



# MODERN HISTORIC OFFICE BUILDING – BYWATER

3317-3333 Chartres Street, New Orleans, LA 70117

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

MOBILE: 504.669.0506

cholmes@southeastcre.com



## PROPERTY DESCRIPTION

Beautifully renovated 18,464± SF Class A office featuring two connected buildings joined by a second-floor breezeway. Originally built in the early 1900s and completely modernized in 2013, the property combines historic character with contemporary design, including exposed brick, polished concrete floors, and high-end finishes.

The layout includes large conference rooms, private offices, break areas, and open collaboration spaces, ideal for creative or professional users. The site offers a gated parking lot with approximately 60 parking spaces and a convenient location close to the city's main business districts.

## OFFERING SUMMARY

Sale Price:	\$3,950,000
Lease Rate:	\$21/SF/YR (MG)
Building Size:	18,464 SF
Building Size:	

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,536	57,069	139,141
Total Population	15,978	119,411	317,402
Average HH Income	\$77,468	\$64,566	\$75,912

OFFICE BUILDING FOR SALE OR LEASE

## PROPERTY SUMMARY





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EXTERIOR PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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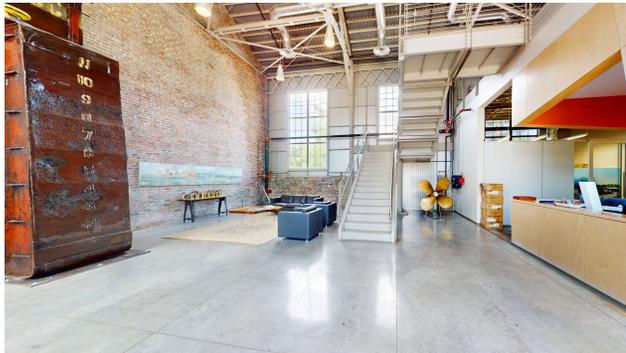
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INTERIOR SPACES

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EXTERIOR COMMON AREAS

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OFFICE BUILDING FOR SALE OR LEASE

AERIAL MAP



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ADDITIONAL PHOTOS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,978	119,411	317,402
Average Age	43	41	39
Average Age (Male)	43	40	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,536	57,069	139,141
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$77,468	\$64,566	\$75,912
Average House Value	\$435,349	\$386,805	\$377,946

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT

