



CORPORATE REALTY

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

COMMERCIAL SPACE | FOR LEASE

Mid-City Redevelopment Opportunity

217 S Rendon Street

NEW ORLEANS, LA 70119

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S NORMAN C. FRANCIS PKWY

CANAL ST

FORMER SCHOOL BUILDING IS BUILT TO SUIT FOR CONTINUED USE

217 S Rendon Street, New Orleans, LA 70119

DESCRIPTION

This two-story, approximately 20,150-sf former school building offers a special redevelopment opportunity for lease in the heart of Mid-City. Situated at the corner of S. Rendon Street and Cleveland Avenue, just one block off Norman C. Francis Parkway with convenient access to I-10, this site is surrounded by a vibrant residential and commercial community. It is convenient to Whole Foods, a future Trader Joe's, popular restaurants, schools, gas stations, Lafitte Greenway, and City Park.

The building is a block-framed structure with approximately 10,000 sf on each floor. All ground floor rooms have exterior exits, while the second

floor served as a gymnasium and cafeteria. There are approximately 22 parking spaces around the property, including a side lot.

This property would be ideal for an education facility, daycare center, office suites, or creative adaptive reuse. At a minimum of 5,000 sf leased, the landlord will build to suit and facilitate other repairs, such as the building elevator. Final square footage will be determined post renovation. Some parking spaces can also be leased on a monthly basis pre renovation.

OVERVIEW

SIZE

approximately 20,150 sf building & 3,591 sf land parcel

RENTAL RATE

\$15.00/psf, NNN with minimum 5,000 sf leased

PARKING

\$60/space/month for up to 11 spaces is available during building renovation



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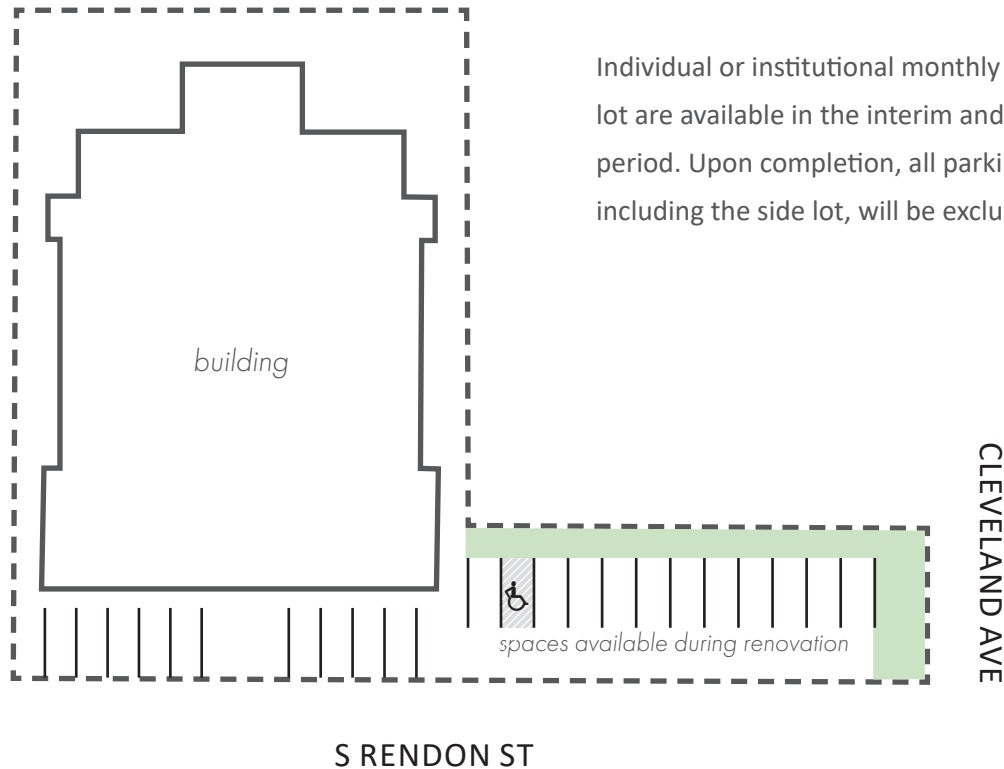
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217 S RENDON STREET

