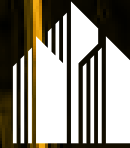


THE
HOWARD



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL/RESTAURANT | FOR LEASE

Warehouse District Restaurant Space

833 Howard Avenue

NEW ORLEANS, LA 70113

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



OPPORTUNITY IN ICONIC HOWARD TRIANGLE BUILDING

833 Howard Avenue, New Orleans, LA 70113

DESCRIPTION

This 2,206-rsf restaurant space combines the charm of a historic building with modern amenities. It is located on a highly visible corner of Downtown New Orleans, perfectly positioned to capture both local and tourist clientele. With proximity to bustling business districts, entertainment venues, and Uptown, this efficient space offers abundant foot traffic and high visibility.

FF&E included with the lease includes hood, three compartment sinks and undercounter refrigeration.

OVERVIEW

SIZE	2,206 sf 1,488 sf dining area
RENTAL RATE	\$5,200/month (\$28.29 psf), NNN
ZONING	C-3

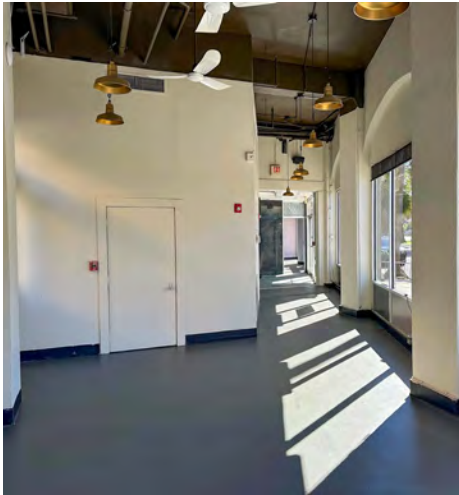


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833 HOWARD AVENUE

