



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

Centrally Located Historic Downtown Building

231 Carondelet Street

NEW ORLEANS, LA 70130

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PRIME CORNER IN THE CBD

231 Carondelet Street, New Orleans, LA 70130

DESCRIPTION

The Exchange is now offering office, retail, and/or restaurant space for lease. Formerly the site of the New Orleans Cotton Exchange, the building is located in the heart of downtown New Orleans in the busy Central Business District. It faces the downtown St. Charles streetcar line, is two blocks from Canal Street and the French Quarter, and is within easy walking distance of office buildings, restaurants, hotels, and more.

The Exchange immediately neighbors the AC Hotel by Marriott New Orleans French Quarter, the Hilton Garden Inn French Quarter/CBD, Hampton Inn & Suites New Orleans Downtown (French Quarter), Holiday Inn Club Vacations, Hibernia Tower Apartments, Gravier Place Apartments, and Four Winds Apartments.

The seven-floor, 27,790-sf building has most recently served as a bank and hotel. The first floor was formerly the retail branch for Hancock Whitney Bank and is now available for lease in a variety of options. Exterior signage is available, and numerous parking garages and metered street spots nearby provide parking options.

SIZE: 7,462 sf

LEASE RATE: \$35.00 - \$45.00 psf NNN

- » Retail and/or restaurant opportunities
- » Opportunity for flagship retail or restaurant
- » Zoning CBD-1, Core Central Business District
- » Historic Varieties Alley (also referred to as Theater Alley) pedestrian way still remains, which would be value-add for a restaurant operator

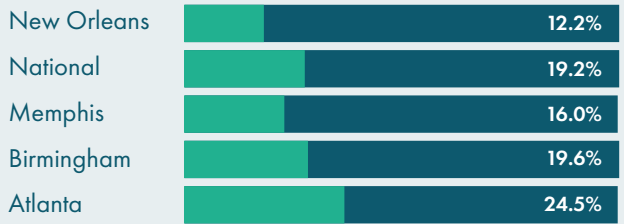
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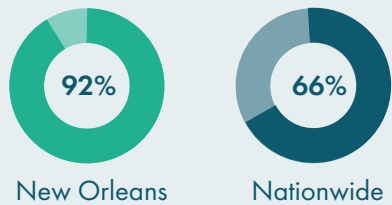
Downtown New Orleans Insights

2023 data provided by Placer.ai show that New Orleans has a stronger market condition and return-to-office trend for downtown office spaces in comparison to the national average. Additionally, there has also been an annual increase in visitors traveling to Downtown New Orleans.

Downtown Office Vacancy



Return to Office Rate



Visitors from >50 mi

Year	Visitors	Visit Nights	Estimated Visitor Spending Potential
2021	2.6M	5.5M	\$1.1B
2022	3.5M	7.4M	\$1.5B
2023	3.8M	8.0M	\$1.6B

Companies Investing in Downtown New Orleans

Office Leases

Tenant	Address	Square Footage
Jones Walker	Place St. Charles 201 St. Charles Ave.	151,000
Shell	River District Building	142,000
NOPD	1615 Poydras 1615 Poydras Street	69,000
Harvey Gulf International Marine	Hancock Whitney Center 701 Poydras St.	23,432

Restaurant Openings

Restaurant	Address	Details
Morrow Steak	1003 Julia St.	Classic steakhouse dishes alongside seafood options
Brasa South American Steakhouse	Once Canal Place 365 Canal St., Ste. 220	Brazilian steakhouse that offers a variety of meats carved tableside, sides and a salad bar as well as cocktails and small plates
Tacos del Cartel	1010 Girod St.	Contemporary take on Mexican cuisine and cocktails
Nobu New Orleans	Caesars New Orleans 8 Canal St.	Nobu Matsuhisa's renowned Japanese-Peruvian cuisine as found in other Nobu restaurants comes to New Orleans
Willy Mae's Chicken	898 Baronne St.	Iconic Southern cuisine, including fried chicken

