



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE/RETAIL SPACE | FOR LEASE

Prominent Warehouse District Corner

750 Camp Street

NEW ORLEANS, LA 70130

Austin Lavin ccim
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HIGHLY VISIBLE OFFICE/RETAIL SPACE FOR LEASE

750 Camp Street, New Orleans, LA 70130

DESCRIPTION

This long-time medical office is now available. The 3,153-sf, highly visible ground floor space is ideal for a large-space user and can be reimagined in many ways to take advantage of its high visibility and walkability.

Most recently a medical suite, the space features five private rooms with sinks, a large reception area, three bathrooms, and some open space. There are skylights as well as windows facing Camp and Julia streets.

Often described as "Gallery Row," Julia Street lies in the heart of the Lafayette Square Historic District surrounded by restaurants, art galleries, salons, condos, offices, and more. Camp Street is a major thoroughfare heading into the CBD, making this a convenient location for both locals and tourists. There is also an opportunity to install exterior signage.

OVERVIEW

SIZE 3,153 sf

RENTAL RATE \$25.00/sf, NNN

ZONING CBD-5

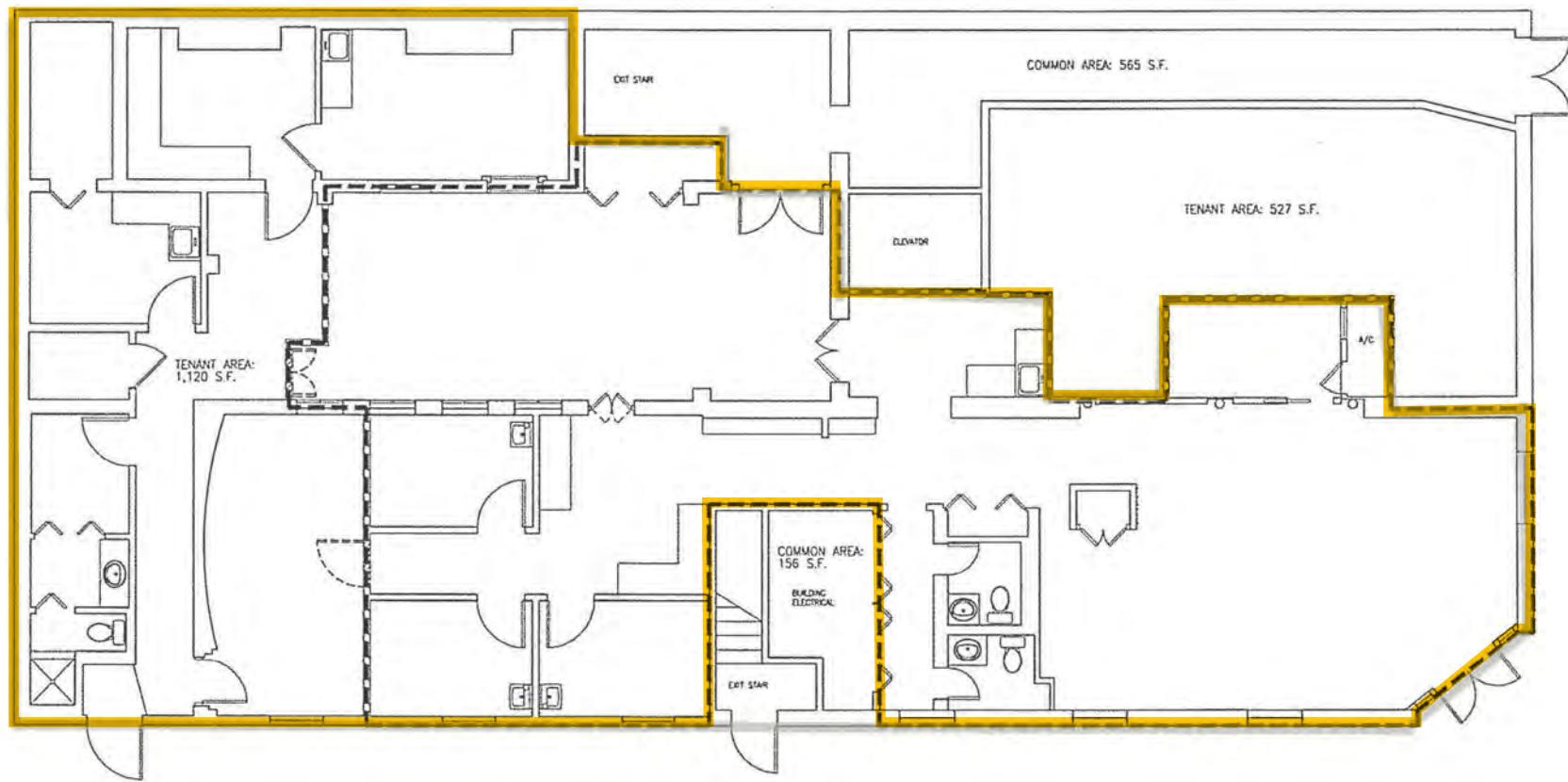


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750 CAMP STREET

FLOOR PLAN



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750 CAMP STREET 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, small office buildings, and a number of hotels including the Virgin Hotels New Orleans, The Barnett - JDV by Hyatt, the Maison Métier, and the Old No. 77 Hotel and Chandlery. Close adjacency to the CBD, a vital area for office towers and governmental buildings, affords easy walkability to courthouses, law firms, City Hall, banks, sports facilities, theaters, and more. It is also next to the Warehouse/Arts District, another vibrant mix of residential, arts, and commercial properties.



