

714 Baronne Street | New Orleans, LA 70113

Turnkey Upscale Restaurant & Bar Opportunity for Lease

Former 34 Restaurant & Bar | CBD

TALBOT
REALTY GROUP



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714 Baronne Street, New Orleans, Louisiana 70113

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PREMIER HOSPITALITY OFFERING IN NEW ORLEANS CBD

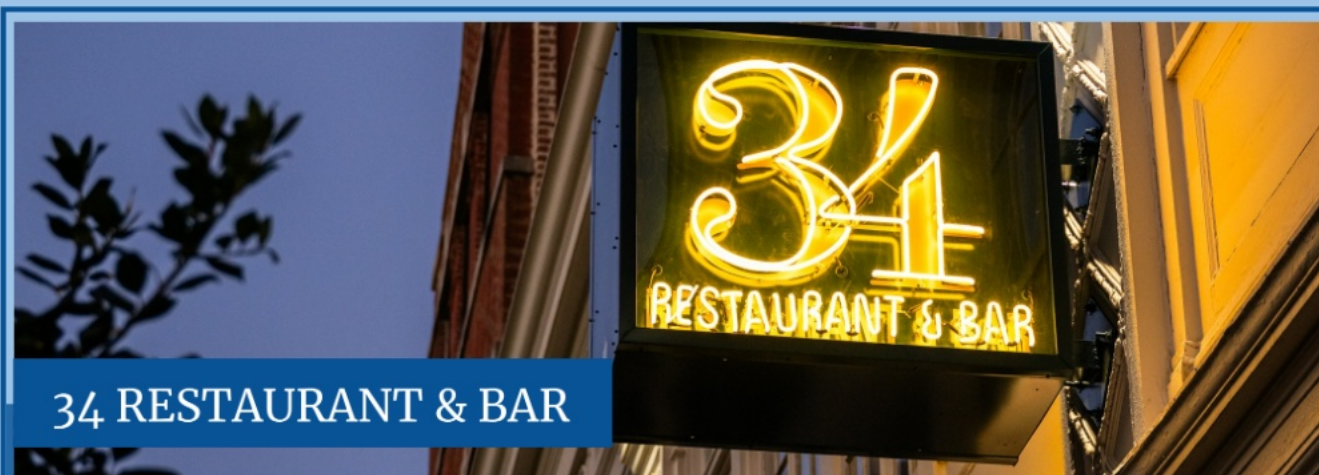
Address: 714 Baronne Street New Orleans, LA **Space Size:** 8,790 SF

Offering Type: Turnkey Lease **Zoning:** CBD-5

Summary: Talbot Realty Group presents a rare lease opportunity at 714 Baronne Street, offering a fully turnkey, upscale restaurant and bar space in the pulse of the New Orleans Central Business District. Previously the home of '34 Restaurant and Bar,' this 8,790-square-foot venue delivers a sophisticated build-out featuring a spacious main dining hall, a dedicated Jamon bar, and an exclusive hidden speakeasy. Positioned in a high-density corridor among luxury hotels and art galleries, the property allows for immediate market entry. The space includes a fully equipped commercial kitchen, with FF&E available for purchase.

Highlights:

- ✓ Turnkey Upscale Build-out
- ✓ Prime CBD Location
- ✓ High-Traffic Hotel Corridor
- ✓ Exclusive Speakeasy Included
- ✓ FF&E Available for Purchase
- ✓ High-Intensity Commercial Use



For Leasing Inquiries

Please contact the broker listed for more information or to schedule a tour.