IMAGES



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IMAGES



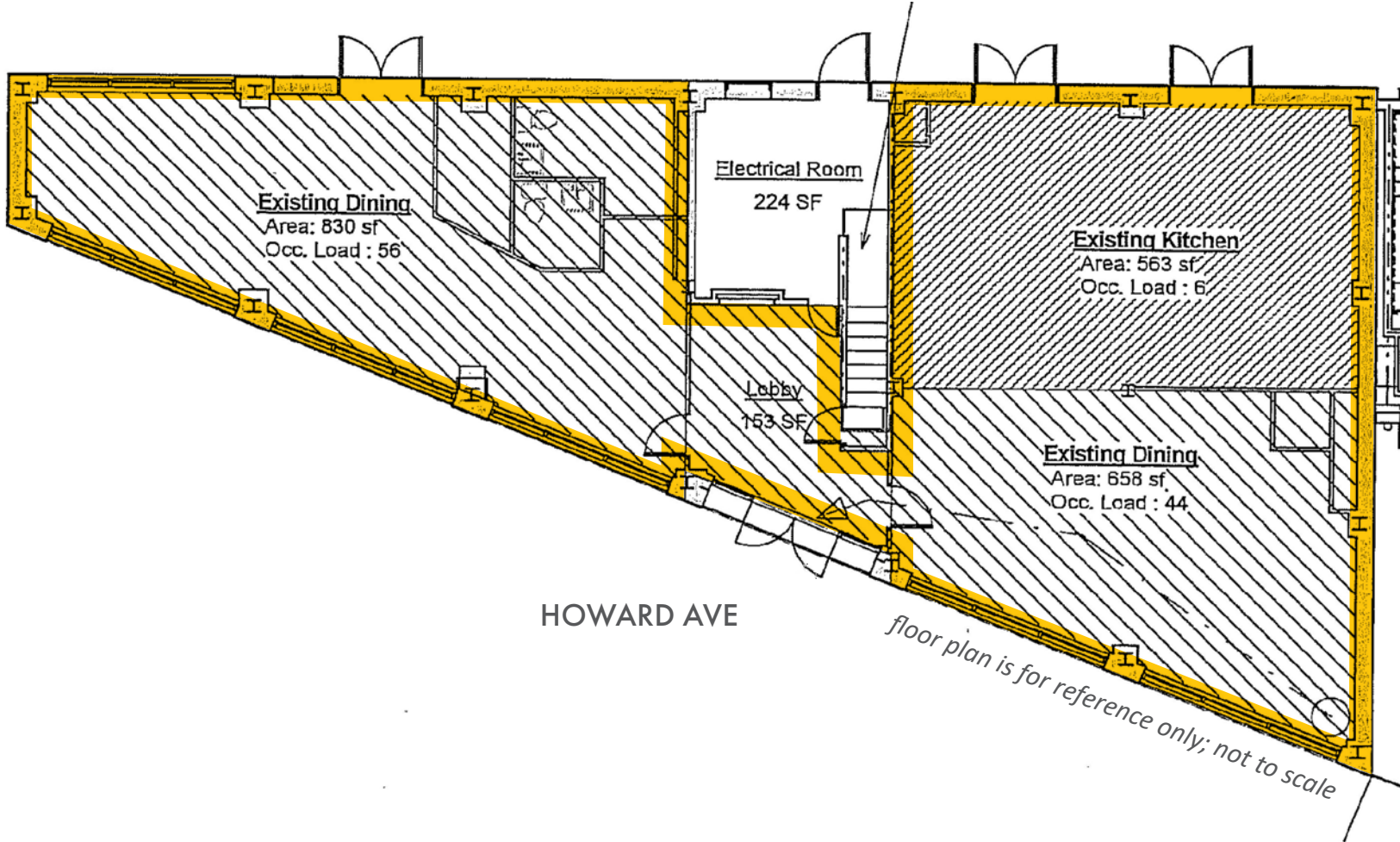
833 HOWARD AVENUE

FLOOR PLAN

ST. JOSEPH ST

BARONNE ST

CARONDELET ST (side)



HOWARD AVE

floor plan is for reference only; not to scale



833 HOWARD AVENUE

NEIGHBORHOOD

The **Lafayette Square Historic District** region was a 19th-century industrial area that also included public buildings. It has morphed over the past three decades into a mixture of apartment/condominium units, arts destinations such as museums and “Gallery Row” on Julia Street, eclectic office buildings, and a number of boutique-type hotels.



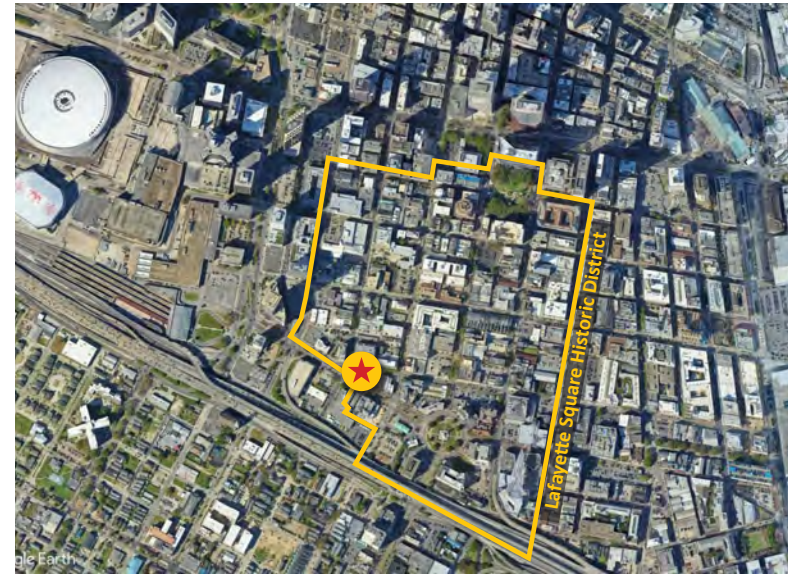
Restaurants - World-class restaurants nearby include Herbsaint, Pêche Seafood Grill, Seaworthy, Maypop, and more.



Attractions - Major arts festivals draw in visitors each year. These include the wildly-popular White Linen Night, which is an art stroll and block party through the area’s galleries and museums on the first Saturday in August and Jammin’ on Julia, held the first Saturday in May.



