

# 636-640 Royal St (634-638 St. Peter St.)

636-640 Royal St (634-638 St. Peter St.), New Orleans, LA 70130



Listing ID: 30636246  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Free-Standing Building, Mixed Use  
Contiguous Space: 10,060 SF  
Total Available: 10,060 SF  
Lease Rate: \$16,000 (Monthly)  
Unit Price: \$19.09 PSF (Annual)  
Base Monthly Rent: \$16,000  
Lease Type: NNN



## Overview/Comments

[www.640royalstreet.com](http://www.640royalstreet.com)

Once the tallest building in the French Quarter and lovingly known as "Skyscraper", The Pedesclaux-Le Monnier House is one of the most distinguished landmarks from New Orleans' Spanish Colonial period and remains one of the finest buildings in the Vieux Carre. Only three or four other French Quarter buildings outrank its' age.

This building has a "blue" Vieux Carre Commission evaluation code, which is the second highest rating for French Quarter buildings and means "of major architectural or historical importance" (the highest rating is purple, "of national architectural or historical importance"). Further, the building has a LEGAL ROOFTOP DECK for commercial use, which is extremely rare in the French Quarter.

Designed by French architect Barthelemy Lafon after the fire of 1794 and completed by notable local architects Latour and Laclotte in 1811, the building boasts wonderful architectural details, including a fabulous domed ceiling in the corner room on the third floor, delicate wrought iron balconies, and it's unique curvature at the corner of Royal and St. Peter Streets. Other architectural highlights include "bold stucco moldings, a horizontal emphasis balanced by strong pilaster treatment, curvilinear walls and a clear, ordered treatment of bays and openings" (VCC).

The property has a rich and dynamic history and became famous as the setting for George Washington Cable's "Sieur George" (1873) which contained detailed descriptions of the property. Pat O'Brien operated a speakeasy at 638 St. Peter until the Prohibition ended and he was able to officially open the bar in December of 1933 (with only enough space for one stand-up piano!). And from 1883-1891, 636 Royal was the headquarters of the acclaimed Olympic Club, which was the epicenter of boxing in America at the time.

Unique artwork graces the walls of some of the interior balconies painted during the "Dixie Bohemia" days of the 1930s when the building was mostly occupied by an eclectic art community. One such piece is a beautiful mural on the third floor which will be restored before Tenant occupancy; another, the famous blue sky and clouds that covers the domed ceiling in the third floor corner room. This particular room, with it's domed painted ceiling, floor-to-ceiling windows, and intricate balcony overlooking the intersection of Royal and St. Peter Streets, is extremely rare, if not one-of-a-kind in New Orleans.

## More Information Online

<https://www.lacdb.com//listing/30636246>

## QR Code

Scan this image with your mobile device:



Having gone through many "lives" since its' erection over 200 years ago, much of its integrity has remained intact. Extensive exterior renovations were completed in 2020 and reflect the beauty and order of the original design. Taking three years to complete, the renovations include:

- Custom hand-cast bricks
- New custom-milled windows
- New custom shutters
- Repaired original cast iron balconies
- New stucco coat on the entire building
- New interior stairwell from the courtyard
- Repair of the rooftop deck to support commercial use
- Any and all structural repairs needed to make the interior sound

The interior remains unfinished to be built out by the Master Tenant or potential build to suit depending on the prospect.

Located at the intersection of "main and main" in terms of retail and charm in the Vieux Carre, St. Peter and Royal Streets. This corner is the epicenter of the French Quarter and is often bustling with shoppers and street performers. One block from Jackson Square and the St. Louis Cathedral; steps to Jax Brewery, the Mississippi River, and Bourbon Street. Close neighbors with The Court of Two Sisters, Brennan's, Antoine's (175 years old), M.S. Rau Antiques, Preservation Hall, and the Historic New Orleans Collection Museum.

The building is available for Master Lease for \$16,000/month NNN. Call Sydney Anderson at 504-236-7507 for more information.

**General Information**

Tax ID/APN:	41200400	Building Name:	French Quarter "Skyscraper"   The Pedesclaux-Le Monnier House
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Restaurant, Street Retail, Tavern/Bar/Nightclub, Other	Gross Building Area:	10,060 SF
Zoning:	VCC-2	Building/Unit Size (RSF):	10,060 SF
		Usable Size (USF):	10,060 SF

**Available Space**

Suite/Unit Number:	NA	Date Available:	09/16/2020
Space Available:	10,060 SF	Lease Rate:	\$16,000 (Monthly)
Minimum Divisible:	10,060 SF	Lease Type:	NNN
Maximum Contiguous:	10,060 SF	Parking Spaces:	0
Space Type:	New		

**Area & Location**

Retail Clientele:	General, Business, Traveler, Tourist, Recreation, Convention, Other	Property Visibility:	Excellent
Property Located Between:	St. Peter St. and Toulouse St.	Largest Nearby Street:	Decatur St.
		Feet of Frontage:	124

**Area Description** Located at the intersection of "main and main" in terms of retail and charm in the Vieux Carre, St. Peter and Royal Streets. This corner is the epicenter of the French Quarter and is often bustling with shoppers and street performers. One block from Jackson Square and the St. Louis Cathedral; steps to Jax Brewery, the Mississippi River, and Bourbon Street. Close neighbors with Omni Royal Orleans, The Court of Two Sisters, Brennan's, Antoine's (175 years old), M.S. Rau Antiques, Preservation Hall, and the Historic New Orleans Collection Museum.

