



CORPORATE REALTY

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

NEW PRICE

OFFICE BUILDING | FOR SALE OR LEASE

Mid-City Office Building with Parking

4176 Canal Street

NEW ORLEANS, LA 70119

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EASILY ACCESSIBLE MID-CITY LOCATION

4176 Canal Street, New Orleans, LA 70119

PROPERTY DESCRIPTION

This is an ideal central location along the Carrollton retail corridor, convenient to businesses, restaurants, coffee shops, and retail centers. It is on the Canal streetcar line and near Orleans Parish bus stops. Canal Street and Carrollton Avenue are major thoroughfares, providing quick connection to I-10 and Pontchartrain Expressway as well as the Medical District and CBD, City Park, and Metairie.

Anywhere from one floor (approximately 4,500 sf) up to all four floors (approximately 18,036 sf) are available for lease. Building signage may be available for a tenant leasing multiple floors.

One elevator services all floors and is accessed by a code, providing additional security.

PROPERTY OVERVIEW

SIZE	18,036 sf building (approximate) on 14,550 sf land parcel
RENTAL RATE	\$22.00-\$25.00/rsf, full service except janitorial; no operating expense pass throughs for the first 5 years of lease term (besides rental rate)
SALE PRICE	\$4,500,000 \$5,000,000
PARKING	off-street parking in lot



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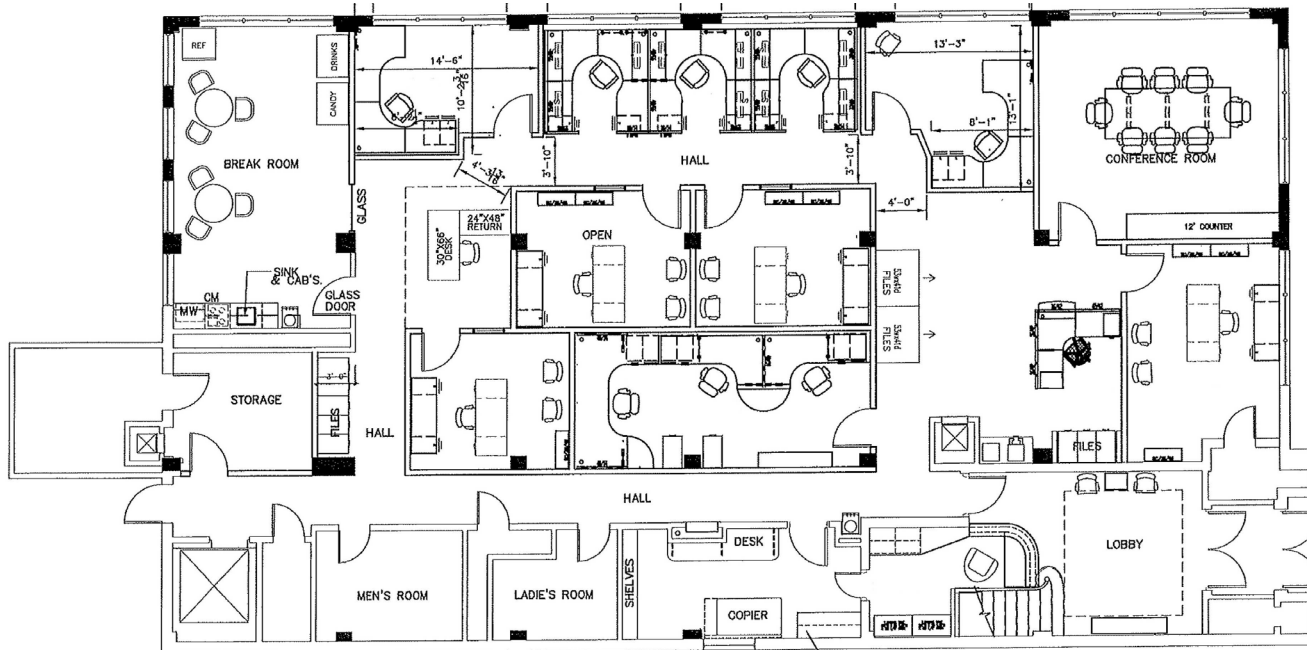
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4176 CANAL STREET