LOCATION



Lafayette Square Historic District, bounded by Lafayette Street on the north, O'Keefe Avenue to the west, Calliope Street to the south, and Magazine Street to the east, is an extremely active development market.

RESTAURANTS



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

TRANSPORTATION



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

NEIGHBORHOOD

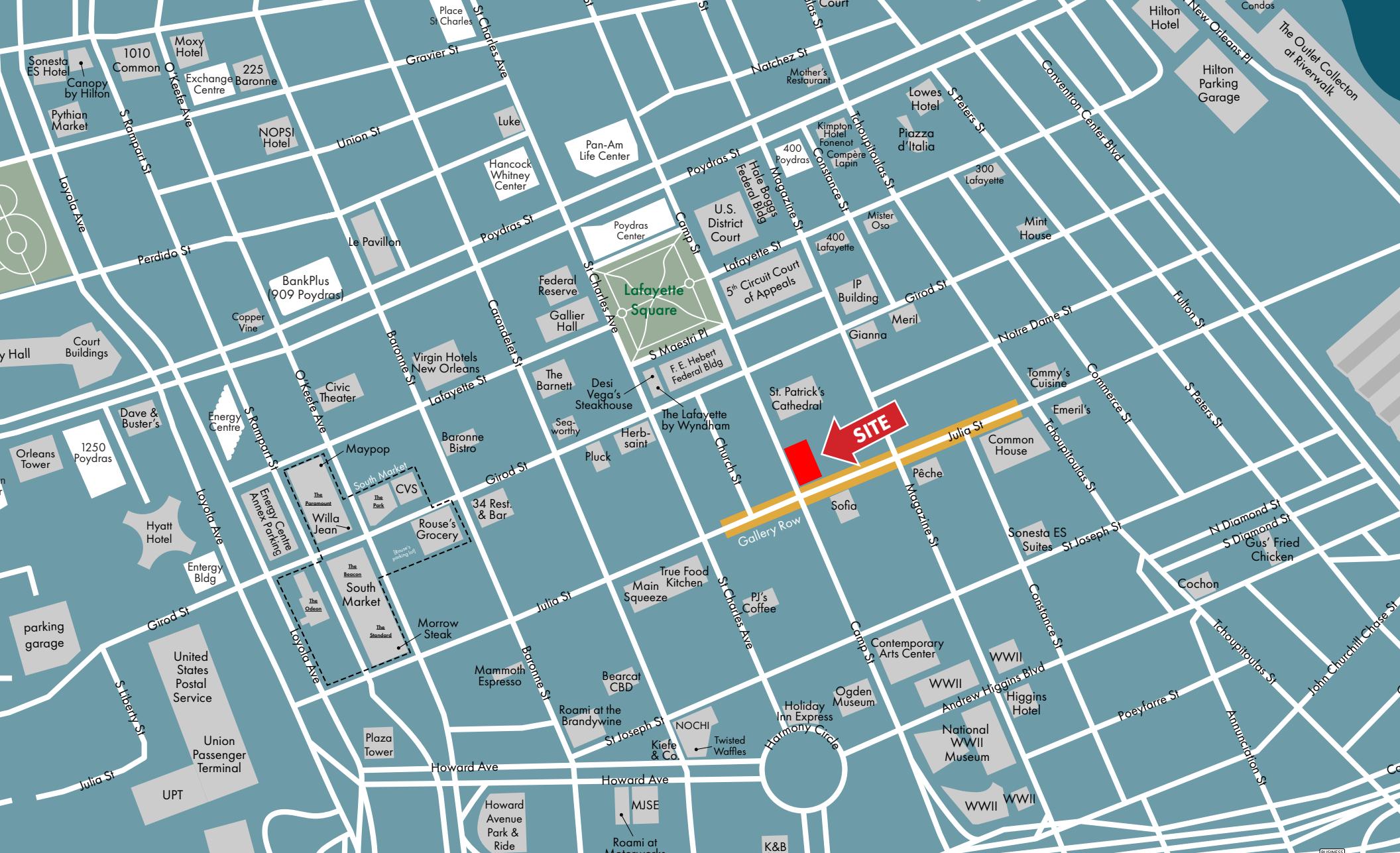


There are approximately 7,800 units in downtown New Orleans with a daytime population of 143,764.



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