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# Property Information Packet

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ADDRESS:  
**1630 Canal Street**  
**New Orleans , LA 70112**

## **PROPERTY INFORMATION**

<b>Property Address</b>	<b>1630 Canal Street New Orleans LA 70112</b>
<b>Price</b>	<b>\$10,500,000.00</b>
<b>Building Size</b>	<b>108,000 SF</b>
<b>Numbers of Rooms</b>	<b>216</b>
<b>Food and Beverage Facilities</b>	<b>Restaurant and 3 Bars</b>
<b>Other Facilities / Amenities</b>	<b>2 Meeting Rooms/ Pool/Vending Area</b>
<b>Lot Size</b>	<b>0.81 Acres</b>
<b>Zoning</b>	<b>Central Business District 1-A</b>
<b>Year Open</b>	<b>1963</b>
<b>Flood Zone</b>	<b>A-1</b>
<b>Stories</b>	<b>4</b>
<b>Parking Garage</b>	<b>Yes</b>

## Hotel Pictures









Latter & Blum Classic Homes and Properties, Inc.

**MATTHEW GALOFARO** — (985) 969-8473  
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Hotel / Motel For Sale

## **HOTEL ADJACENT TO FUTURE VA/LSU/UMC HOSPITAL!**

1630 CANAL STREET, New Orleans, LA 70112



Price:	<b>\$10,500,000</b>
No. Rooms:	<b>216</b>
Price/Room:	\$48,611.11
Property Type:	Hotel & Motel
Property Sub-type:	Full Service
Property Use Type:	Vacant/Owner-User
Commission Split:	2.5%

Last Verified 10/17/2011  
Listing ID 17361098

### **Description**

Site Acres: 0.81 (35,150 SF)  
Topography: Generally Flat  
Year Opened: 1963  
Number of Buildings: One  
Dining Facilities: Restaurant and Bar  
Amenities: Outdoor Pool, Vending area  
Guest rooms: 216  
Structure Square footage - 108,000

The hotel comprises one single building. The hotels brick exterior is in good condition. The hotel features two elevators, and several stairways to make interior vertical transportation convenient. The hotels flat roof is constructed of concrete with rubber membrane. Sections of the roof was replaced in 2005. Hotel has a Restaurant and Bar both with its own entrance from Canal Street, Attached Parking Garage with 125 + spots - gated with guard station. Outdoor pool with bar and vending area. 2 Conference Halls with preparation kitchen and bar. Lobby with seating area for guest, Private offices for staff, and Laundry facility.

PHENOMENAL LOCATION!!! Walking distance to the French Quarter & Bourbon Street ; 1 mile from the Superdome; Walking distance to the River Walk, Harrah's Casino, Jackson Square, Tulane Hospital. The Streetcar is assessable from the front of the hotel. This hotel is on all parade routes for Mardi Gras and all other Festivals.

The Hotel is the closest hotel to the 70 Acre site for the new Veterans Medical Complex and Hospital, LSU hospital, along with the Greater New Orleans Biosciences Economic Development district. VA hospital has already broken ground. LSU and The U.S Department of Veterans Affairs plan to spend a combined \$2 BILLION on their new hospitals.

# FOOTPRINT OF PROPOSED HOSPITALS

Scores of homes, some of them derelict, some of them historic, stand to be torn down to make way for the LSU-VA medical center.



Source: MRRJ architectural renderings

STAFF MAP



## VA Hospital Information



(Rendering of VA Hospital)



(Rendering from Canal and Galvez)



(Rendering from Rocheblave)



(View from Tulane)



(Rendering from Canal Street Entrance)

## **Southeast Louisiana Veterans**

### **Project Legacy Facts**

The New Orleans replacement Medical Center is approximately 1.6 million square feet with two additional 1000-car garages for both patients and staff. It will be located on an approximately 30-acre site in New Orleans, bounded by Canal Street, S. Galvez Street, Tulane Avenue and S. Rocheblave Street. Construction is expected to be completed in late 2014 with full activation in 2015. The new Medical Center will serve over 70,000 enrolled Veterans.

The facility has been designed to meet the full array of VA missions: Health Care to America's Heroes, Education, Research, and National Preparedness.