FLOOR PLAN | FIRST FLOOR

1ST FLOOR



DESCRIPTION

- Main lobby
- Large conference room
- Full kitchen



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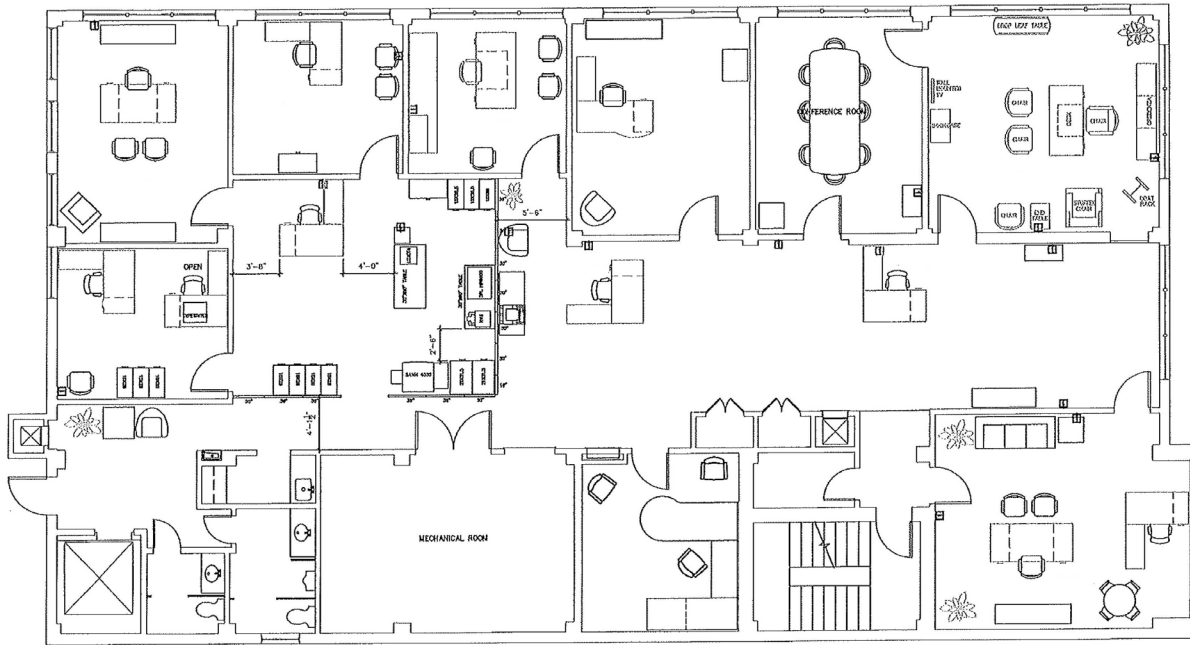
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FLOOR PLAN | SECOND FLOOR