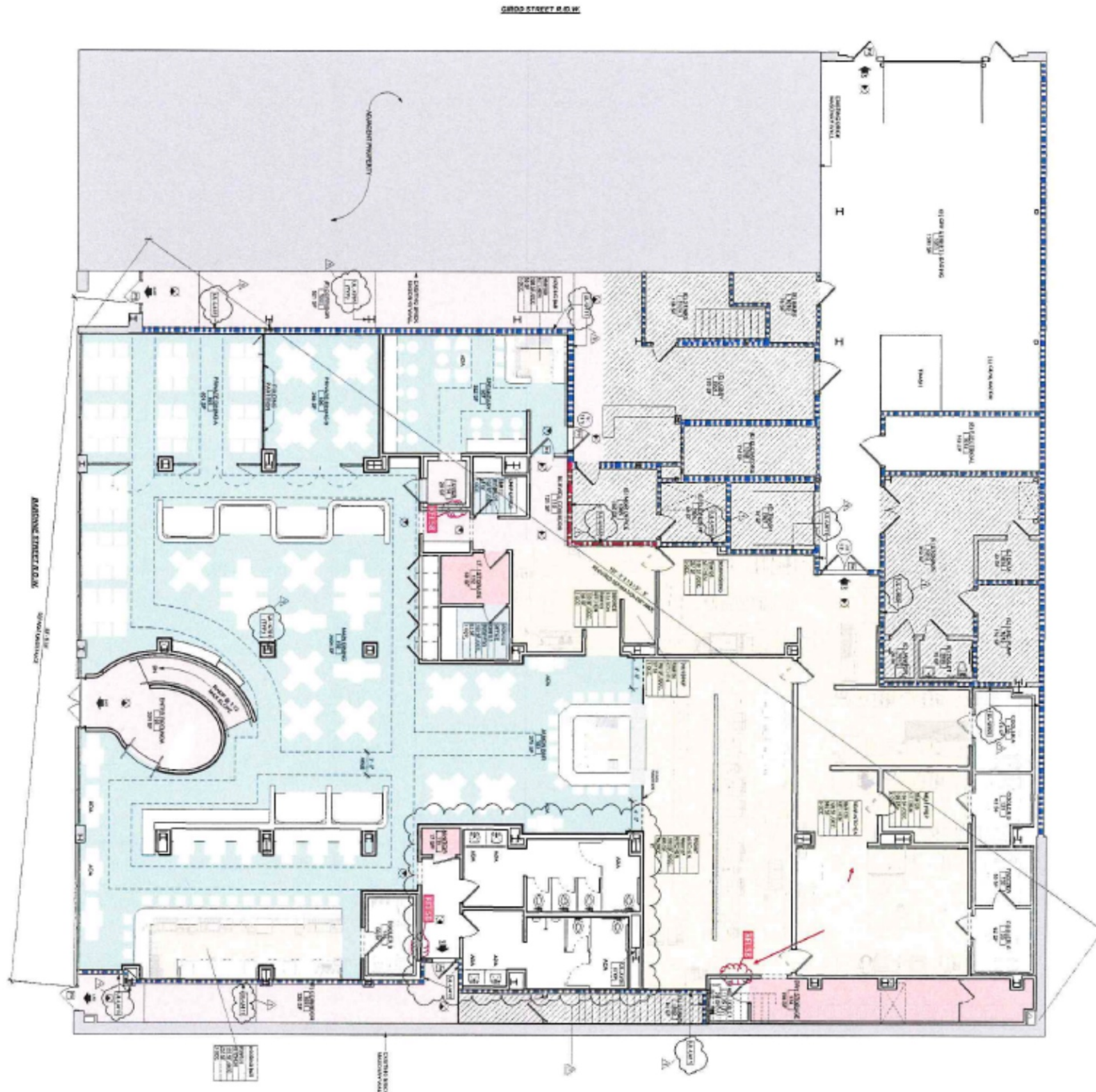
Property Specifications



General Information

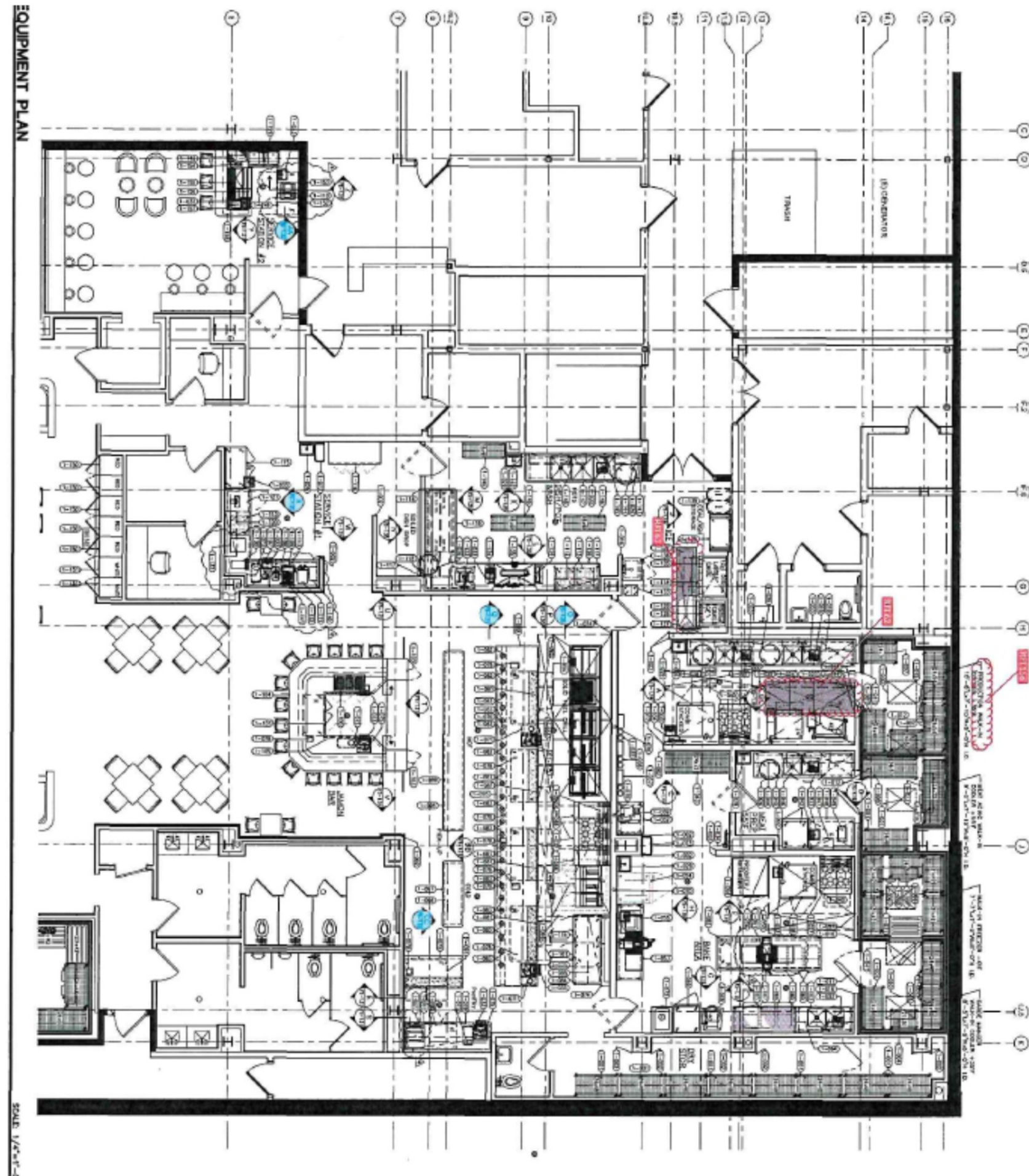
Category	Details
Address	714 Baronne Street, New Orleans, LA 70113
Property Type	Retail / Restaurant
Total Area	8,790 SF
Zoning	CBD - 5
FF&E	Available For Purchase
Lease Rate	\$30.00 PSF NNN
NNN Charges	\$20.28 PSF + 6% of Gross Sales > Natural Breakpoint

