



CORPORATE REALTY

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

RETAIL OR OFFICE SPACE | FOR LEASE

Prime Corner in Central Business District

230 Carondelet Street

NEW ORLEANS, LA 70130

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CORNER OF CARONDELET AND GRAVIER STREETS

230 Carondelet Street, New Orleans, LA 70130

PROPERTY DESCRIPTION

The former Jos. A Bank clothiers space is an 11,440 sf retail or office opportunity located in the center of New Orleans' Central Business District (CBD) at the intersection of Carondelet Street and Gravier Street. With signage and branding opportunity along both streetscapes, this prominent location provides great visibility and access in a dynamic market.

The two-story space features stairs and an elevator as well as fitting rooms and display windows. The first floor

has double glass doors that open onto Carondelet Street and expansive open space, while the second floor features storage rooms and office space.

This location is on the downtown St. Charles street-car route with a stop just before the front door. It also has ample parking options with numerous garages and metered street spots nearby.

PROPERTY OVERVIEW

SIZE

11,440 sf total

- 6,328 sf on the ground floor
- 5,112 sf on the second floor

LEASE RATE

\$18.00 ~~\$19.00~~/sf/year, NNN
Triple net amount TBD



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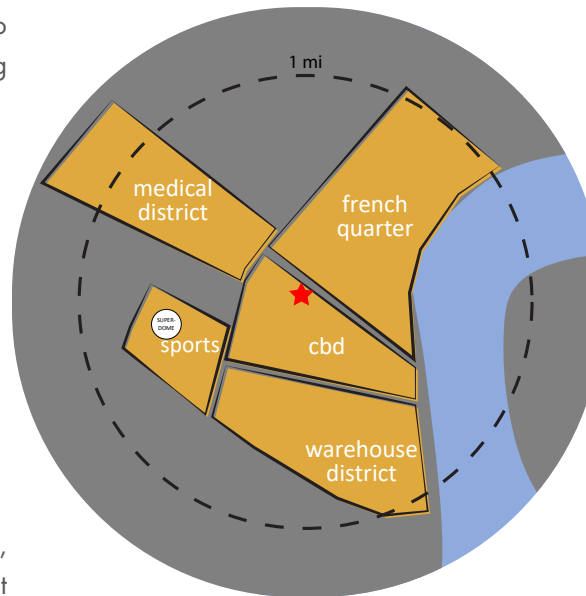
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NEIGHBORHOOD

LOCATION

- This corner space is on the ground floor of the 210-room Hampton Inn & Suites New Orleans and adjacent to Place St. Charles, a 52-story, Class A office building with 1,004,484 sf.
- There are approximately 150,000 daily daytime workers, residents, and visitors in the vicinity. The space is close to office buildings, restaurants, theaters, high-end shopping, and more.
- It is in close proximity to the French Quarter, the Warehouse District, the Sports and Entertainment District, and the Medical District.
- The space affords easy walkability to City Hall, major office buildings, South Market, The Shops at One Canal Place, the Riverwalk Outlets, and the Four Seasons Hotel and Private Residences.



Heavy foot traffic: **11,000+ pedestrians** per day walk the Canal/Carondelet/Bourbon intersection*



Only steps to Bourbon St. and the French Quarter



Large daytime population and active nightlife



On streetcar lines



Walking distance to fine dining, event locations, shopping, and popular visitor destinations

*According to a 2013 study by the Downtown Development District



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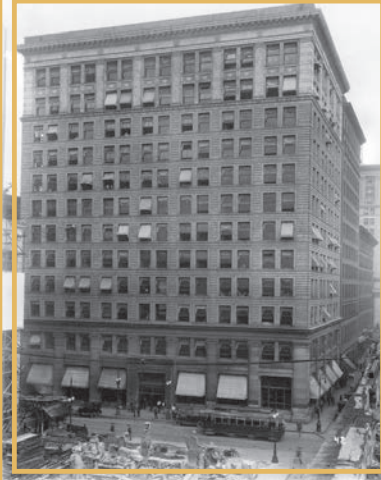
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230 CARONDELET STREET HISTORY



