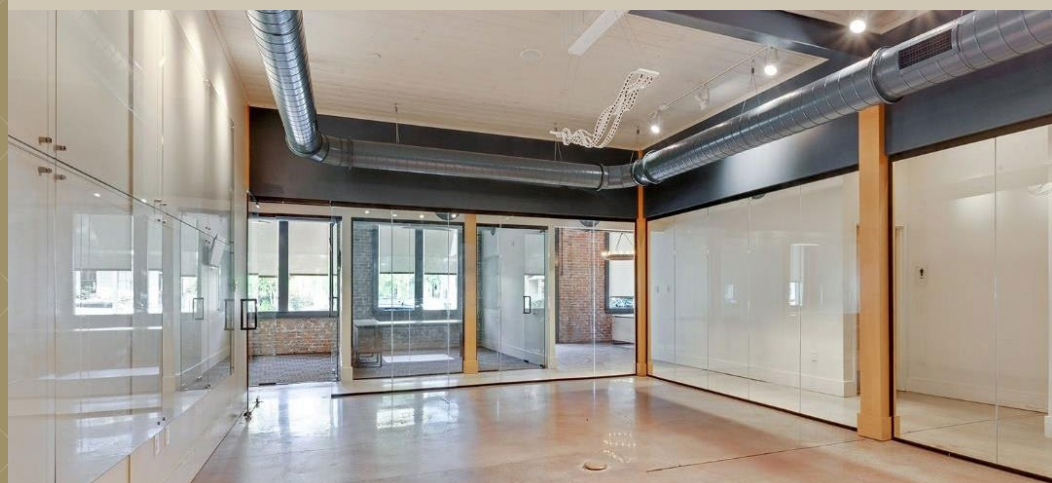
BUILDING AMENITIES

This building sits among examples of quintessential traditional New Orleans residential architecture and has been renovated far beyond market standards, offering finishes and amenities that are unparalleled in the market.



PRIME LOCATION

This office building is situated three blocks from the Central Business District and boasts a prominent Lower Garden District location at the corner of Camp Street and Thalia Street. Camp Street is a two-way thoroughfare with well-marked, lighted cross walks, a dedicated bike lane, and lushly landscaped grounds. This building sits among examples of quintessential traditional New Orleans residential architecture.



INVESTMENT OPPORTUNITY WITH EXISTING TENANT IN PLACE

TENANT/TERM

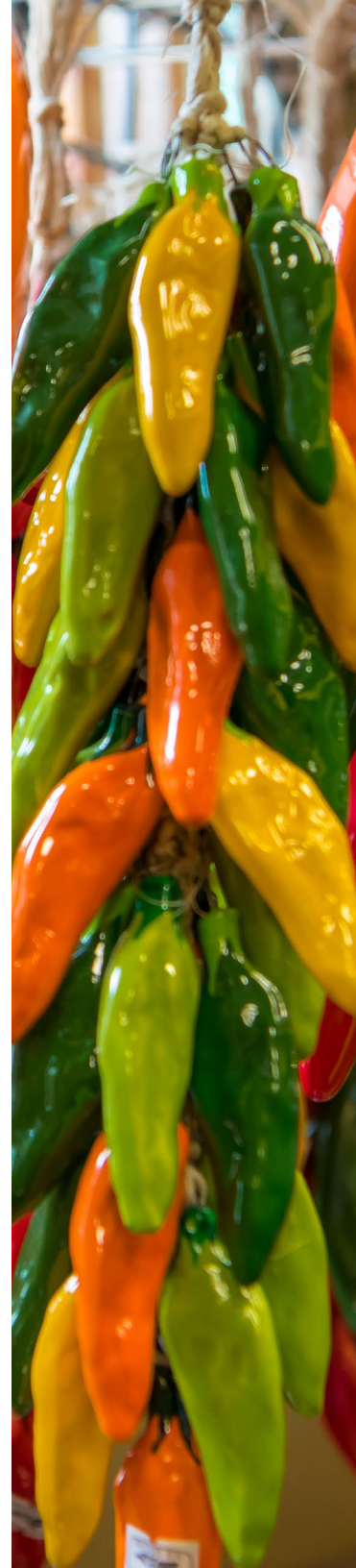
This property is occupied by McIlhenny, the parent company of Tabasco.

Initial term ends 6.30.26 including annual rent bumps with two (2) three (3) year renewal options.

ABOUT TABASCO

Edmund McIlhenny grew his first commercial pepper crop in 1868 on Avery Island in south Louisiana,. The next year, he sent out 658 bottles of sauce to grocers around the Gulf Coast, particularly in New Orleans. IN 1870, McIlhenny secured a patent, and TABASCO® Sauce. Sales grew. By the late 1870s, the sauce was sold throughout the U.S. and even in Europe.