Hotel Openings

Hotel	Address	Details
Fairmont Hotel	1010 Common St.	250 rooms; this is a redevelopment of a former office building, scheduled to open February 2025
Element Hotel	1010 Common St.	Extended stay hotel is also part of redevelopment of 1010 Common
New Orleans Convention Center Hotel	900 Convention Center Blvd.	1,200 rooms; will undergo a vote but would be adjacent to the New Orleans Ernest N. Morial Convention Center
Nobu New Orleans	Caesars New Orleans 8 Canal St.	90 rooms; luxury hotel with restaurant and exclusive guest experiences

Upcoming Events

2025

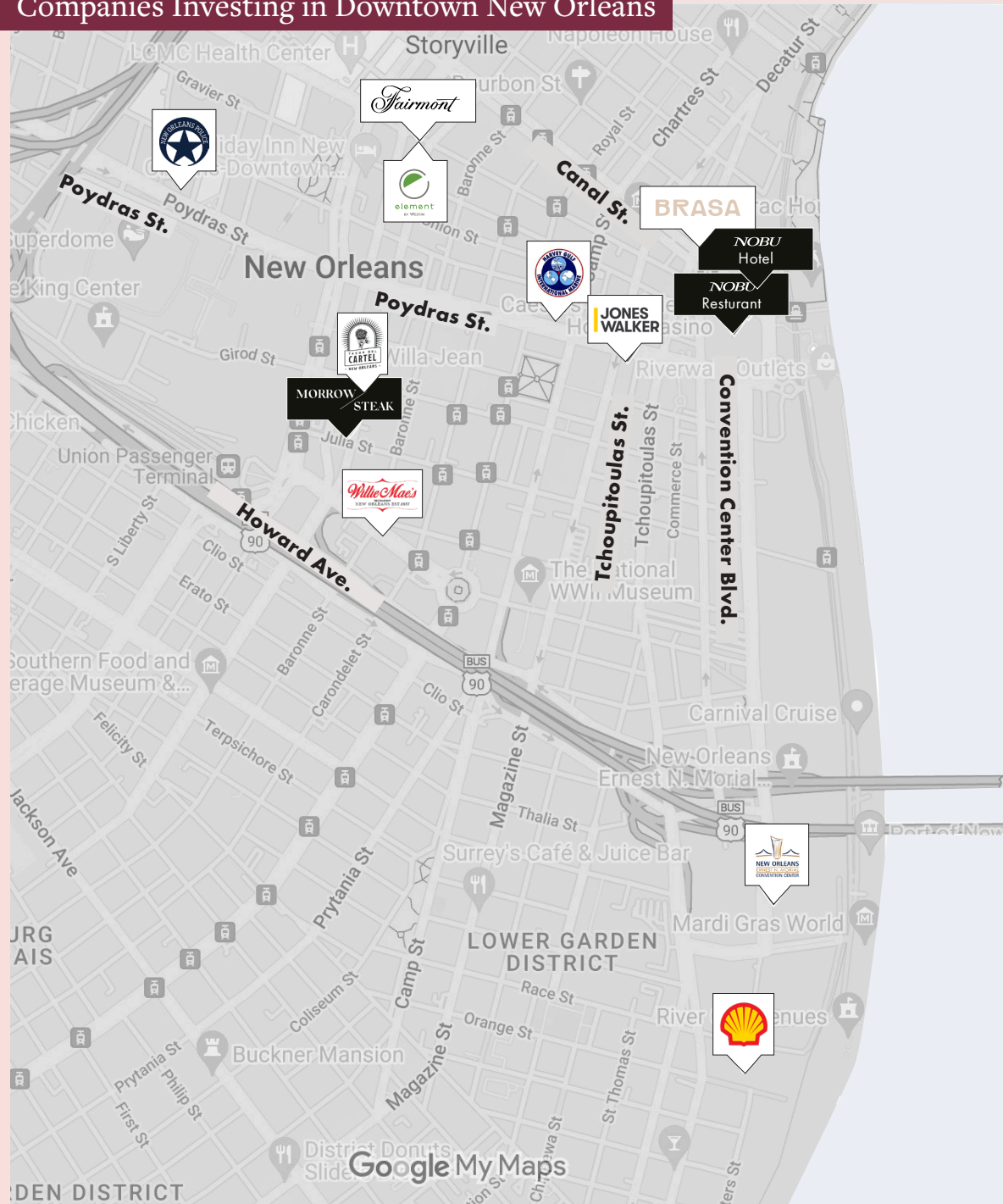
February 9th

2025 Super Bowl LIX

March 4th

Mardi Gras 2025

Companies Investing in Downtown New Orleans



Crime Statistics

**~10%
DECREASE**

New Orleans has shown a significant decrease in crime. In the first half of 2024, the number of petty crimes in New Orleans **decreased to 45.67% and violent crimes decreased to 35.0%** in comparison to their figures in the same time period in 2023.