PROPOSED PARKING

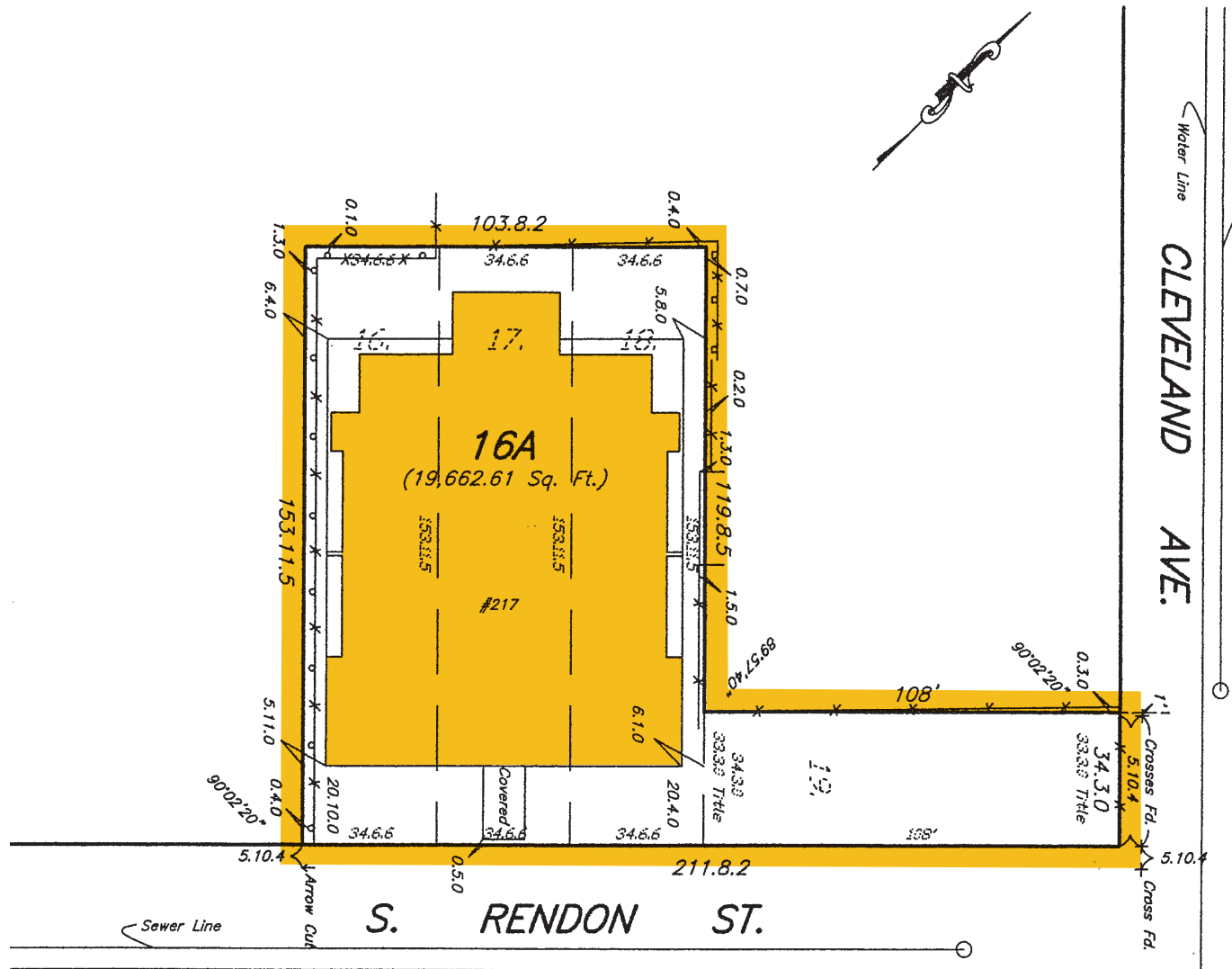
LEASE FOR PARKING SPACE: \$60/space, month to month

Individual or institutional monthly parking leases in the side lot are available in the interim and during the renovation period. Upon completion, all parking around the building, including the side lot, will be exclusive to building tenants.