FLOOR PLAN



714 Baronne Street, New Orleans, Louisiana 70113

EQUIPMENT PLAN



714 Baronne Street, New Orleans, Louisiana 70113

AERIAL VIEW & AMENITIES



714 Baronne Street, New Orleans, Louisiana 70113

DEMOGRAPHICS

Overview

1-Mile Radius

Population: 19,641

Average Household Income: ~\$55,000

3-Mile Radius

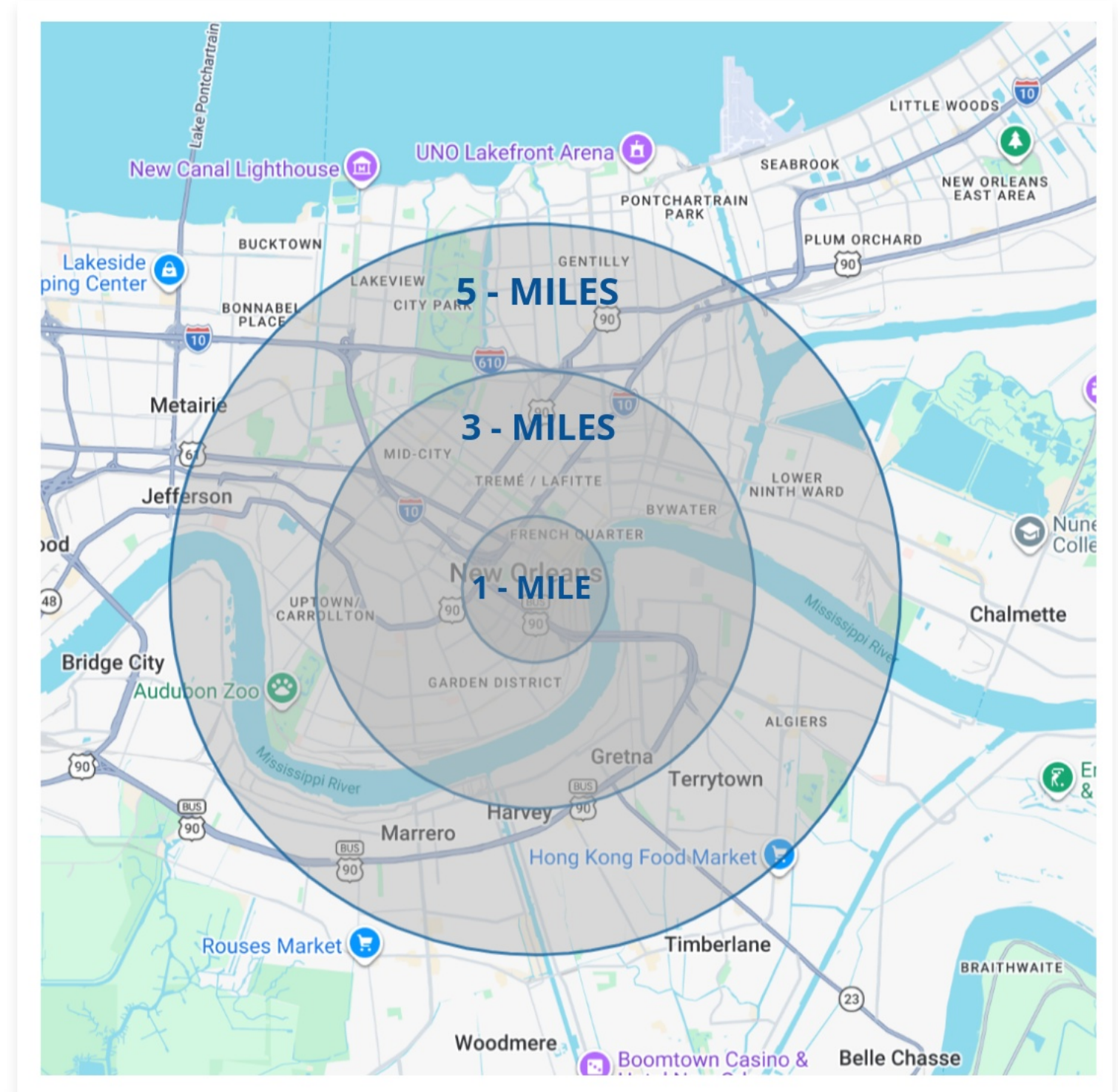
Population: 124,000

Average Household Income: ~\$60,000

5-Mile Radius