2ND FLOOR



DESCRIPTION

- Large private offices
- Small conference room
- Coffee bar with sink



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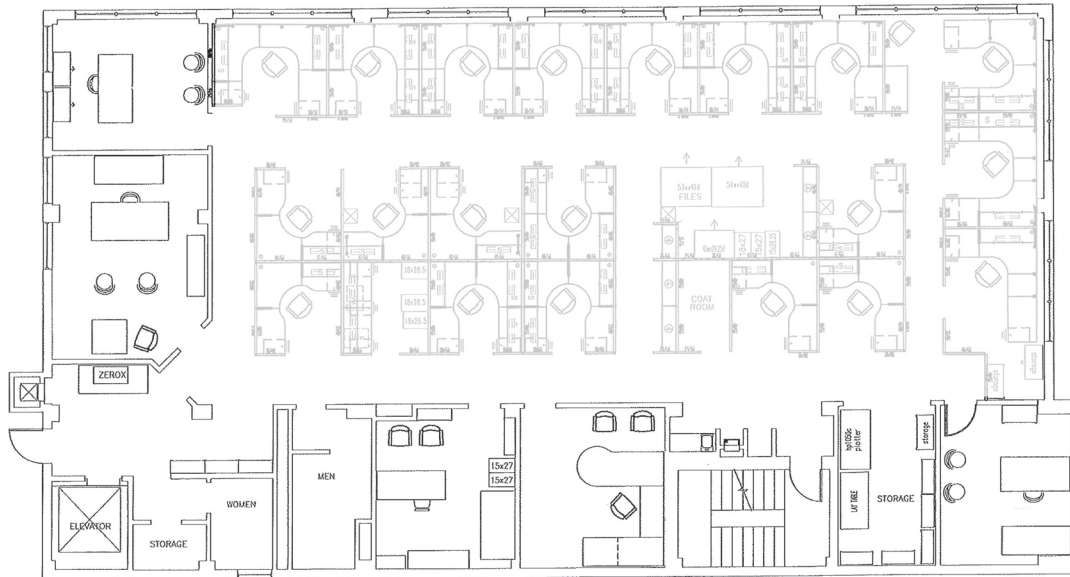
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FLOOR PLAN | THIRD FLOOR

3RD FLOOR



DESCRIPTION

- A few private offices and large open space (cubicles have been removed)
- Large office could be used as a conference room
- Coffee bar with sink



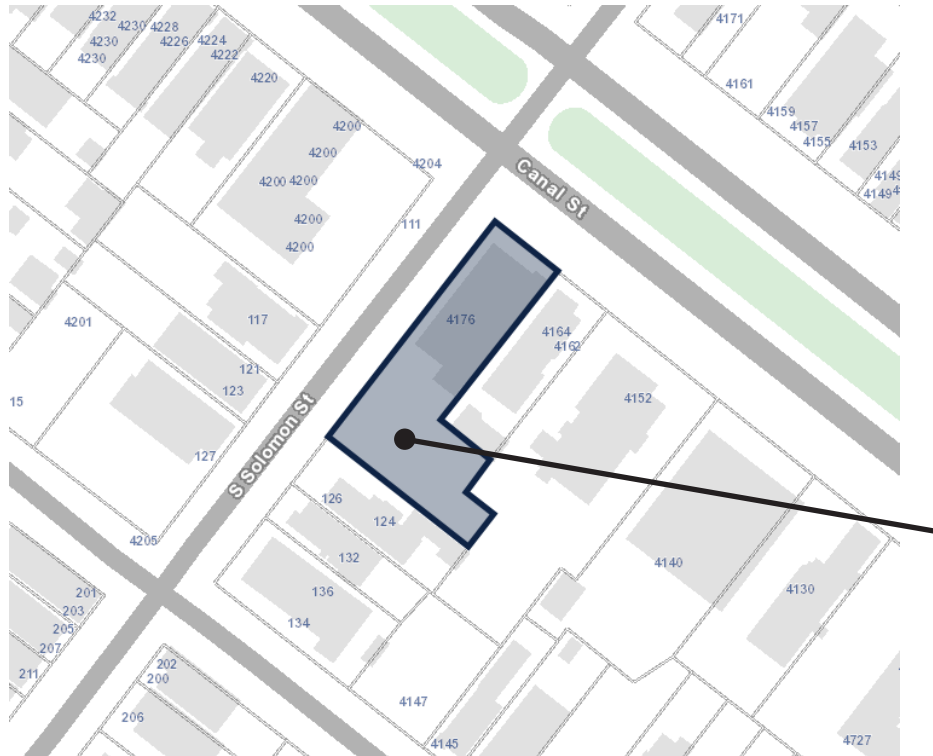
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ABOUT THE SITE



ZONING

The Historic Urban Neighborhood Mixed-Use District (HU-MU) is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground

floor with residential uses above are encouraged. A variety of residential dwellings are also allowed. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.