#### **Health Care Mission In Patient Component**

- 120 Medicine/Surgery Beds
- 20 Acute Psychiatric Beds
- 60 Transitional Care Beds
  - > 40 Rehab Focused
  - > 20 Hospice and Palliative Care

#### **Diagnostic and Treatment Component Emergency Department**

- 23 Treatment and Exam Rooms
- 23-Hour Observation Unit

#### **Imaging Center**

- 1 Positron Emission Tomography - Computed Tomography (PET CT)

- 3 Computerized Tomography Scanners (CTs)
- 2 Magnetic Resonance Imaging (MRI)

### **Interventional Center**

- 8 Operating Rooms
- 6 Procedure Rooms

### **Outpatient Component**

- Full array of outpatient services
- 400,000 sq. ft.
- 500,000 projected outpatient visits annually

### **Education Mission:**

Southeast Louisiana Veterans Health Care System, (SLVHCS) enjoys two major academic affiliations. Re-establishing pre-Katrina residency training programs is a high priority. This cooperative relationship will provide 130 full-time equivalent slots, training over 400 medical, surgical, and psychiatric residents annually. A wide range of allied health affiliate training programs will be available to include: nursing, pharmacy, dental, social work, and psychology. Approximately 22,000 building gross square feet of classroom and self-directed learning space in the 1st floor of the Pan-American Life Building is designed to support the education mission. Additionally, 7,000 square feet of conference room and individual workroom space is available throughout the facility. There will be 11 resident on-call rooms located in the inpatient units, ICUs, and Transitional Living facility. Integrated into the design are state of the art technological advances. Smart classrooms, conference rooms, integrated cameras in the OR Rooms, Robotic Surgery, and Wireless Technology are included to facilitate the education mission of the facility.

**Research Mission** When fully operational, the project is expected to support 140 Protocols with over \$2.5 million in funding. This will be an anchor site for, Mental Illness Research and Education Coordinating Center (MIRECC).

- Space designed to support research mission: The research center will be located in approximately 130,000 square feet of space with 15 lab groups of 2-3 labs units, for a total of 27 units available to researchers. Additionally, the center will house Flexible Wet Labs with Core function support space (tissue culture and microscope rooms), an Electron microscope and Mass Spectrometer.
- Primary investigator offices and conference space will be located on each floor. A small-animal Vivarium will support 200 animals per primary investigator.

### **Emergency Preparedness Mission**

The replacement Medical Center in New Orleans will provide support in the event of a Federal emergency or natural disaster. To support this mission, the following will be in place:

- 7-day "Defend in Place" capability
- 100 percent emergency back-up power
- All mission critical functions located a minimum of 20 ft. above grade
- Ability to double inpatient occupancy
- Fully securable perimeter in the event of civil unrest or national emergency
- Emergency transport Heliport and boat dock

## LSU/UMC Medical Center Information



(Renderings of LSU/UMC Medical Center)



What is the project plan for University Medical Center? The plan is to build a new Academic Medical Center (AMC) in New Orleans, named University Medical Center (UMC). UMC will include 424 beds in three inpatient towers, an emergency room and trauma center, an ambulatory care building (ACB), a diagnostic and treatment building, and support structures. UMC will provide high quality patient care and a setting that supports health professions education and research.

The project will cost \$1.088 billion. Project costs will be financed as presented in Table 1.

Table 1: UMC Project Costs and Financing Sources (\$ Millions)

<b>Project Costs and Financing</b>	
Total Project Costs (\$ millions)	\$ 1,088.1
FEMA Funds:	
For Charity Hospital Replacement	474.8
Additional FEMA Funds	155.9
Subtotal	630.7
State Capital Outlay	300.6
Third-Party Financing:	
Ambulatory Care Building	99.6
Equipment Lease Purchase	25.0
Structured Parking	32.2
Subtotal	156.8
Total Financing Sources	\$ 1,088.1

Source: Louisiana Division of Administration and LSU.

# New Orleans BioInnovation Center Information



conference space.

This September, the New Orleans BioInnovation Center will open its doors to a new generation of innovators from Louisiana's burgeoning Life Science Community. Situated between the Greater New Orleans Biosciences Economic Development District and the New Orleans Medical District, on the 1400 block of Canal, the center offers 66,000 square feet of state of the art wet-lab, office and

Designed to cultivate and conceive new ideas for bio-innovation, the Center exists among a community made up of hospitals, medical universities, research centers and biotech businesses. The Center itself can house dozens of companies, providing the infrastructure to support the day-to-day functions of company research and business. The Center's design provides a close network of the region's leading researchers and innovators and promotes collaboration within the life science community.

The mission of the BioInnovation Center is to provide support and guidance to emerging biotechnology companies commercializing technologies primarily derived from New Orleans-based Universities. Funded by the Louisiana Department of Economic Development, with additional support from the Economic Development Administration, the Center will cater to a wide scope of companies, ranging from pre-startups and start-ups to maturing and expanding businesses. Some of the Center's many benefits will include innovative programming, world-class facilities and networking opportunities with local, regional, and national firms.

Designed by Eskew+Dumez+Ripple of New Orleans, in collaboration with NBBJ of Seattle, WA, the building's architects have worked to develop a facility that connects the history of Canal Street with the emerging technology of the biosciences. A 3,000 square foot interior courtyard will be visible from the Canal Street side through the Center's transparent glass façade. The building will be protected by operable sunscreens to limit energy costs, create comfortable lighting for its occupants, and provide storm protection. Interior public amenities include a flexible 100-person conferencing center with state-of-the-art audiovisual equipment; a 2,000 square foot retail/food service area open to Canal Street; and an interior atrium facing the courtyard, with public break areas at each level. Upper floor amenities include protected exterior balconies facing Canal Street, to provide occupants and visitors opportunities for interaction with the outdoors. The facility will also utilize sustainable "green" building technologies.