Population: 376,035

Average Household Income: ~\$55,339

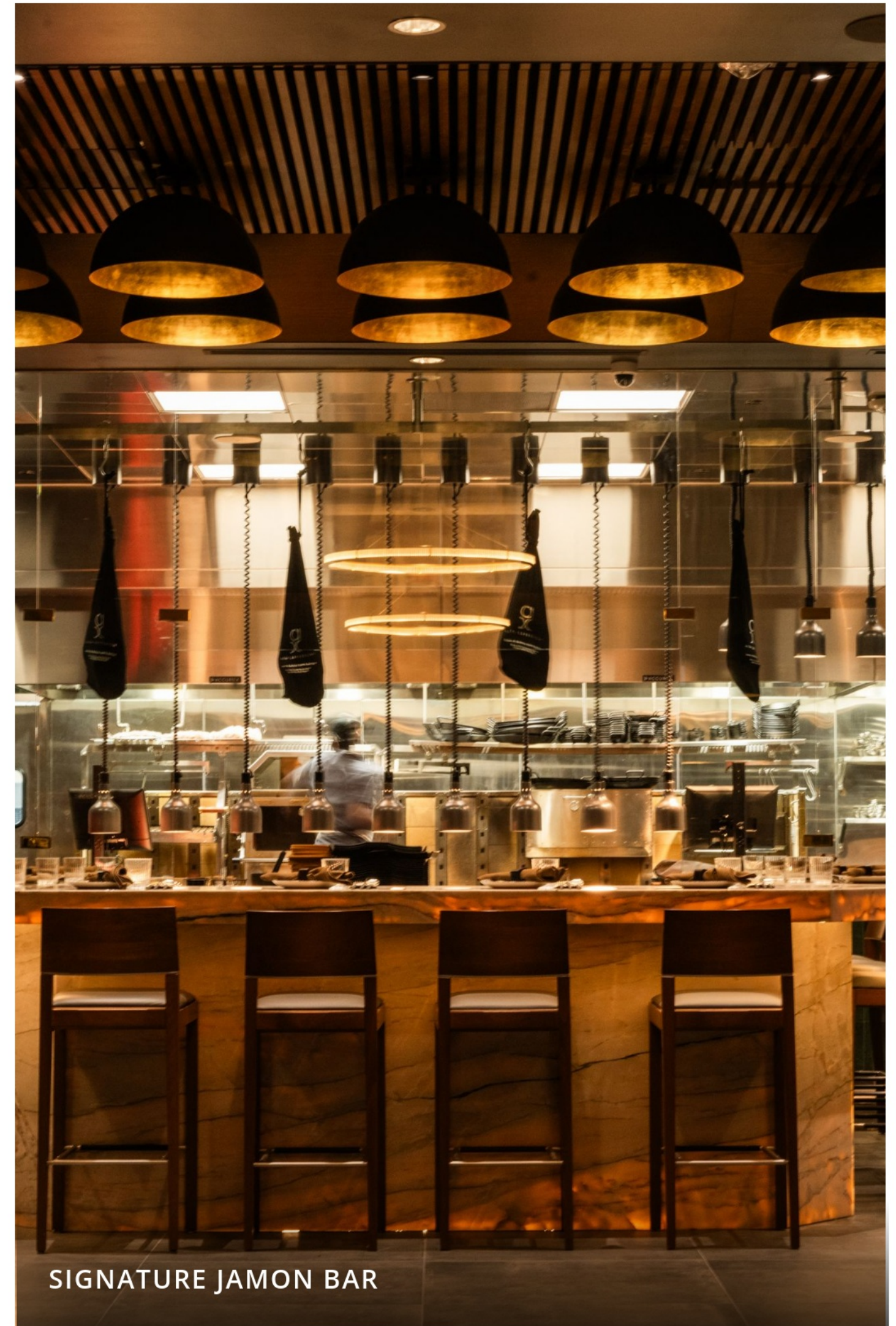




EXPENSIVE MAIN DINING ROOM

Main Dining & Bar Interiors

This turnkey asset features an immaculately designed interior blending upscale sophistication with operational efficiency. From the high-capacity dining hall to the custom-finished bar areas, every square foot is optimized for guest experience and revenue generation.