Today, nearly 150 years later, TABASCO® Sauce, the basic recipe, the process by which it's made, and the ingredients remain virtually unchanged. Labeled in 36 languages and dialects, sold in over 195 countries and territories, TABASCO® Brand is the most famous pepper sauce in the world.





HIGH END HISTORIC AESTHETIC. MODERN CONTEMPORARY DESIGN.



Exposed brick
and beam
construction



Stained, polished
concrete floors with
noise abating carpet
in private offices



Premium light
fixtures with
smart controls



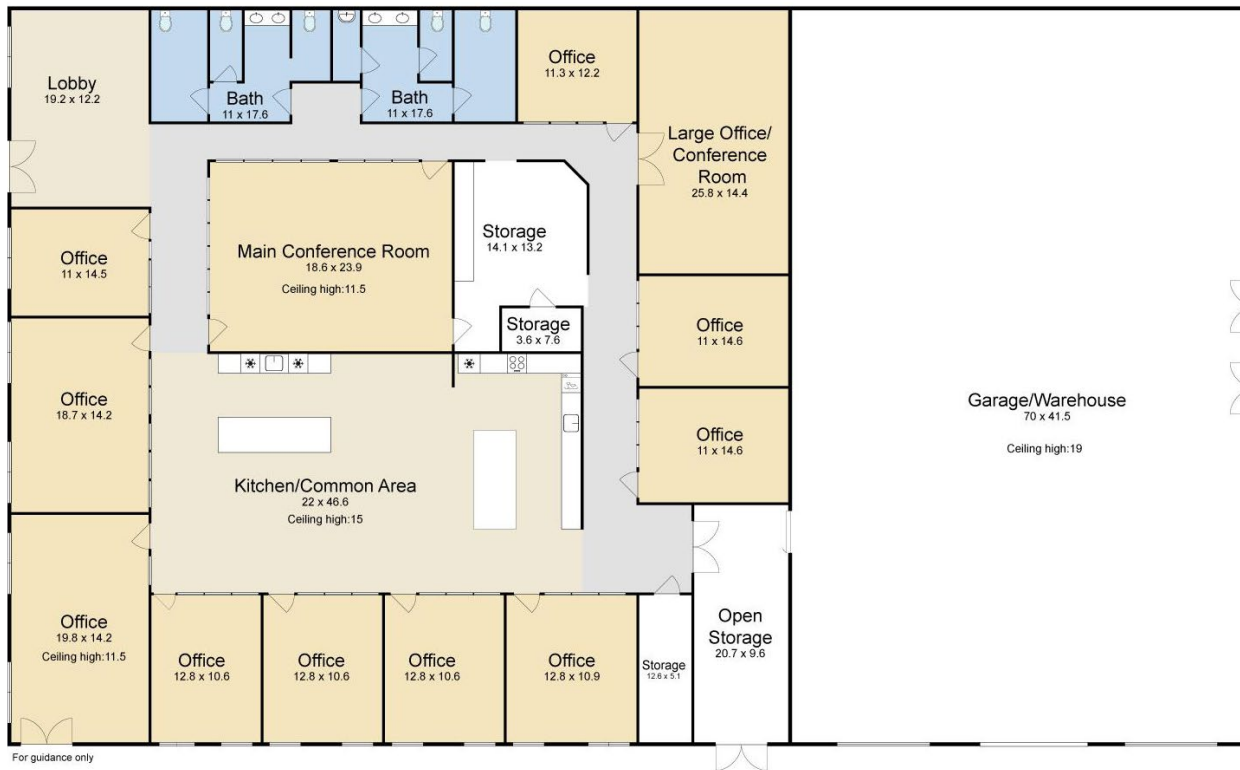
11 private offices with ceiling
heights exceeding 10'
(including two oversized
corner offices)



Well-appointed
Lobby /
Reception Area



Two conference
rooms



HIGH END HISTORIC AESTHETIC. MODERN CONTEMPORARY DESIGN CONT.



Open common area
and kitchen featuring
stainless steel
commercial appliances



High speed internet
connectivity



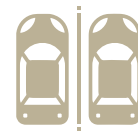
Desks and furniture can
remain or be removed



Fully enclosed, remote
operated parking garage
with six parking spaces.