Charles L. Franck / Franck-Bertacci Photographers Collection,
The Historic New Orleans Collection, late 1910s



Charles L. Franck / Franck-Bertacci Photographers Collection,
The Historic New Orleans Collection, Dec. 23, 1950

- Designed by internationally-renowned architect **DANIEL H. BURNHAM** (1846-1912), who designed Union Station and Montauk Building in Chicago, Macy's (formerly Wanamaker's Department Store) in Philadelphia, the Flatiron Building in New York, and Selfridges department store in London
- Built in 1904 in the Neoclassical style
- Stood as the tallest building in New Orleans until 1921



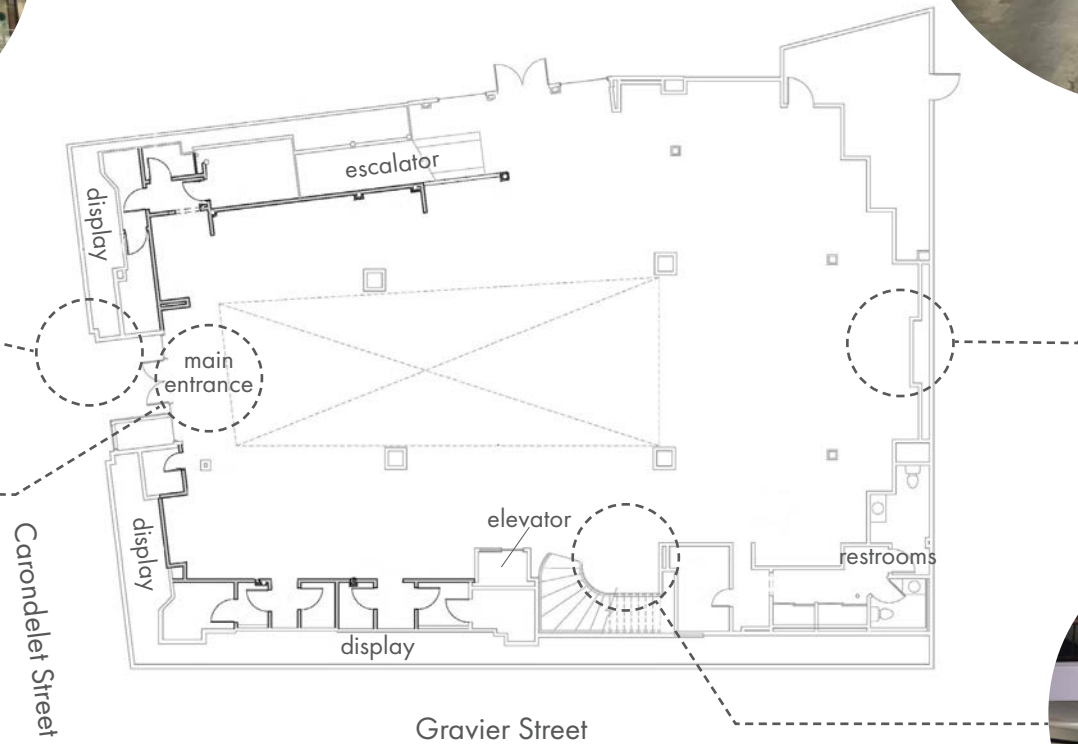
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GROUND FLOOR PLAN