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RECENT IMPROVEMENTS

The Owner has completed many recent improvements to the interior and exterior of the building since 2023, many of which of which are listed below.

- » New Daikin ductless HVAC with platform and privacy screen; completed in 2025 (\$1,100,000)
- » Renovation of interior spaces including the installation of new lighting, ceiling, and carpet throughout the building; refurbishment of windows; interior and exterior painting; completed 2024 (\$290,000)
- » Renovation of bathrooms and breakrooms, which included updated cabinets, counters, plumbing features, lighting, partitions, and flooring; completed 2024 (\$203,000)
- » Resealed roof; completed 2024 (\$50,000)
- » Elevator serviced and upgraded; completed 2023 (\$10,000)
- » Exterior improvements including new landscaping and irrigation system installation and repair to front sidewalk; completed 2024 (\$35,000)

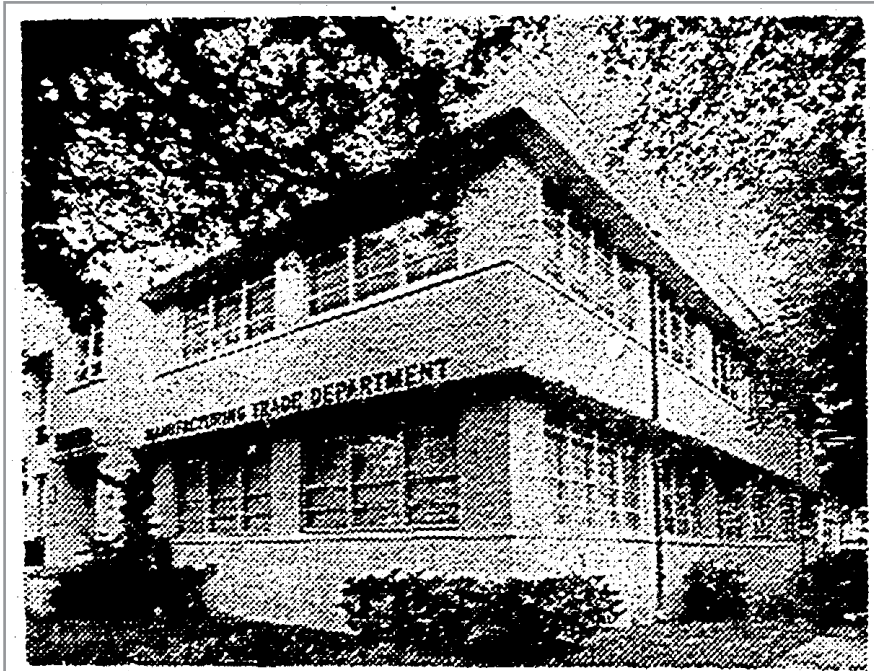


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4176 CANAL STREET HISTORY



The Times-Picayune (June 2, 1963)

architecture

- » Designed by Favrot & Reed
- » One of 3 examples of the International Style in New Orleans

1949

Built for the Singer Sewing Machine Co.