Statistics obtained from nola.com.



2025 Super Bowl LIX Preparations

**\$40M
FACELIFT**

New Orleans is investing over \$40 million in a comprehensive downtown project to be completed prior to February 9, 2025. The initiative focuses on infrastructure and public spaces and includes several key components:

Infrastructure Improvements
Public Space Enhancements
Urban Design and Streetscape

This significant investment is aimed at revitalizing downtown New Orleans, not just for the Super Bowl but also to make it more attractive for residents, businesses, and tourists while improving the overall quality of urban life.

Information obtained from nola.com.



231 CARONDELET STREET

ABOUT DOWNTOWN

17.7M

annual visitors to
Downtown
New Orleans

142,764

residents, workers,
and visitors daily

7,357

apartments and
condos

20,747

hotel rooms

8.8M

square feet of Class
A office space

243

retail stores

249

restaurants
and bars

63

sidewalk cafes

Figures are from the Downtown
Development District. More information
can be found at downtownnola.com.



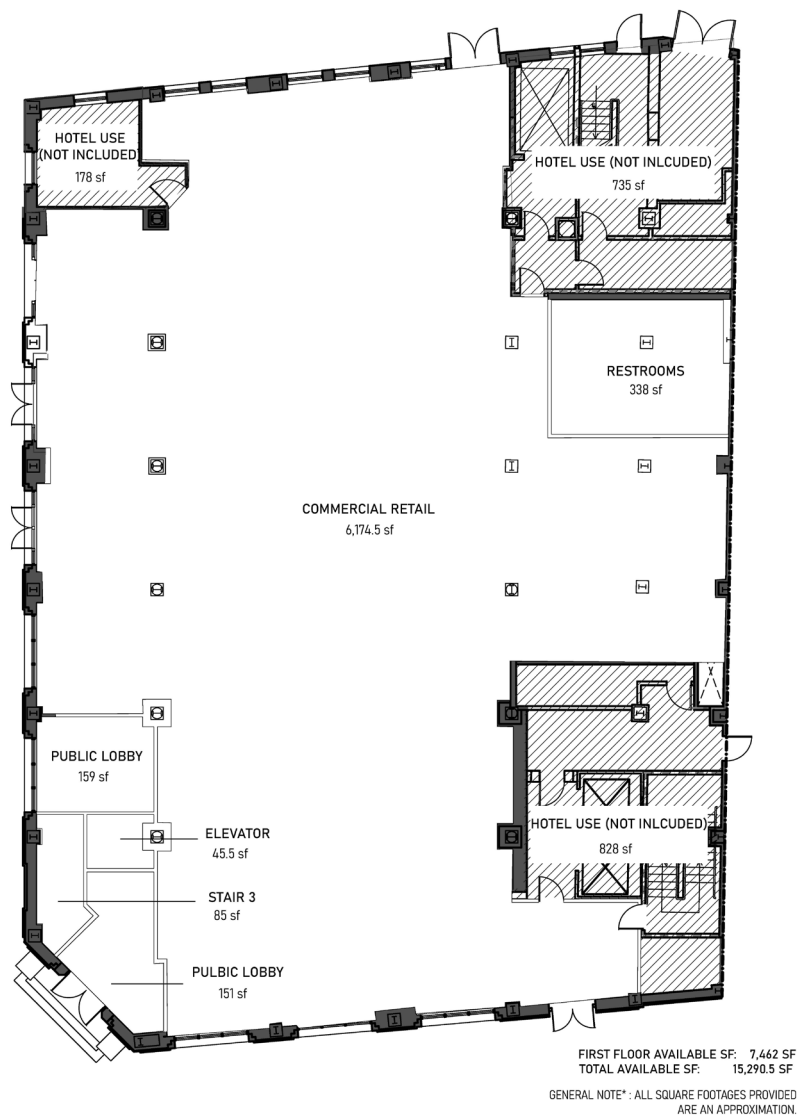
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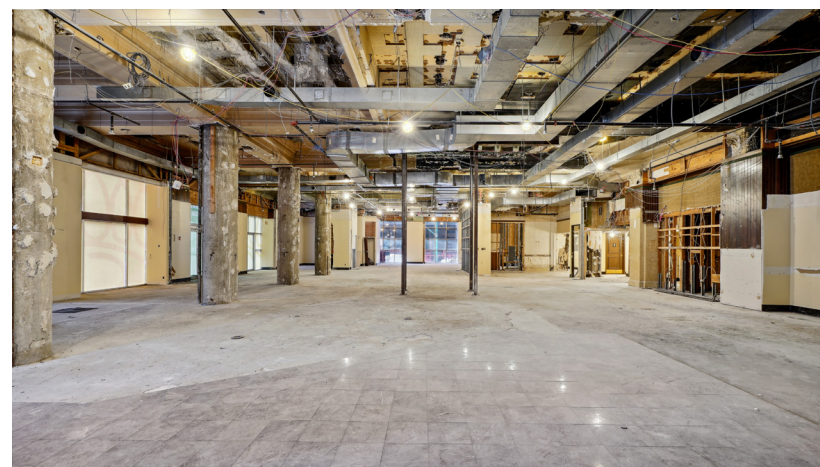
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FLOOR PLAN