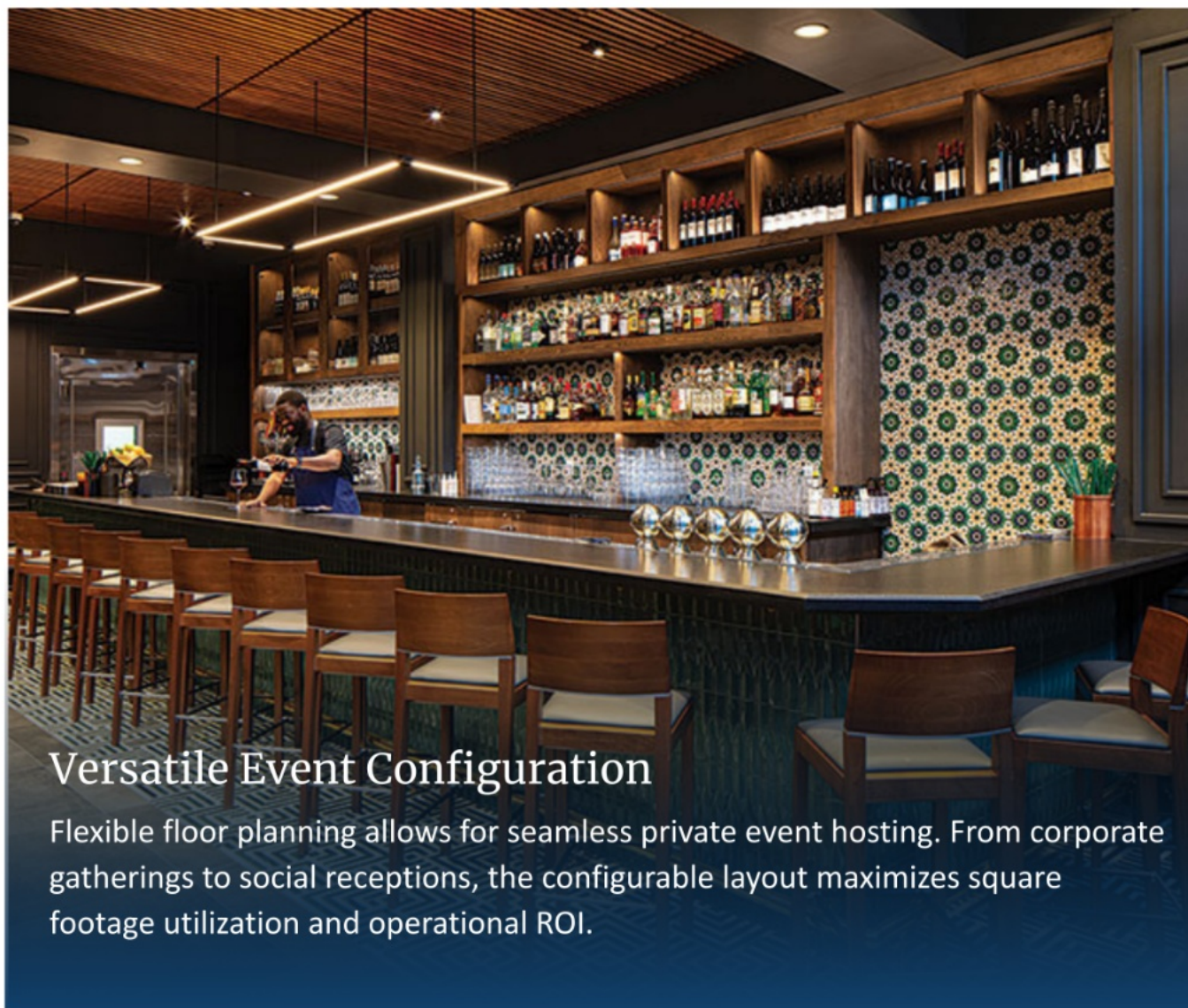
SIGNATURE JAMON BAR



SPEAKEASY & PRIVATE EVENTS

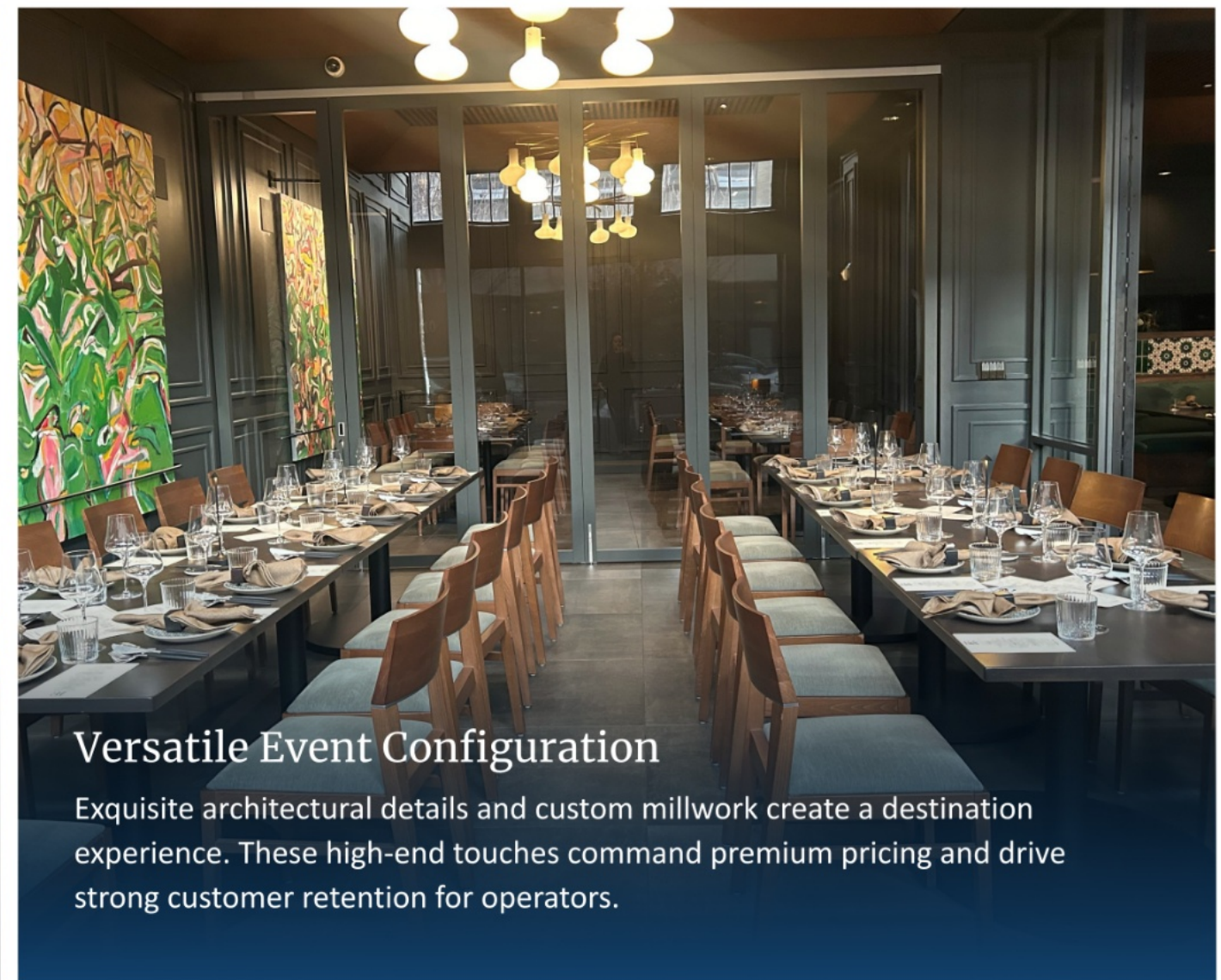
Hidden Speakeasy Lounge

Unlock additional revenue streams with this fully built-out speakeasy lounge. Featuring premium finishes and an intimate atmosphere, this turnkey space is primed for high-margin cocktail service or exclusive member access, adding a unique experiential component to the asset.



Versatile Event Configuration

Flexible floor planning allows for seamless private event hosting. From corporate gatherings to social receptions, the configurable layout maximizes square footage utilization and operational ROI.




Versatile Event Configuration


Exquisite architectural details and custom millwork create a destination experience. These high-end touches command premium pricing and drive strong customer retention for operators.

The Warehouse District & CBD

A HUB OF CULTURE & COMMERCE