**Building Related**

Tenancy:	Single Tenant	Year Built:	1811
Total Number of Buildings:	1	Year Renovated:	2020
Number of Stories:	4	Construction/Siding:	Stucco
Typical SF / Floor:	2,500 SF		

Exterior Description: The entire exterior was renovated over the past 3 years and completed in 2020.  
Passenger Elevators: 0  
Freight Elevators: 0

Interior Description The interior is unfinished to be built out by Master Tenant or possible build to suit depending on the prospect. Any and all structural repairs to the interior to make it sound were completed during a 3-year renovation.

**Land Related**

Lot Frontage: 64 Feet Sewer Type: Municipal  
Lot Depth: 60 Feet Legal Description: 1. SQ 42 LOT 7 ROYAL AND 2. ST PETER 64X60 3.  
Water Service: Municipal 636-38-40 ROYAL STREET

Zoning Description The VCC-2 Vieux Carré Commercial District is intended to provide for retail and service establishments that attract and service local residents and visitors, permitting more intensive commercial uses than in the VCC-1 District, yet protecting the quality of life of the adjacent residential uses and the overall character of the Vieux Carré. This district includes the major shopping area of the Vieux Carré.

**Location**

Address: 636-640 Royal St (634-638 St. Peter St.), New Orleans, LA 70130 MSA: New Orleans-Metairie  
County: Orleans Submarket: French Quarter