TRAPOLINPEER



The space is in raw condition, ready for build-out



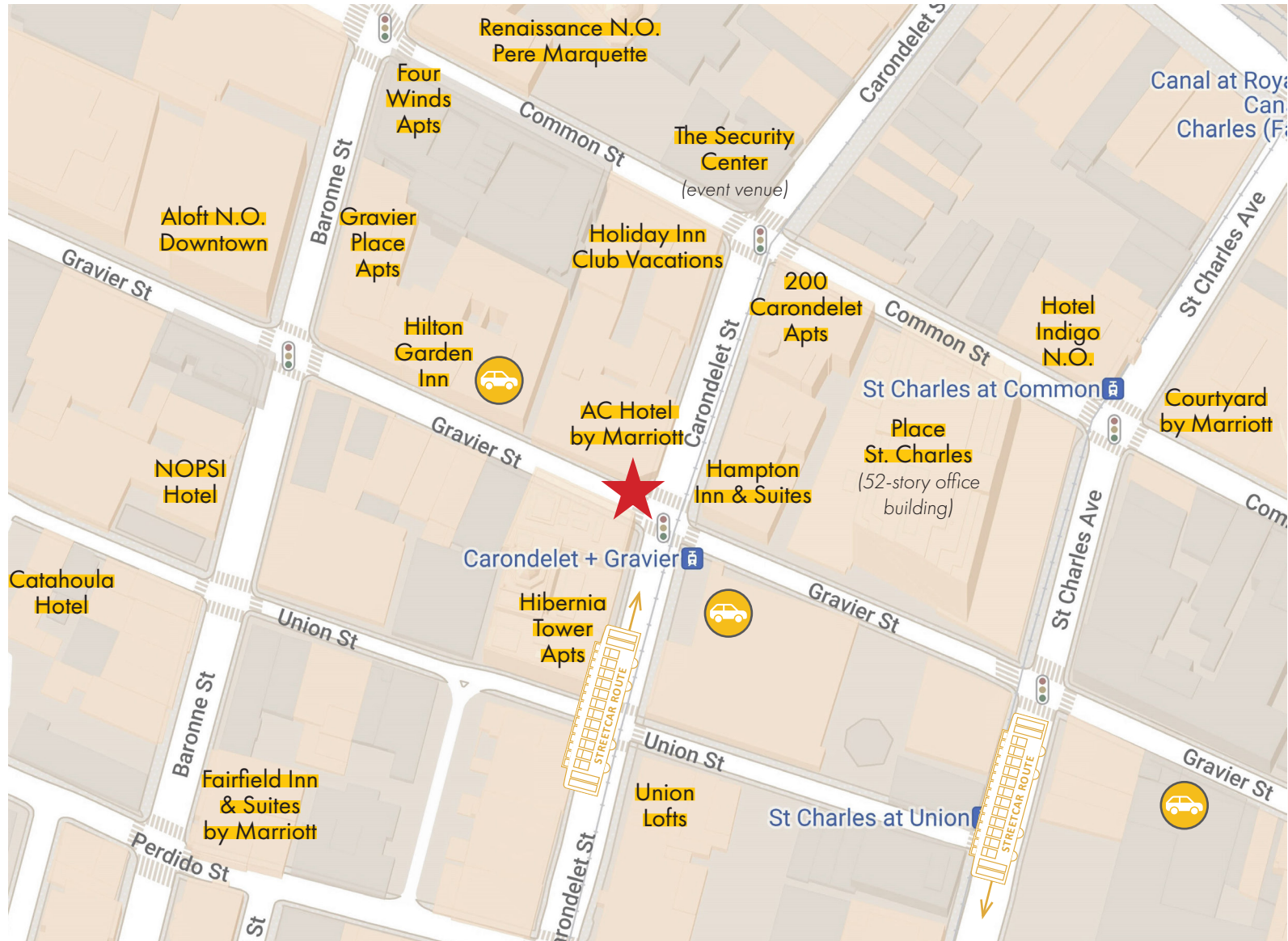
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SURROUNDING BUSINESSES



