



CORPORATE REALTY

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

REDEVELOPMENT OPPORTUNITY | FOR LEASE

Architectural Gem with Endless Potential in the Arts District

851 Magazine Street

NEW ORLEANS, LA 70130

Sydney Anderson, CCIM
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 **SYDNEY ANDERSON REALTY**



ADAPTIVE USE OPPORTUNITY IN THE WAREHOUSE/ARTS DISTRICT

851 Magazine Street, New Orleans, LA 70130

DESCRIPTION

This property consists of a 10,965-sf parcel with a historic early 20th-century warehouse structure built in the decorative brick style, popular between 1900-1940. Located in the Warehouse/Arts District, this structure is currently used as an active, covered parking garage, but it could be available for a long-term use. There is an additional 5,472-sf parcel adjacent to the property that is also available and currently used on a monthly parking basis.

The property is directly across from Pêche Restaurant and within blocks from the Superdome, French Quarter, New Orleans Ernest N. Morial Convention Center, the National

WWII Museum, an abundance of luxury residences, hotels, restaurants, galleries, and downtown office towers. The Magazine Street downtown corridor is a high visibility area, with heavy pedestrian and vehicular activity.

This is a dynamic location that provides an exceptional development opportunity, including potential for hotels, other hospitality uses, and residential. State and federal historic tax credits are available to assist in development.

PROPERTY SIZE

10,965 sf (Total Lot)

RENTAL RATE

\$15,000 monthly, NNN

ZONING

Current zoning is CBD-6, intended to provide for a downtown environment. *There is also Mixed-Use Downtown Core Neighborhood (DCN-MU) and Use Restriction Overlay District HU-B1A. Maximum height is 65' / 5 stories.*



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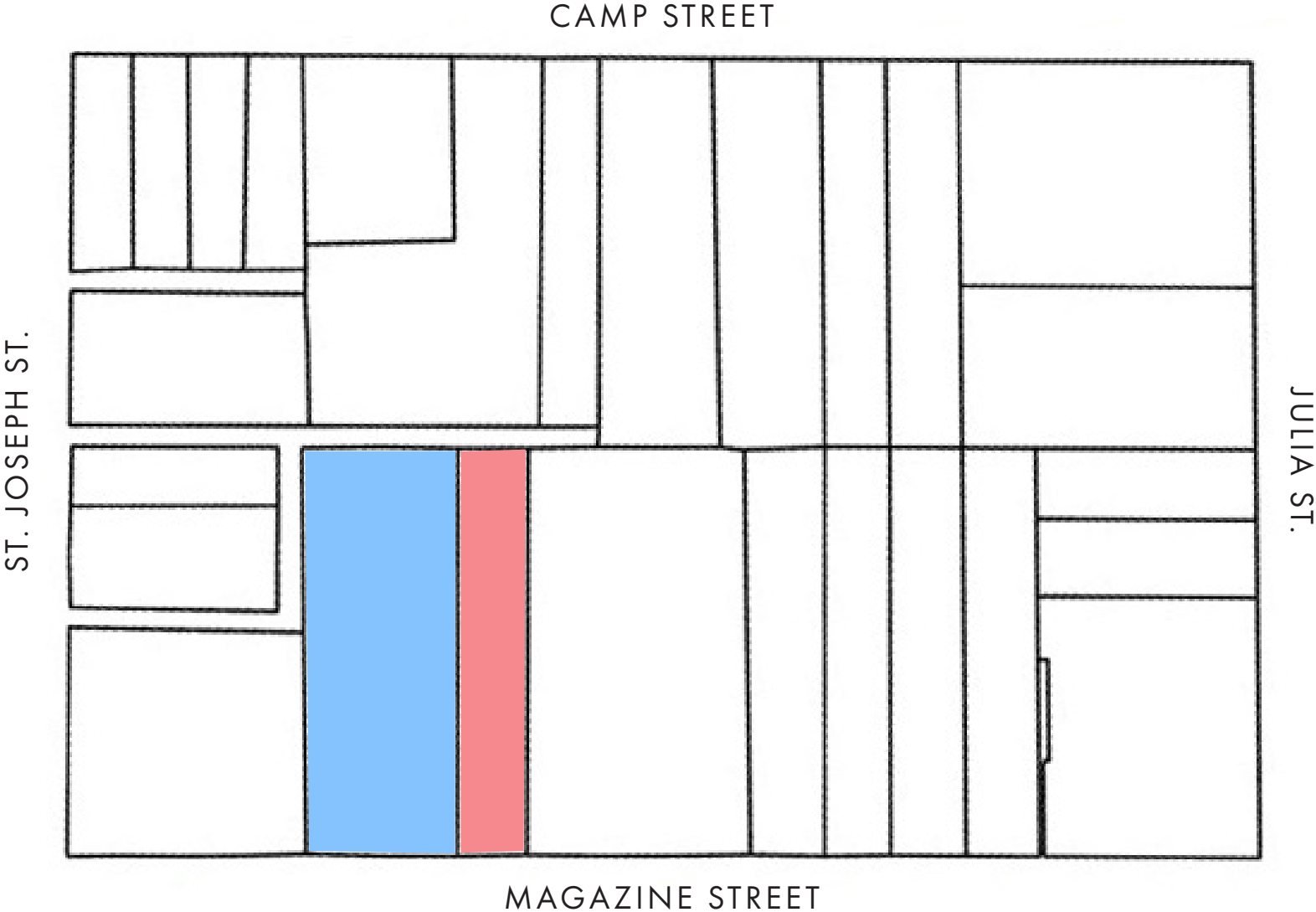
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851 MAGAZINE STREET

SITE PLAN

- Development Site Available: 10,965 sf
- Potential Site Available: 5,472 sf



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851 MAGAZINE STREET NEIGHBORHOOD

The Warehouse District Historic District today has achieved an enviable balance of downtown lifestyle in its combinations of residential apartment/condominium units and eclectic office buildings converted from former warehouse space, shopping, entertainment, arts destinations, and more. The New Orleans Ernest N. Morial Convention Center forms one boundary of this district. The National World War II Museum, Ogden Museum of Southern Art, and "Gallery Row" on Julia Street draw visitors and tourists alike. The area is rich with award-winning restaurants and hotels. It is close to the Central Business District, a vital area for office towers and governmental buildings, and the planned mixed-use development River District New Orleans.



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851 MAGAZINE STREET

ABOUT DOWNTOWN

36.5M

annual visitors to
Downtown
(2024)

135,000

residents, workers,
and visitors daily
(2024)

6,370

apartments and
condos

22,707

hotel rooms

9.0M

sf of Class A office
space (2024)

79.1%

total office building
occupancy*

*both Class A and non-Class A, 2024

476

retail stores

243

restaurants
and bars

Figures are from the Downtown
Development District and
Corporate Realty.



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