



# SOUTH MARKET NEW ORLEANS

# FELICITY PROPERTY CO

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PROPERTY CO



CENTRAL  
BUSINESS  
DISTRICT

CONVENTION CENTER

ARTS AND WAREHOUSE  
DISTRICT

FRENCH  
QUARTER

Tulane  
Medical Center

BIODISTRICT





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## THE PARAMOUNT



The Paramount was South Market District's first residential building and was completed in 2014. The property offers modern living with a unique New Orleans flair amongst its 209 luxury apartments and just under 21,000 sf of first class retail space.



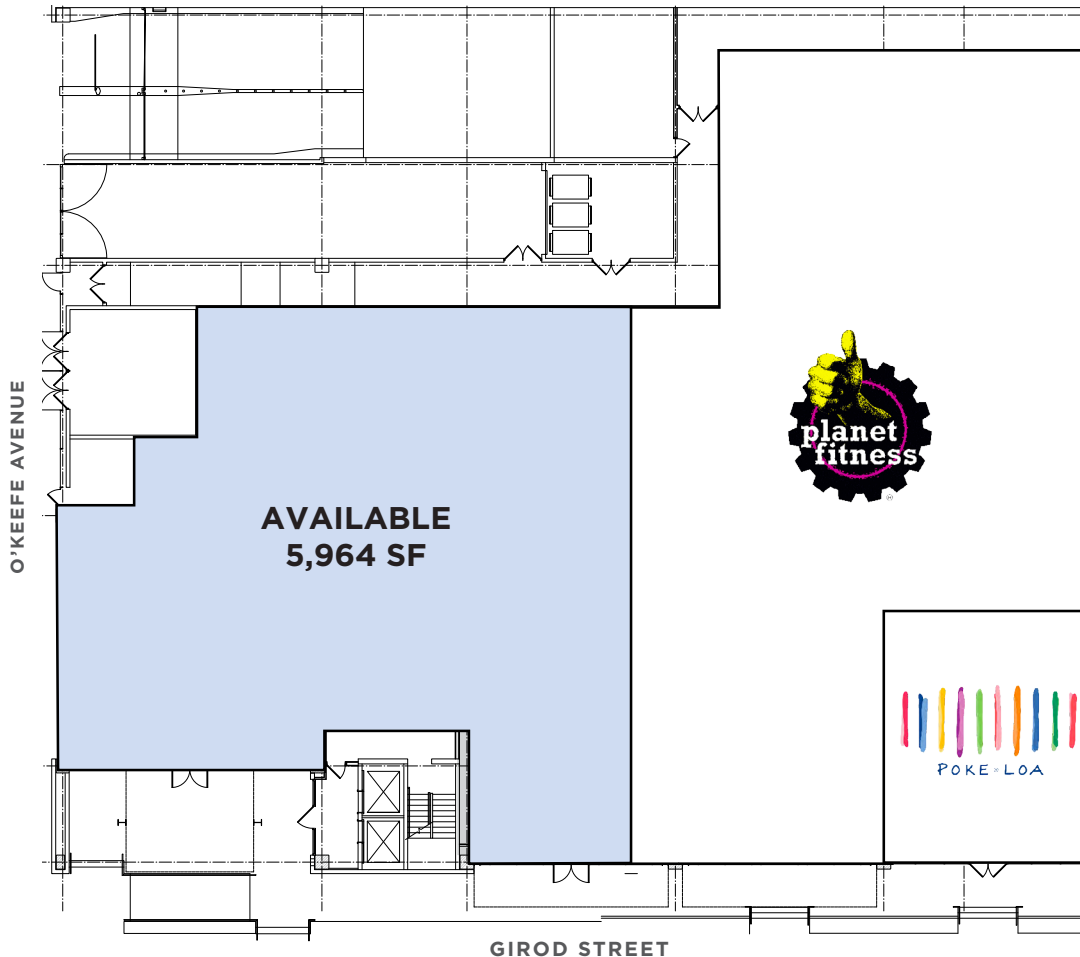
## THE PARK



The Park features a dramatic architectural design with a public plaza along with its combination of 27,000 square feet of retail and 435 parking spaces. The five parking floors at The Park include car and bike parking, electric car charging stations, and a bicycle-sharing program. The Park provides retailers with an excellent location in the heart of South Market, directly across from Rouses Supermarket.



## THE PARK (CONTINUED)



### LAST REMAINING SPACE AVAILABLE AT THE PARK

#### 5,964 SF

Premiere corner space ideal for a restaurant with outdoor seating or other high visibility/traffic use. Space can be demised.

Excellent co-tenancy with Planet Fitness, Poke Loa, CVS, and Rouses Market.

