



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Class A Office Space on Lafayette Square

525 St. Charles Avenue

NEW ORLEANS, LA 70130

Andrea Arons Huseman CCIM

ahuseman@corp-realty.com

504.587.1450 (Office) | 504.296.5641 (Cell)



CLASS A OFFICE SPACE NEAR CBD

525 St. Charles Avenue, New Orleans, LA 70130

DESCRIPTION

The Federal Reserve Bank is located directly across from Lafayette Square on the corner of Poydras Street. It is in an excellent location, providing easy walkability to offices, banks, courthouses, and more in the Central Business District. It is near renowned hotels and award-winning restaurants as well as galleries, museums, and other attractions.

This building has its own parking lot, provides convenient ingress/egress, features premier security, and boasts in-house cafeteria with daily specials.

OVERVIEW

SIZE:	2,447 sf
RENTAL RATES:	\$22.00 usf, gross No common area factor



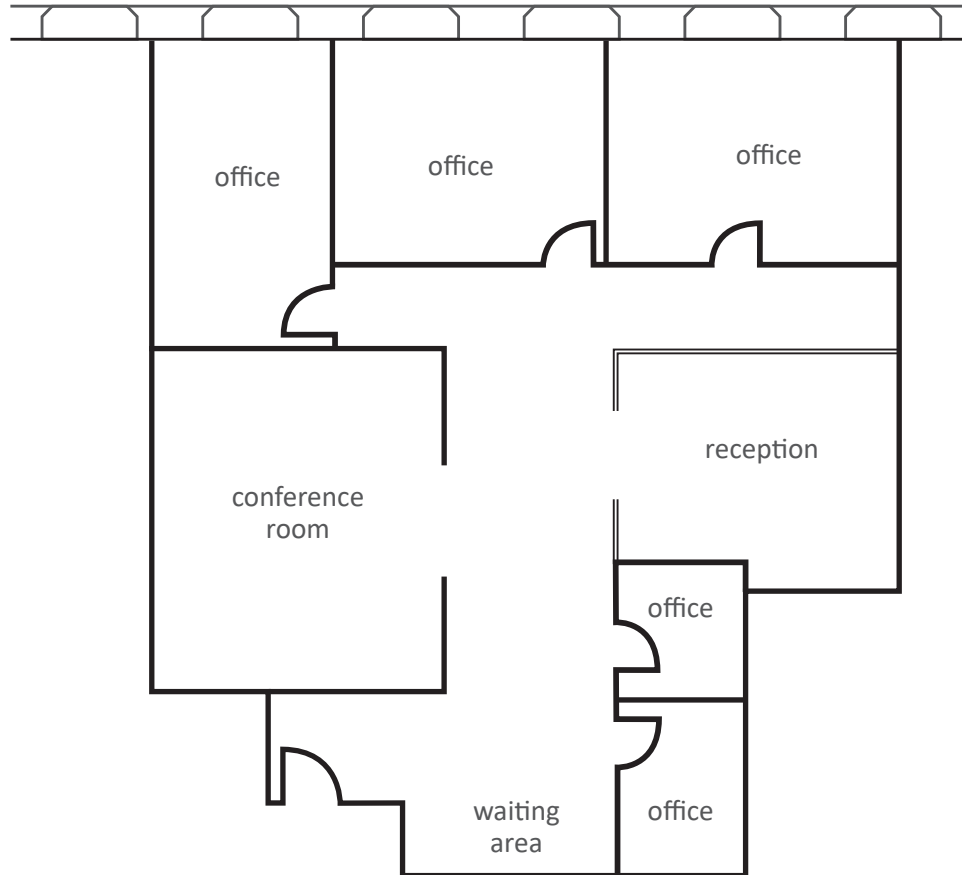
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525 ST. CHARLES AVENUE

FLOOR PLAN

2,447 SF



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AMENITIES



Secure, on-site parking at market rates



Directly across the street from Lafayette Square park which hosts events throughout the year