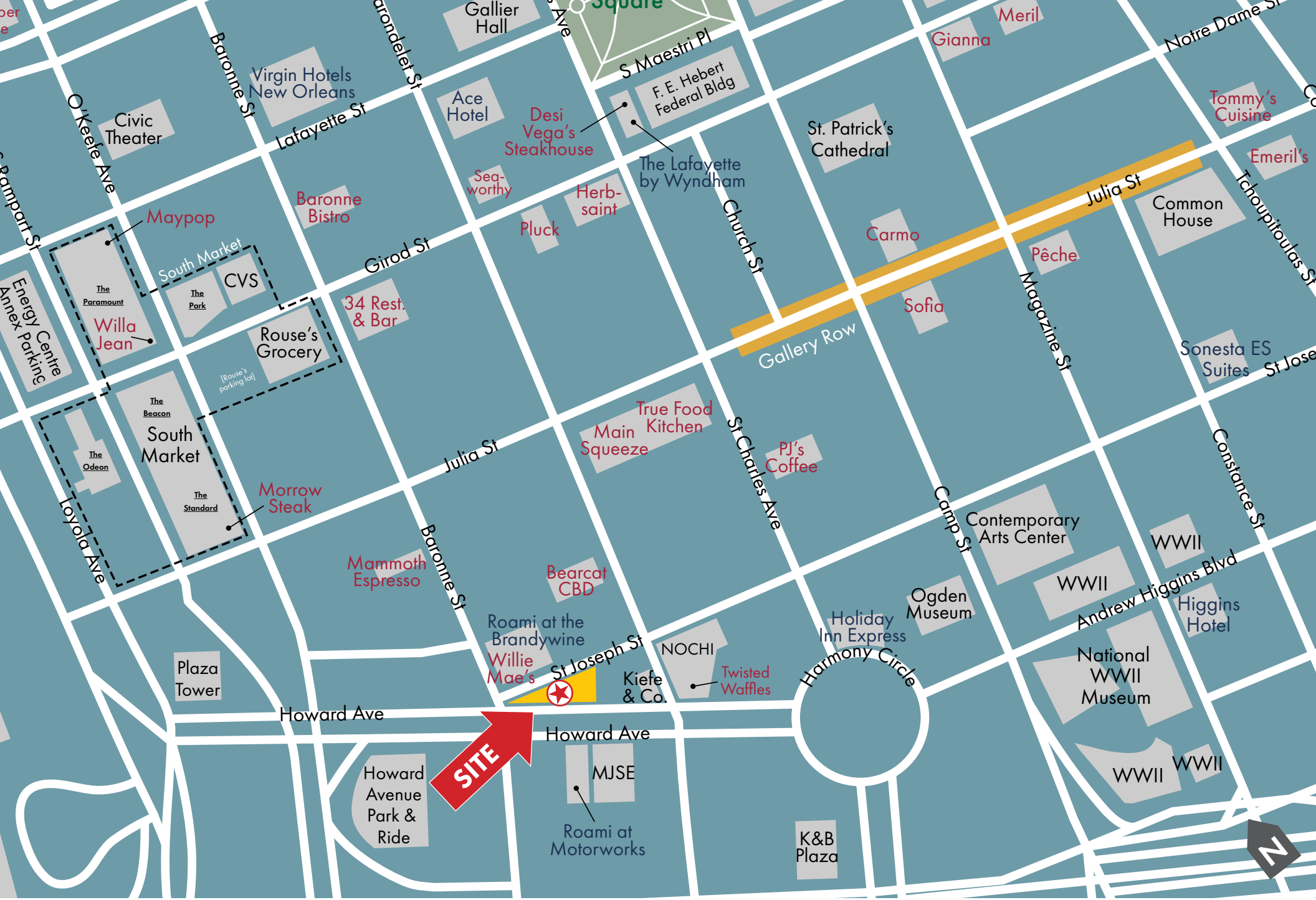
Transportation - The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located one block from the St. Charles streetcar route heading downtown and has convenient access to buses.



DEMOGRAPHICS (EST. 2024)

Drivetime:	<u>5 min.</u>	<u>10 min.</u>	<u>15 min.</u>
Population:	34,735	145,877	334,632
Average HH Income:	\$85,857	\$87,829	\$92,831
Daytime Population:	70,375	123,347	206,483





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