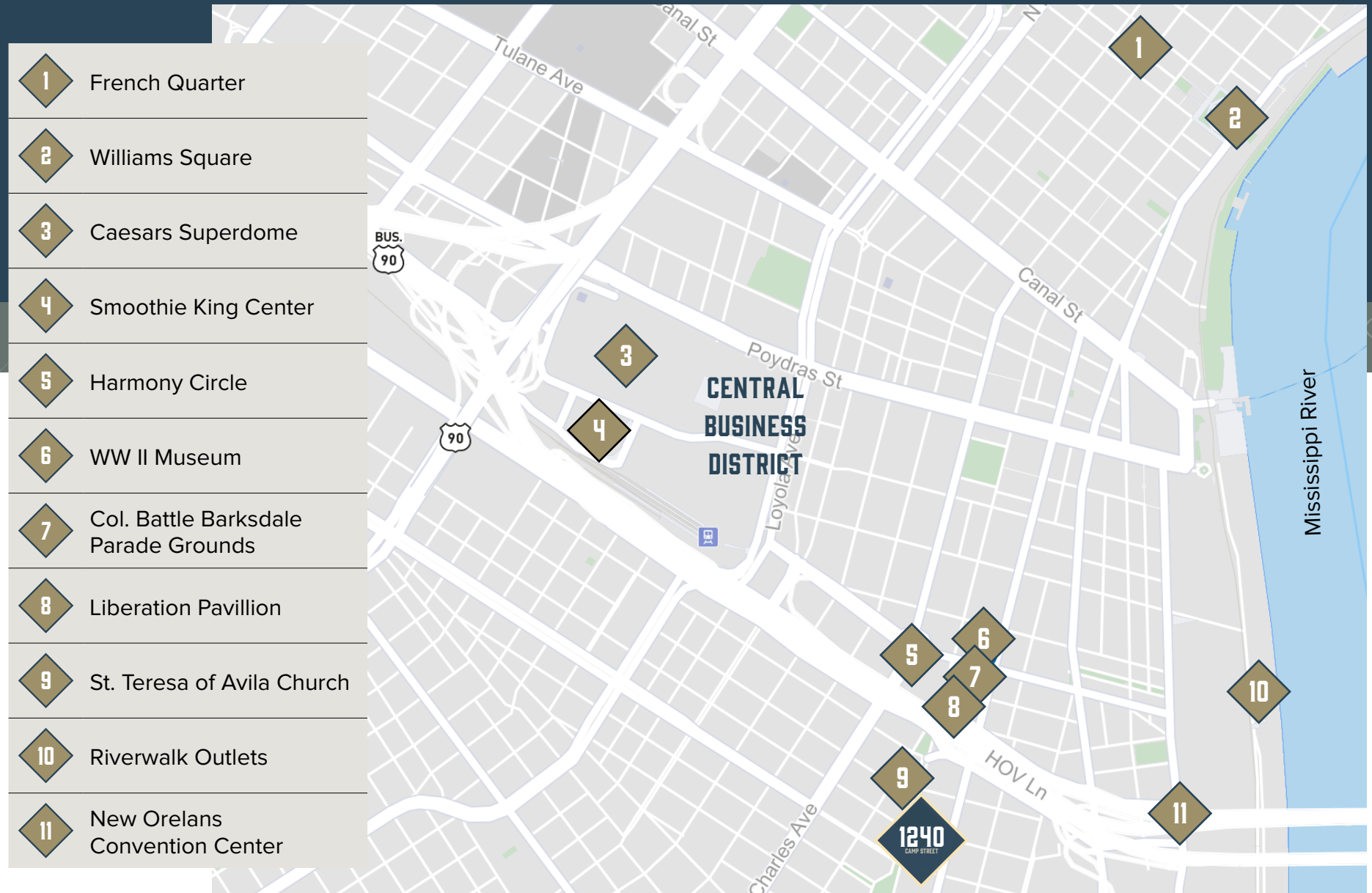


Parking garage features
a half-court basketball
key with three-point line
and goal.



Abundant additional
street parking with
dedicated parking lanes
on Camp St and Thalia St.

LOCATED IN THE HEART OF NEW ORLEANS



NEW ORLEANS

New Orleans is the third most populous city in the Deep South; and the twelfth-most populous city in the southeastern United States. Serving as a major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States.

New Orleans is known for its distinctive music, Creole cuisine, unique dialects, and its annual festivals, most notably Mardi Gras. The city has been described as the “most unique” in the United States, owing in large part to its cross-cultural and multilingual heritage. Additionally, New Orleans has increasingly been known as “Hollywood South” due to its prominent role in

GARDEN DISTRICT

The Garden District was originally developed between 1832 and 1900 and is considered one of the best-preserved collections of historic mansions in the Southern United States. The 19th-century origins of the Garden District illustrate wealthy newcomers building opulent structures based upon the prosperity of New Orleans in that era. In this area, oak-shaded streets are lined with a diverse mix of homes, from single-story cottages to the grand historic mansions and lavish gardens of St. Charles Avenue, on the Mardi Gras parade route.



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