**Ideally situated directly across the street from two of the most successful restaurants in downtown New Orleans, Willa Jean and Tacos del Cartel as well as 3 blocks from the Sports and Entertainment District featuring Caesars Superdome, Smoothie King Center, and Champions Square.**

## THE PARK (CONTINUED) SPIRIT IMAGE FOR RESTAURANT CONCEPT

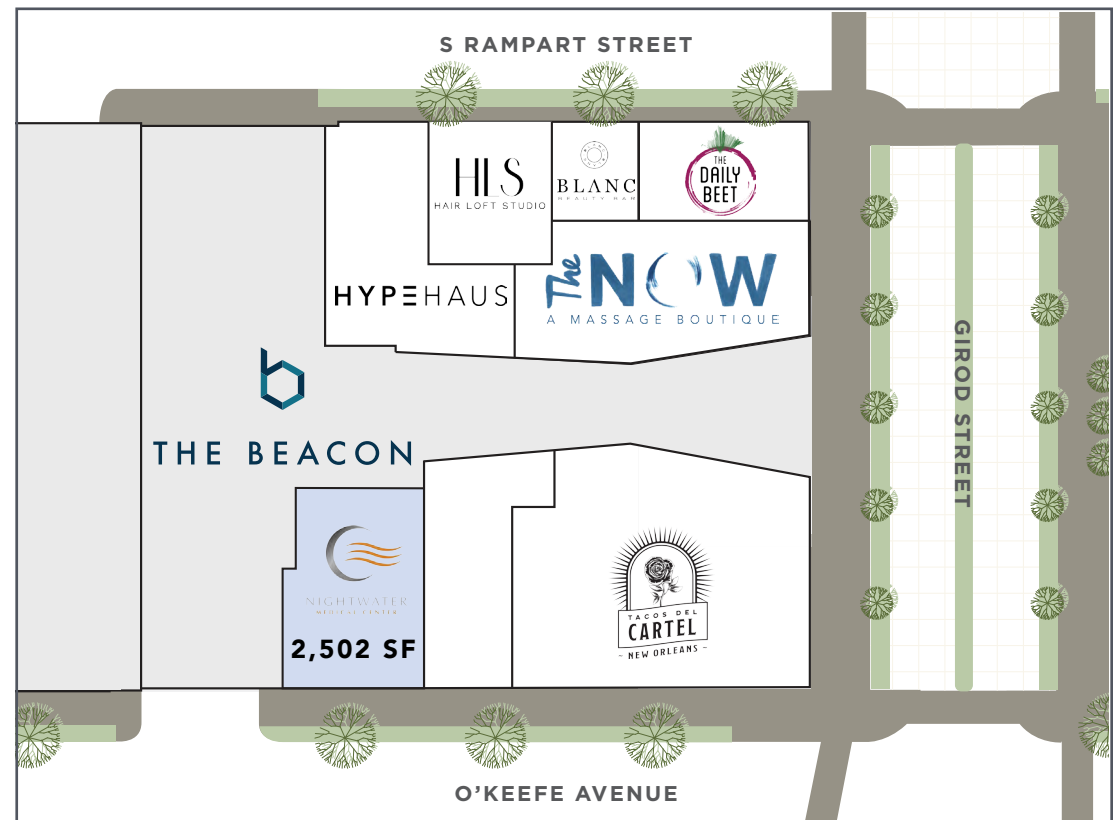
Premiere corner space ideal for restaurant operator looking to capitalize on vibrant SOMA neighborhood while activating outdoor seating for all day activity.



## THE BEACON



The Beacon was completed in March 2016. The property features loft-like living in its 124 modern apartments and also holds over 18,000 sf of first class retail space. It provides retailers with a vibrant location centered in South Market offering excellent visibility.