Parking contracts are available at the Hilton Garden Inn and nearby standalone parking garages

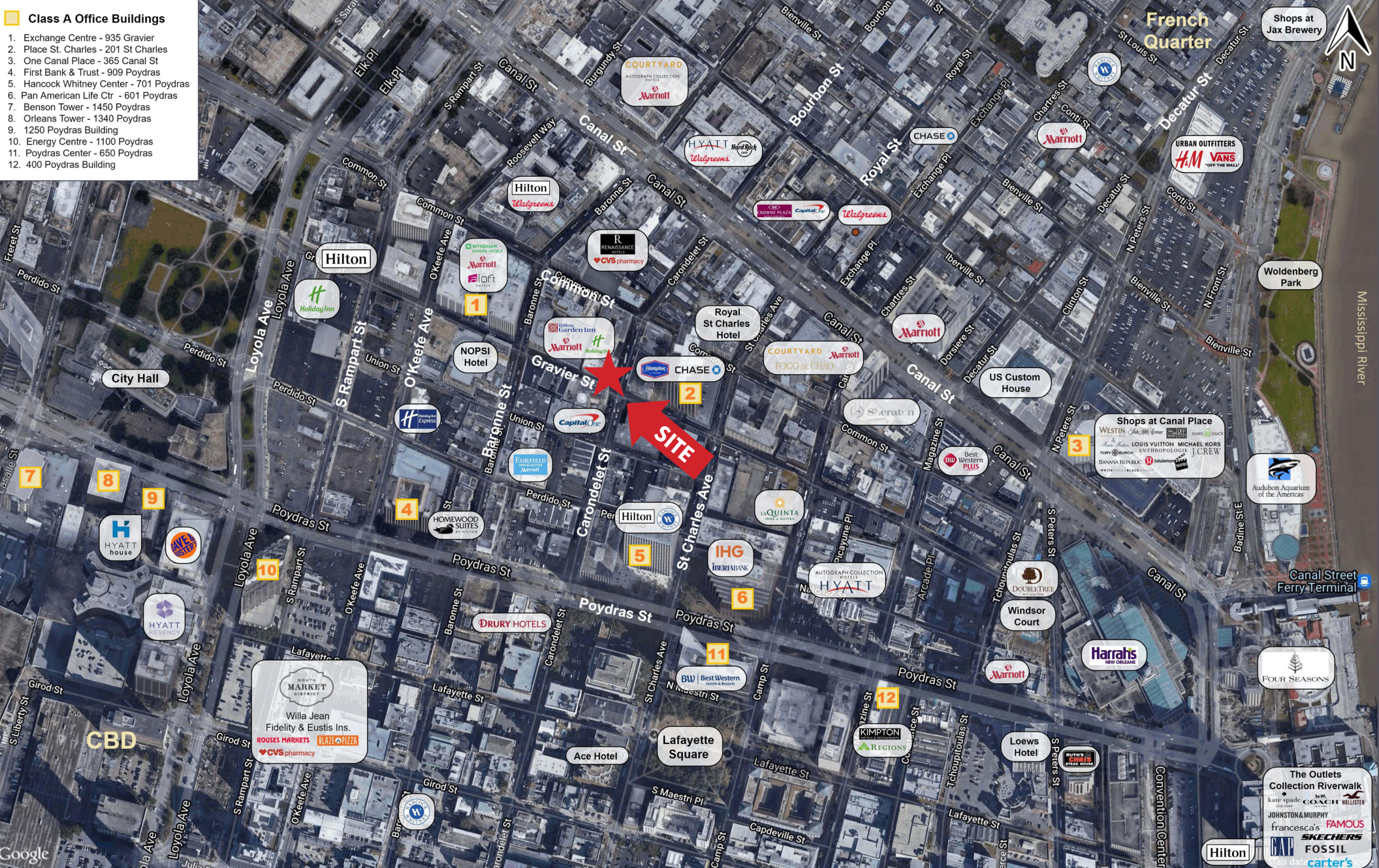


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- Class A Office Buildings**
1. Exchange Centre - 935 Gravier
 2. Place St. Charles - 201 St Charles
 3. One Canal Place - 365 Canal St
 4. First Bank & Trust - 909 Poydras
 5. Hancock Whitney Center - 701 Poydras
 6. Pan American Life Ctr - 601 Poydras
 7. Benson Tower - 1450 Poydras
 8. Orleans Tower - 1340 Poydras
 9. 1250 Poydras Building
 10. Energy Centre - 1100 Poydras
 11. Poydras Center - 650 Poydras
 12. 400 Poydras Building



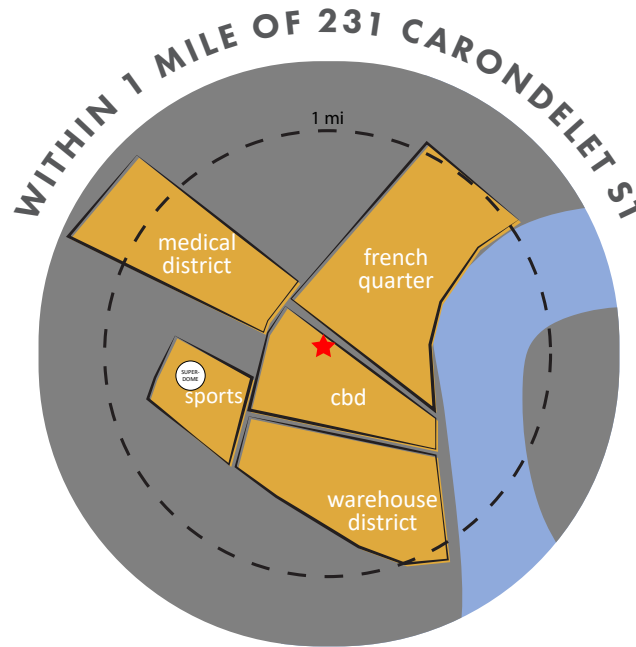
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NEIGHBORHOOD

Central Business District With a daytime population of 143,764, the CBD includes 16 Class A office buildings containing approximately 9.0 million square feet. Additionally, there are numerous hotels, residential condos, and apartments.

Medical District This includes the VA Hospital, UMC New Orleans, Tulane Medical Center, LSU Health Science Center, LSU School of Nursing, and LSU School of Medicine, as well as the Bio-Innovation Center and the Louisiana Cancer Research Center.



Sports/Entertainment District This area includes the 75,000+ seat Superdome, home of the New Orleans Saints (NFL), and the 18,500 seat Smoothie King Center, home of the New Orleans Pelicans (NBA).

French Quarter The French Quarter includes historic hotels, award-winning restaurants, and other attractions that draw 17.7 million visitors who spend approximately \$8.7 billion annually.

Warehouse District This includes the South Market District, a \$500 million, mixed-use development.

LOCATION HIGHLIGHTS



Convenient parking options at nearby garages



Great access by both streetcar and bus lines



Walking distance to fine dining, event locations, shopping, and popular visitor destinations



Only steps to the French Quarter and Central Business District office buildings



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