## Developments in the Area



GNOBEDD has developed an economic strategy that articulates a vision for encouraging the bioscience industry to locate within the District. It is our intention to take full advantage of the cornerstone developments of a new Academic Teaching Hospital, a new Veterans Administration Hospital, a new Cancer Research Facility and a new BioInnovation Center. The long term vision is to build a globally competitive innovation economy for the New Orleans region by building on aforesaid institutions to: provide the finest 21st century healthcare; teach a new generation of medical professionals cutting edge techniques; perform globally competitive biomedical research; grow and attract

entrepreneurial companies; expand employment opportunity for everyone; and to anchor a vibrant urban community in the region's core area. The goal is to create a 24/7/365 setting that is a workforce friendly community that contains the healthiest, safest, smartest and most sustainable neighborhoods in America.



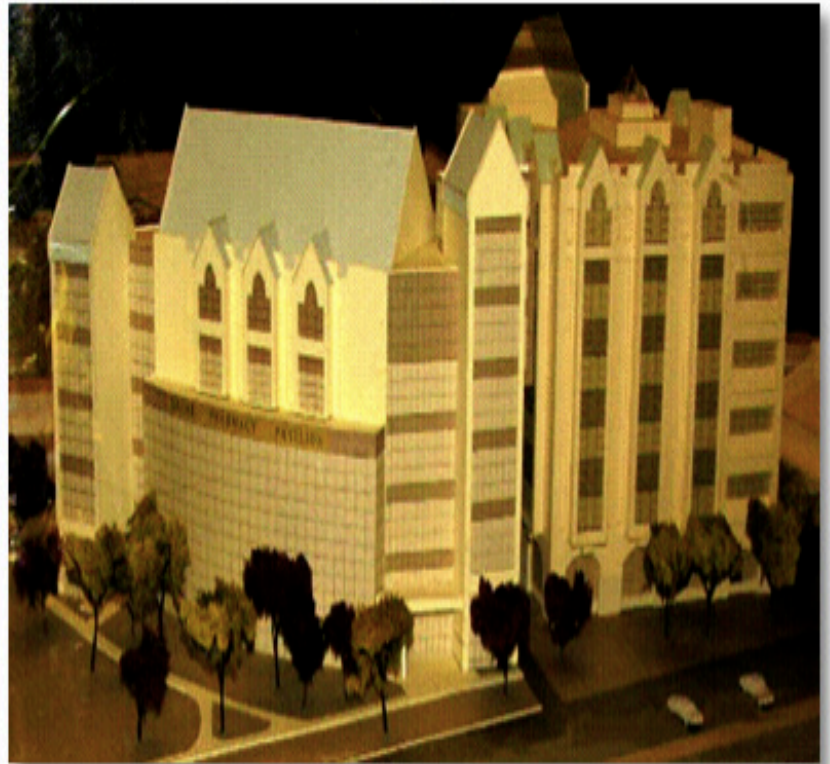
The Greater New Orleans Biosciences Economic Development District (GNOBEDD) is a 2.4 square mile (1500 acre) state-enabled economic development district (with taxing and bonding authority) that was created by the State of Louisiana in 2005 and charged with the responsibility of growing both the programmatic and physical development components of the biosciences sector of the New Orleans economy. The District is made up of LSU and Tulane University Health Science Centers, Xavier University and School of Pharmacy, and Delgado College specializing in Allied Healthcare Campus. But what truly makes the District unique is that it includes a thriving historic residential

community, sports venues, Live Theatre District, and industrial/manufacturing areas, the City and State Complexes and areas that has designated and will be pre-certified as a biomedical research park.



The District will be linked together with a 50.7 TFlops Peak Performance, 680 node, 2 Quad-Core processor Red Hat Enterprise Linux (RHEL) v4 cluster from Dell with 2.33 GHz Intel Xeon 64bit processors and 8 GB RAM per node. According to the June, 2007 Top500 listing, Queen Bee ranks the **23rd fastest supercomputer** in the world.

Concurrent with the development of the specialized facilities, the business marketing campaign and the workforce development and housing initiatives, GNOBEDD's next course of business for GNOBEDD is a comprehensive 25 Year master plan and land use study for the entire GNOBEDD area that will transition into the City of New Orleans new Master Plan. This will provide both a short and long term physical growth management focusing on a future vision of the GNOBEDD area. This master plan will weave together the key projects that are of significance to the biosciences industry as well as the existing residential, commercial and government activities.





Gray shaded area represents the Greater New Orleans Bioscience Economic Development District. Red box indicates approximate location of the Hotel.