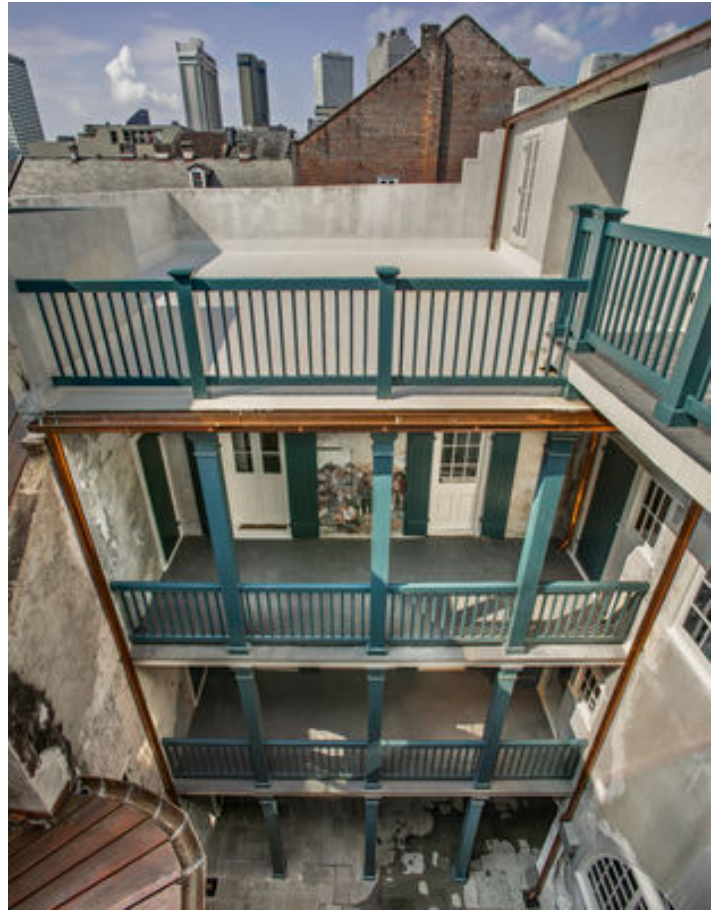
**Property Images**



640 Downtown Aerial Full Edit



640 Entrance Way Full Edit



640 Balconies Deck Full Edit



640 Interior Copper Full Edit



6Z9A5351-HDR-Pano



640 Stairwell Full Edit



640 Mural Full Edit



6Z9A0338-HDR-Pano



6Z9A0320-HDR-Pano



6Z9A1772-HDR-Pano



6Z9A0306-HDR-Pano



6Z9A2128-HDR-Pano



6Z9A2246-HDR-Pano



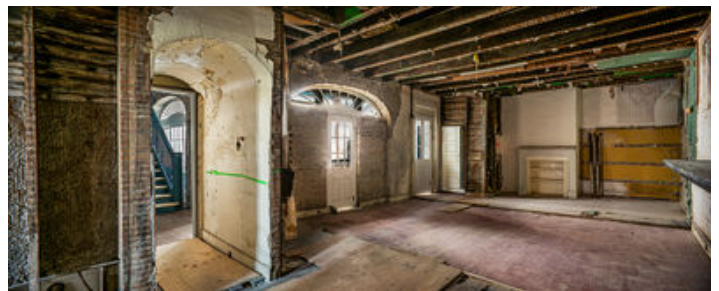
6Z9A5251-HDR-Pano



640 Dome Full Edit



6Z9A1630-HDR-Pano



640 Interior 1 Full Edit



640 Interior 2 Full Edit



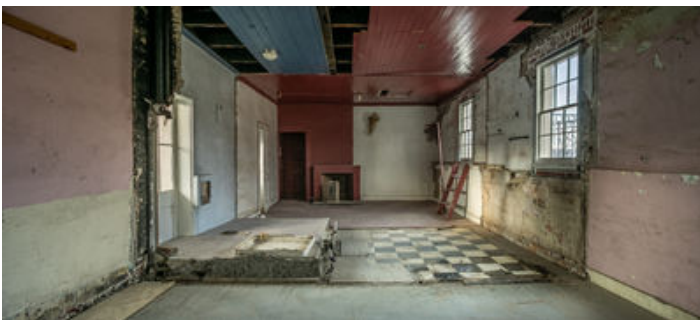
6Z9A1133-HDR-Pano



6Z9A0586-HDR-Pano



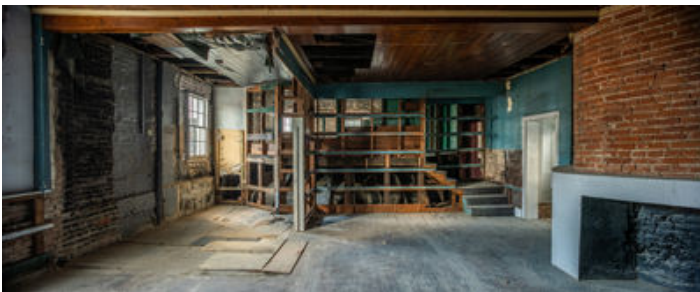
6Z9A1231-HDR-Pano



6Z9A0650-HDR-Pano



6Z9A1267-HDR-Pano



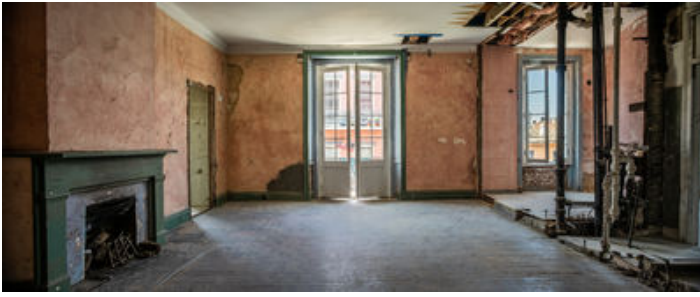
6Z9A0810-HDR-Pano



6Z9A1511-HDR



6Z9A0874-HDR-Pano



6Z9A1938-HDR-Pano



6Z9A1917-HDR-Pano



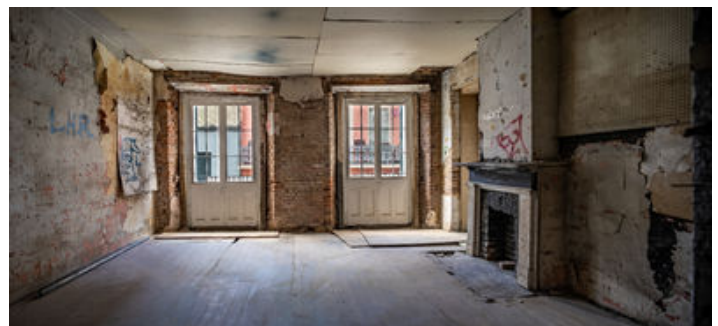
6Z9A1805-HDR-Pano



6Z9A1860-HDR-Pano



6Z9A2281-HDR-Pano



6Z9A2382-HDR-Pano



6Z9A4865-HDR-Pano



6Z9A4908-HDR-Pano



6Z9A9257-HDR-Pano



6Z9A9150-HDR-Pano



6Z9A9129-HDR-Pano



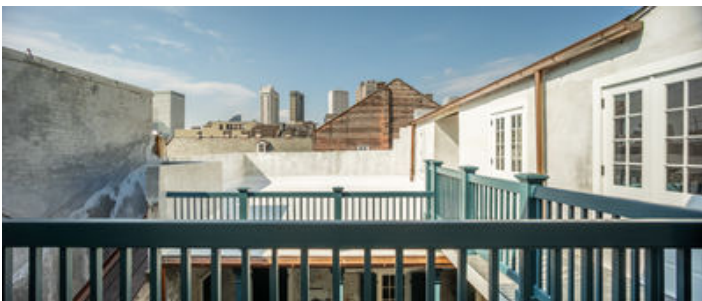
6Z9A9326-HDR



6Z9A9432-HDR-Pano



6Z9A9347-HDR-Pano



6Z9A9389-HDR-Pano



6Z9A9579-HDR-Pano



6Z9A9528-HDR-Pano



DJI\_0768-HDR



DJI\_0788-HDR



DJI\_0793-HDR

## Property Contacts



### Sydney Anderson

Sydney Anderson Realty, LLC

504-281-4749 [0]

[sydney@sydneyandersonrealty.com](mailto:sydney@sydneyandersonrealty.com)