



CORPORATE REALTY

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

COMMERCIAL SPACE | FOR LEASE

Newly Designed Space in a Historic Building

2401 Bienville Street
NEW ORLEANS, LA 70119

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BE A PART OF THE TRANSFORMATION IN MID-CITY

2401 Bienville Street, New Orleans, LA 70119

DESCRIPTION

Located in the Mid-City Historic District, 2401 Bienville is the renovation of two conjoined buildings located in an opportunity zone. NANO, LLC restored and updated the property using historic tax credits, preserving the buildings' original nature while introducing modern touches and achieving LEED certification. The historic church building is updated with utility connections and a new HVAC system and houses NANO. The other major tenant is Salon 22, a women's co-working business.

There are remaining office spaces available for lease in the adjacent single-story building. These are ideal for small businesses who seek flexible, nontraditional workspaces, such as offices who need a space to meet with visitors or clients, art studios, health and wellness providers, and more. The paved and landscaped courtyard provides a perfect spot to have an informal meeting or take a lunch break during the day, as well as outdoor workspace that is shared with other tenants. There is a shared parking lot as well as street parking.

OVERVIEW

AVAILABLE

315 N Tonti Street (Suite 123) – 1,038 sf

319 N Tonti Street (Suite 130) – 970 sf

RENTAL RATE

\$21.00/rsf, NNN

PARKING

shared off-street parking lot in gravel lot



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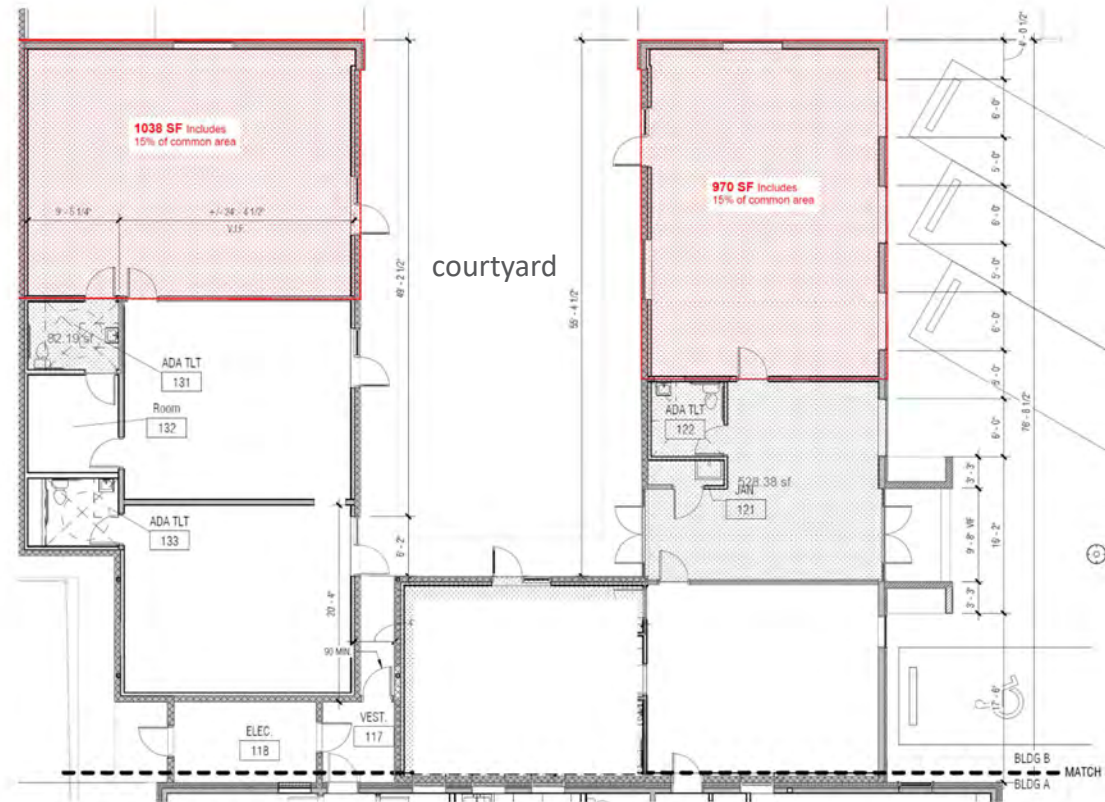
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2401 BIENVILLE STREET