24/7 access



On St. Charles streetcar line



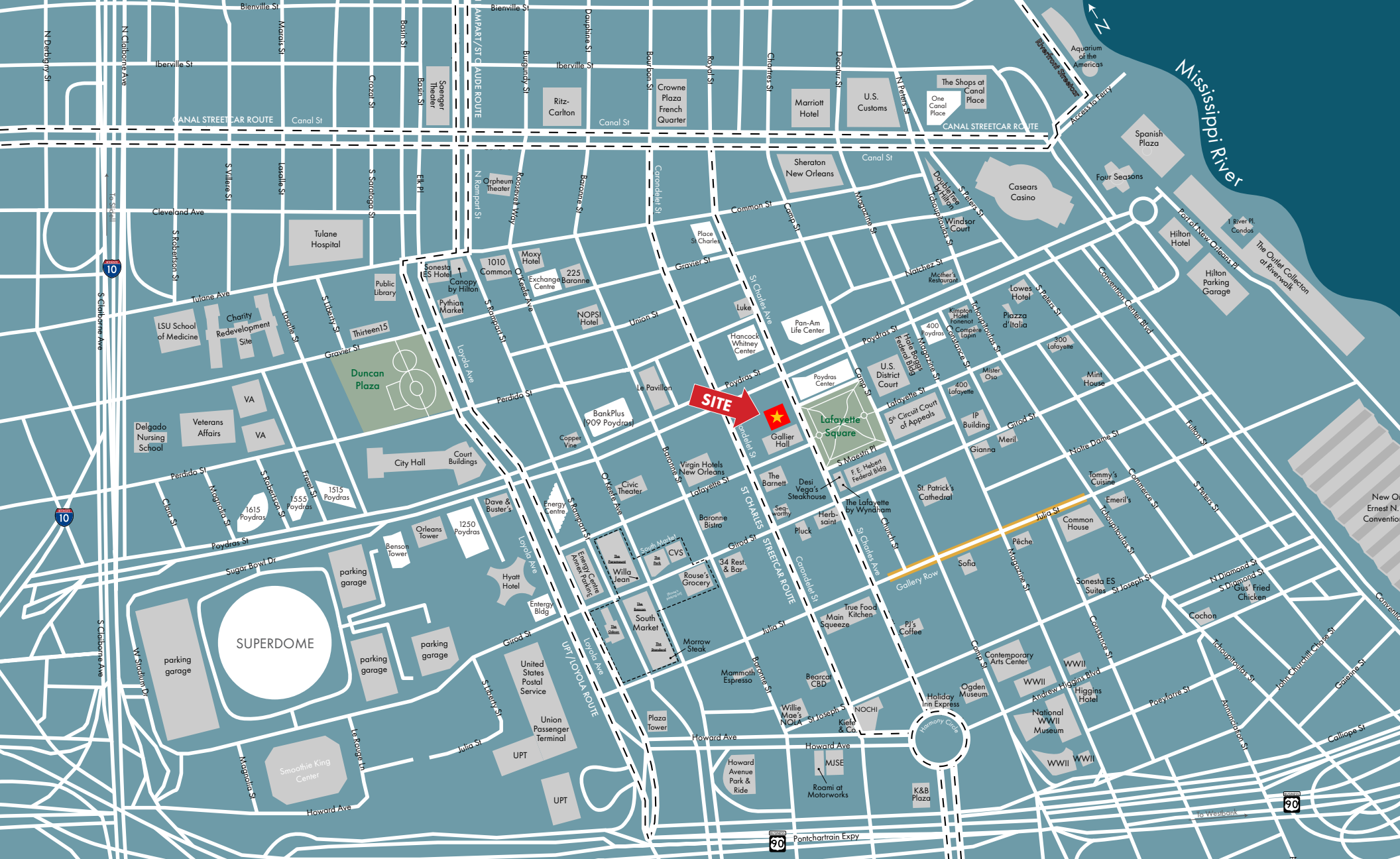
HVAC Monday-Friday
7:00 am - 6:00 pm



Located at the intersection of Poydras Street, St. Charles Avenue, and Carondelet Street, allowing easy walkability to major businesses, courthouses, and government buildings including City Hall



Conference facility with in-house catering capabilities available to tenants



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