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## THE STANDARD



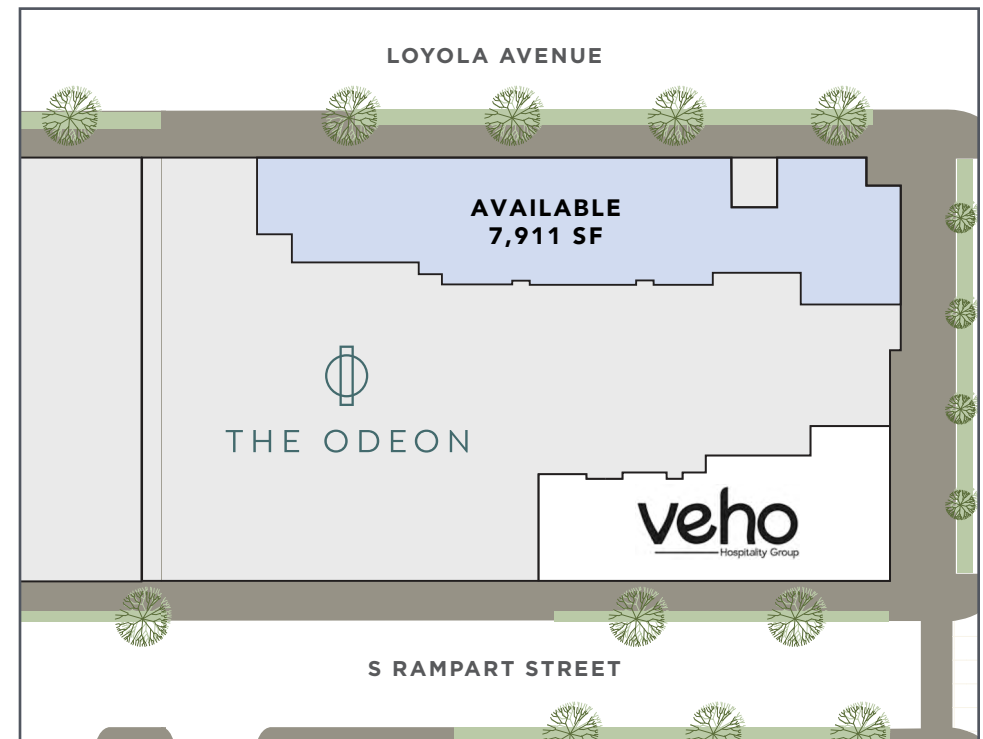
The Standard is the premium condominium and retail property in New Orleans. It was completed in 2018 and was the fastest selling condominium building in the city. It also generated the highest sales prices per square foot at that time. It provides an excellent opportunity for retailers in a location second to none.



## THE ODEON



The Odeon at South Market is a mixed-use property completed in late 2020. At 29 stories, it was the tallest building constructed in New Orleans in over thirty years. The Odeon includes 271 studio, one-bedroom, two-bedroom, and penthouse apartments, 200 parking spaces, and just over 12,000 sf of retail space. As the most recently completed building in South Market, The Odeon provides retailers with an excellent opportunity for a fresh space in a vibrant cultural district.



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South Market District is a mixed-use, transit-oriented development combining luxury apartments with retail, restaurants, and entertainment venues in the heart of Downtown New Orleans. The South Market District encompasses a five-block area close to the Superdome and Smoothie King Center. The site connects the Central Business, historic Warehouse/Arts and the Sports/Entertainment Districts. It is also in close proximity to the Convention Center.

## UNRIVALED LOCATION IN THE NEXUS OF:

- Warehouse District  
(region's most renowned cultural and arts district)
- Hyatt Hotel
- Caesars Superdome and Smoothie King Center
- Central Business District
- Convention Center
- Amidst the highest concentration of employers in New Orleans
- Walk Score of 95 (Walkers Paradise)



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## AMONG THE HIGHEST QUALITY ASSETS IN THE REGION

- Institutional grade newly developed properties
- Optimal space design offering maximum efficiency and minimal operating expenses
- Curated tenant mix that includes leading local and national businesses

## EXCELLENT LEASING MOMENTUM AND TENANT SUCCESS

- Recent Openings: Morrow Steak, Tacos del Cartel
- Coming Soon: Planet Fitness opening Q4 2026; Veho Hospitality concept opening Q4 2026.
- Highest Occupancy in South Market history
- Top operators in South Market generate some of the highest sales per square foot in the city



## AVAILABILITIES

Building	Space	SF	Lease Rate	Description of Space
The Paramount	Suite C-2	3,392	\$42.00	Turnkey second generation restaurant space in excellent condition and location (formerly Maypop). Kitchen equipment, walk-in freezer + refrigerator included
The Paramount	Suite 8	2,102	\$35.00	2nd generation restaurant space with kitchen equipment, walk-in freezer + refrigerator
The Paramount	Suite C-3	2,231	\$30.00	2nd generation fitness studio in excellent condition
The Park	Corner Retail	5,964	\$35.00	2nd generation corner location with excellent visibility; can be demised
The Beacon	Suite 1	2,502	\$35.00	2nd generation in-line office space with excellent build-out
The Standard	Suite 110	1,585	\$35.00	In-line shell condition ideal for retail, medical or services; can be combined with Suite 111 for a total of 3,170 SF
The Standard	Suite 111	1,585	\$35.00	In-line shell condition ideal for retail, medical or services; can be combined with Suite 110 for a total of 3,170 SF
The Standard	Suite 112B	1,138	\$30.00	In-line warm shell space ready for near term occupancy
The Odeon	Suite 101	7,911	\$45.00	Turnkey second generation restaurant and brewery space in excellent condition at a corner location. Includes a full kitchen + BBQ kitchen, full bar, and complete brewing equipment.



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Leasing

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Development



**DOMAIN  
COMPANIES**

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