ABOUT THE SPACES

315 N TONTI STREET
 (Suite 123) – 1,038 sf
 Large open space, includes part of the common area and a restroom entered through lobby



319 N TONTI STREET
 (Suite 130) – 970 sf
 Large open space, includes part of the common area and private restroom



2401 BIENVILLE STREET

315 N TONTI IMAGES

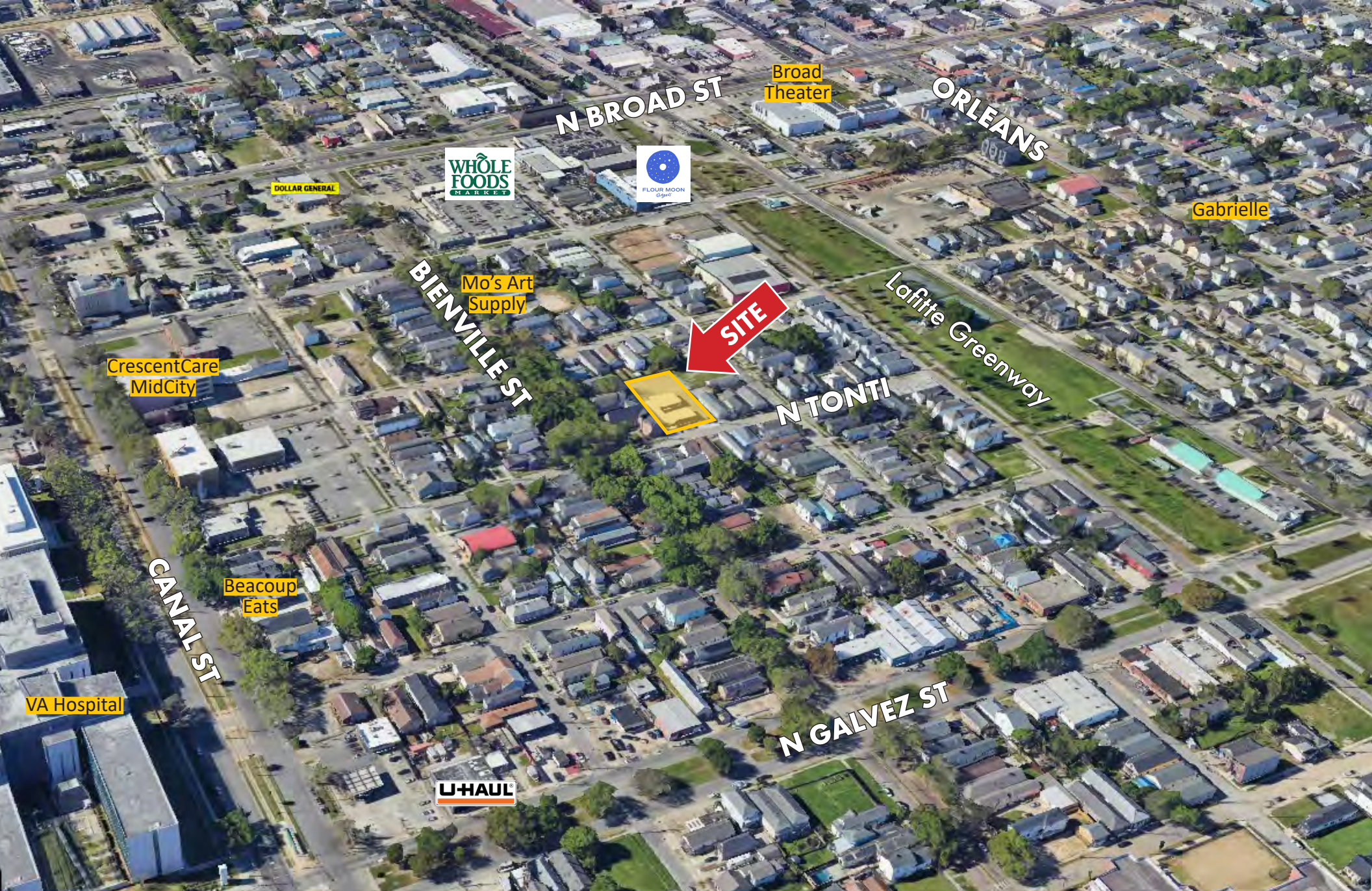


**Suite 319, not pictured here, looks very similar to these images.*



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