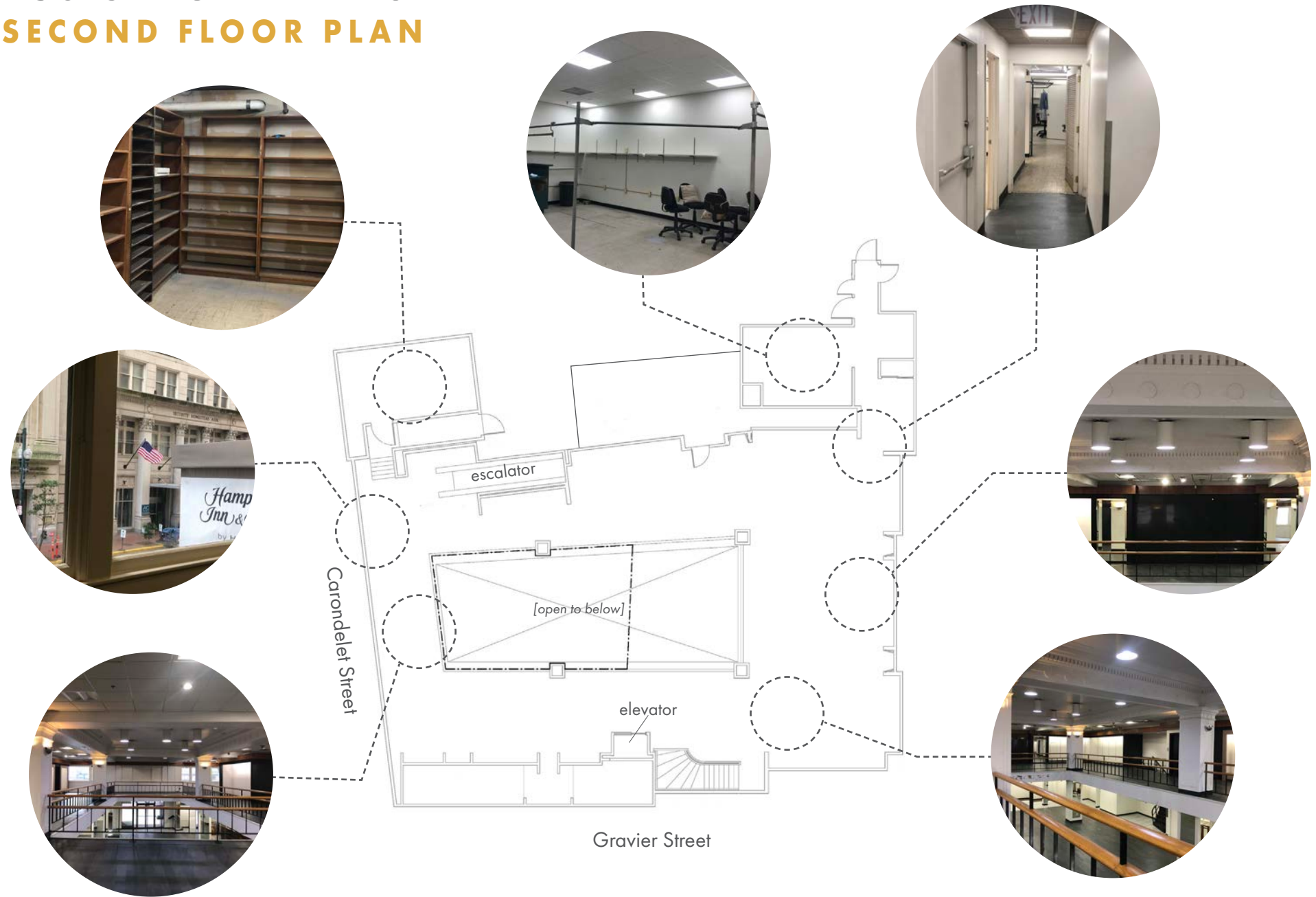
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SECOND FLOOR PLAN