714 Baronne Street sits at the dynamic intersection of the New Orleans Central Business District and the historic Warehouse District. This neighborhood serves as a cultural and culinary epicenter, home to the National WWII Museum, the Contemporary Arts Center, and the Ogden Museum of Southern Art. The immediate area boasts a high concentration of luxury hotels, driving significant foot traffic and tourism year-round.

 **\$1B River District:** Adjacent 40-acre development bringing Shell's new HQ and thousands of residential units.

 **Luxury Hospitality:** Anchored by Virgin Hotels, Ace Hotel, and the new Four Seasons, attracting affluent travelers.

MAJOR NEIGHBORS



CBD SKYLINE



WAREHOUSE DISTRICT

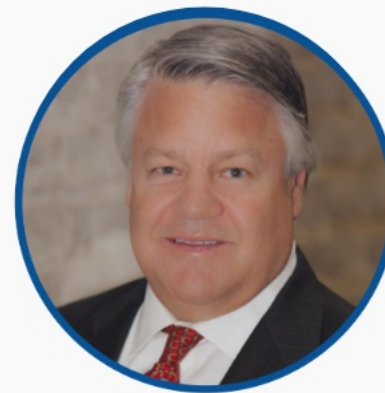
BOBBY TALBOT

504 525-9763

btalbot@talbot-realty.com


CONTACT INFORMATION

For additional information regarding **714 Baronne Street, New Orleans, Louisiana 70113** or to schedule a tour, please contact:



Bobby Talbot

BROKER

 504 525-9763

 btalbot@talbot-realty.com