217 S RENDON STREET

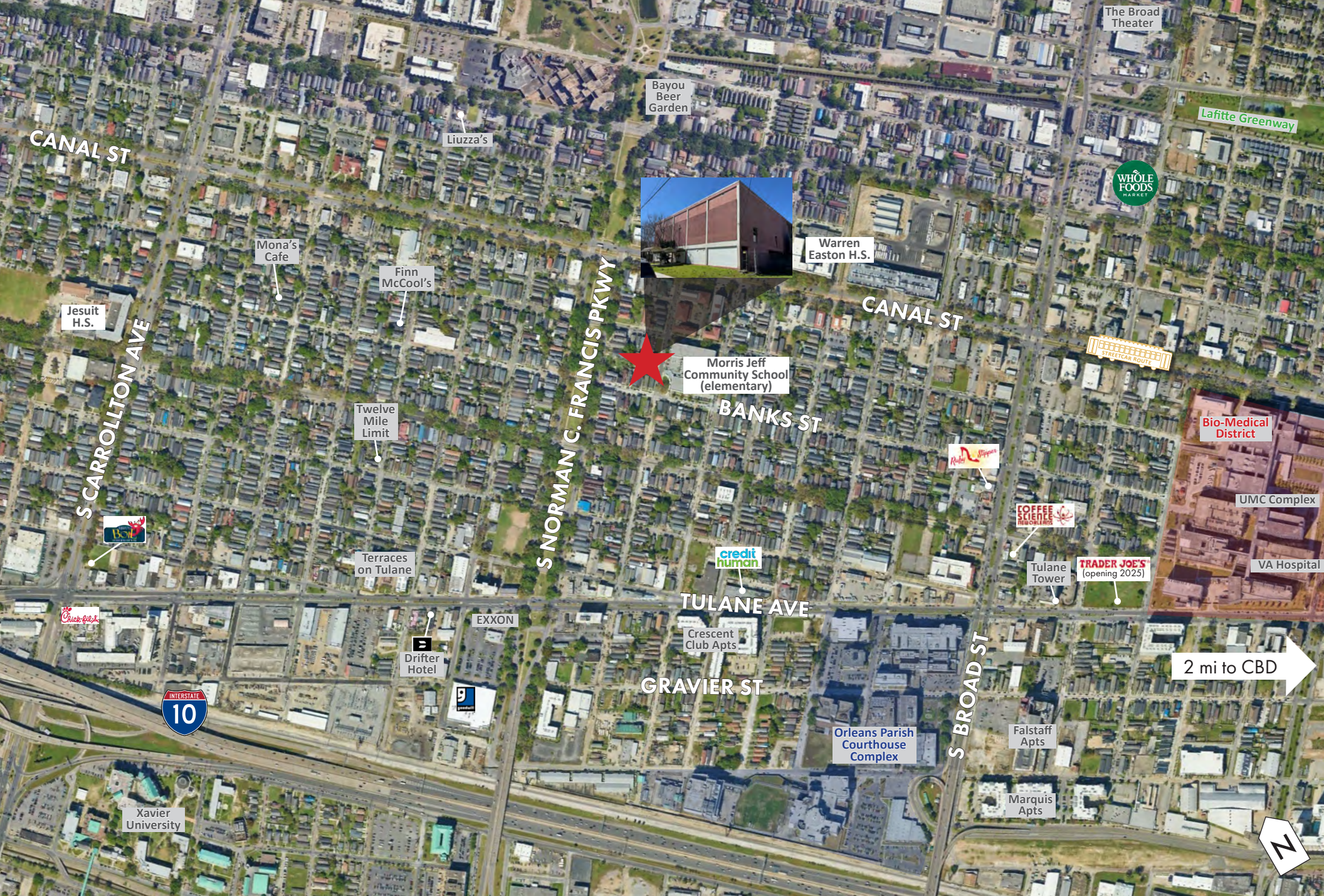
SITE PLAN



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