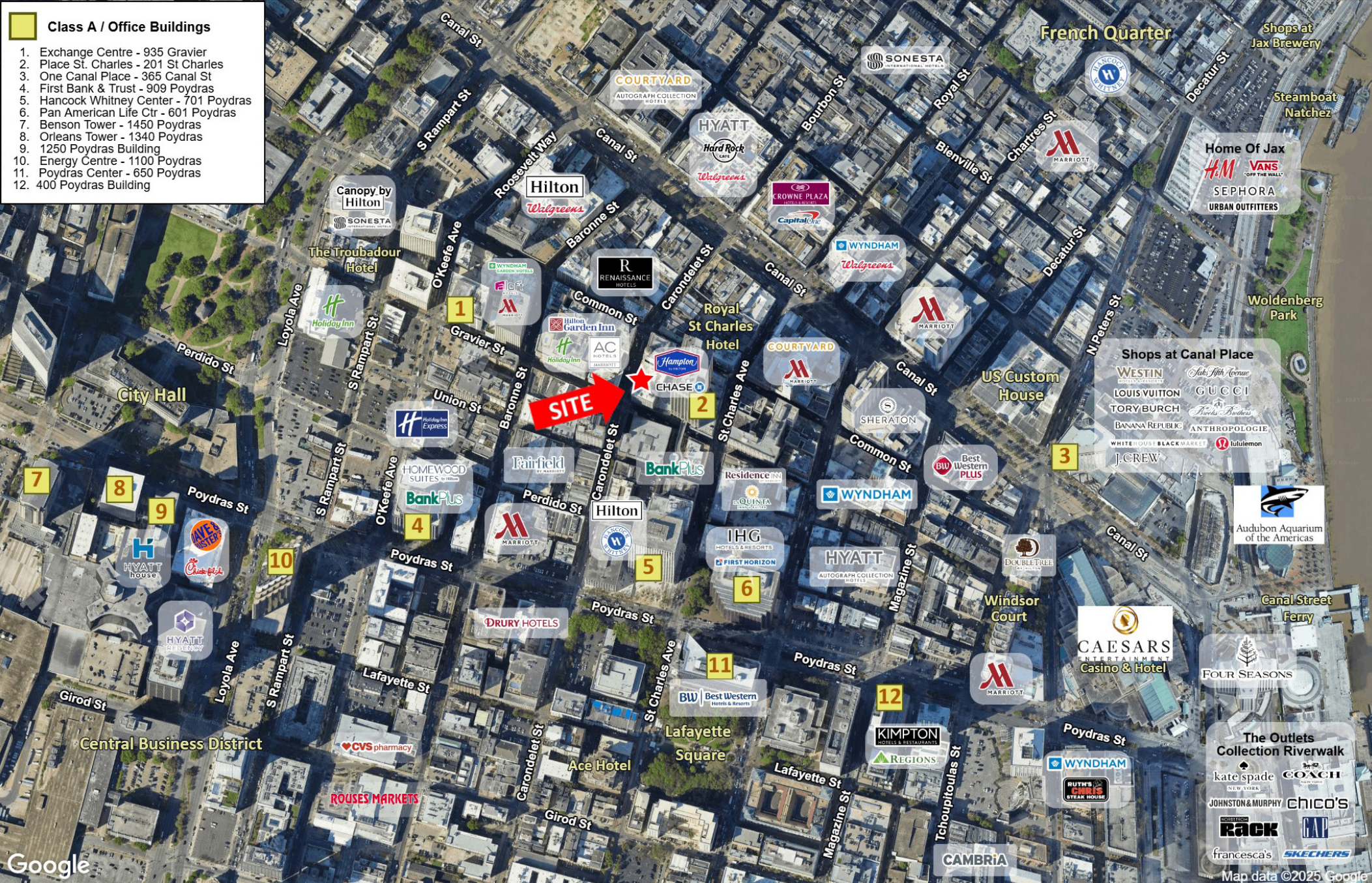
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Class A / Office Buildings

1. Exchange Centre - 935 Gravier
2. Place St. Charles - 201 St Charles
3. One Canal Place - 365 Canal St
4. First Bank & Trust - 909 Poydras
5. Hancock Whitney Center - 701 Poydras
6. Pan American Life Ctr - 601 Poydras
7. Benson Tower - 1450 Poydras
8. Orleans Tower - 1340 Poydras
9. 1250 Poydras Building
10. Energy Centre - 1100 Poydras
11. Poydras Center - 650 Poydras
12. 400 Poydras Building



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