1963

Purchased by Burk & Associates

1984

Addition of two floors

2009

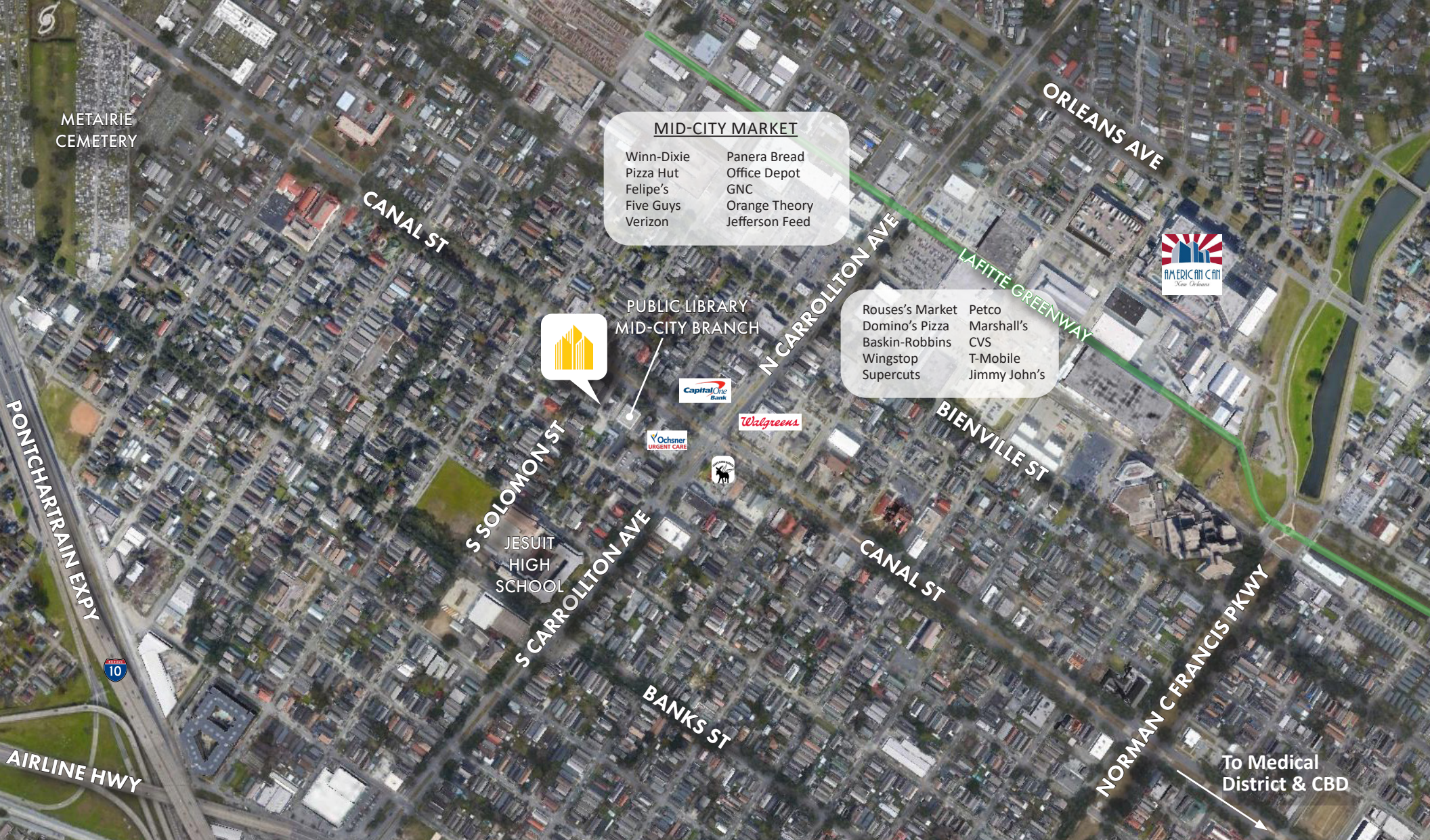
Designated as a historic landmark



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METAIRIE CEMETERY

- MID-CITY MARKET**
- | | |
|------------|----------------|
| Winn-Dixie | Panera Bread |
| Pizza Hut | Office Depot |
| Felipe's | GNC |
| Five Guys | Orange Theory |
| Verizon | Jefferson Feed |



PUBLIC LIBRARY
MID-CITY BRANCH



- | | |
|-----------------|--------------|
| Rouses's Market | Petco |
| Domino's Pizza | Marshall's |
| Baskin-Robbins | CVS |
| Wingstop | T-Mobile |
| Supercuts | Jimmy John's |



JESUIT
HIGH
SCHOOL

To Medical
District & CBD

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