



CORPORATE REALTY

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

REDUCED

OFFICE SPACE | FOR LEASE

Warehouse District Offices for Lease

541 Julia Street

NEW ORLEANS, LA 70130

Austin Lavin CCIM
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OFFICE SUITES IN THE WAREHOUSE DISTRICT

541 Julia Street, New Orleans, LA 70130

DESCRIPTION

Located at the corner of Julia and Camp streets, this mixed-use building combines modern convenience with historic charm. This prominent building offers a few different office options, which feature both private offices and open work areas, along with a small kitchenette for added functionality.

Highlights:

- Elevator access to the suites
- Exceptional location in the heart of the Warehouse District
- Office and/or retail spaces on the ground floor

OVERVIEW

SUITE 200

1,782 sf - **\$19.50/sf**, gross
(\$2,875.75/month)

includes exclusive access to wrap-around balcony

SUITE 300

1,882 sf - **\$19.50/sf**, gross
(\$3,058.25/month)

contains 5 private offices and a large lobby

SUITE 301+302

1,415 sf - **\$19.50/sf**, gross
(\$3,058.25/month)

consists of two large, shared workspaces, two offices, a private restroom, and a kitchenette

Third floor suites can be leased separately or as a single 3,297-sf space

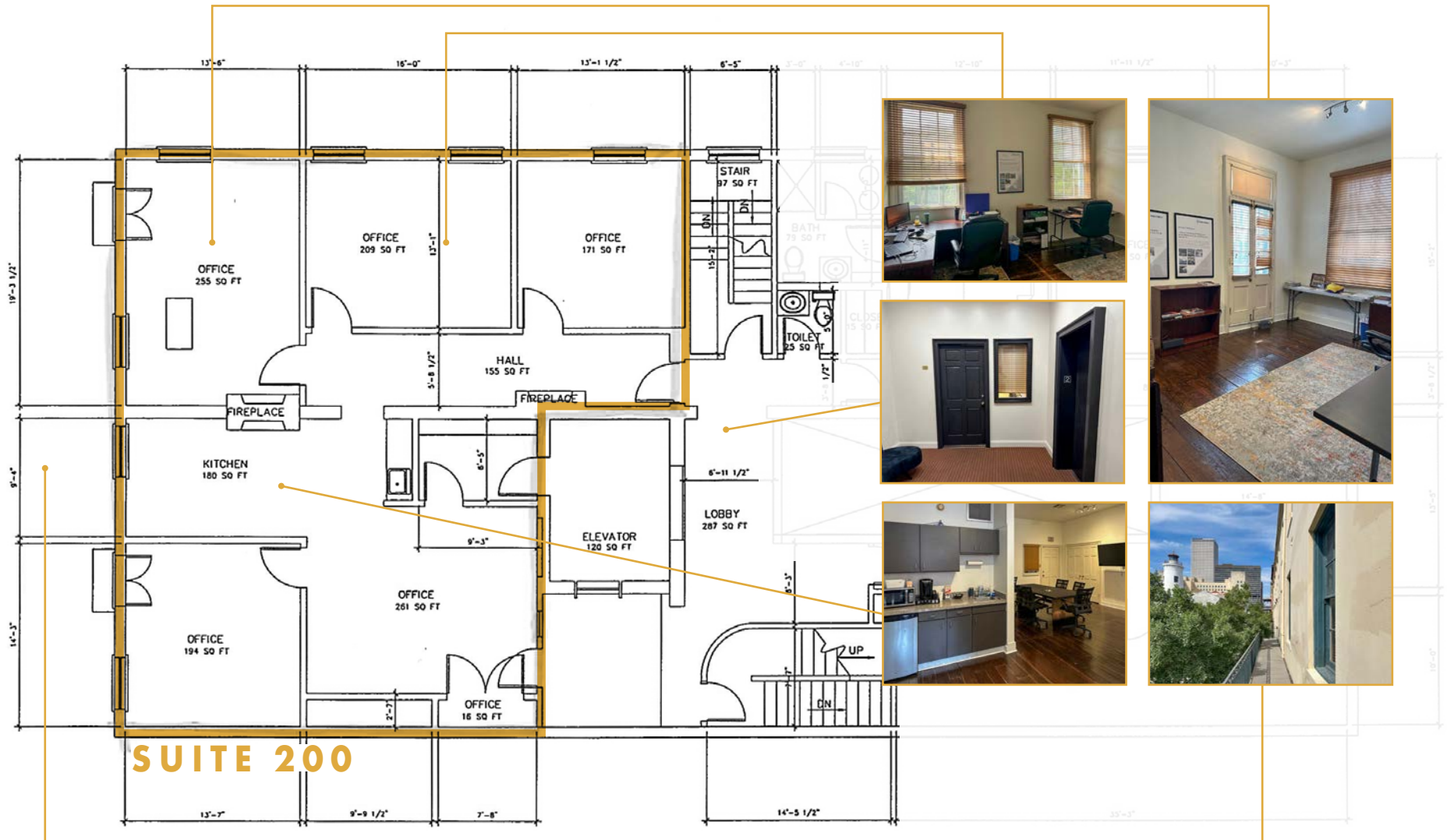


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541 JULIA STREET

FLOOR PLAN | SECOND FLOOR



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FLOOR PLAN | THIRD FLOOR





WAREHOUSE DISTRICT 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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NEIGHBORHOOD

The Lafayette Square Historic District region was a 19th-century industrial area that also included public buildings. It has morphed over the past three decades into a mixture of apartment/condominium units, arts destinations such as museums and “Gallery Row” on Julia Street, small office buildings, and a number of hotels including the Virgin Hotels New Orleans, The Barnett - JDV by Hyatt, the Maison Métier, and the Old No. 77 Hotel and Chandlery. Close adjacency to the CBD, a vital area for office towers and governmental buildings, affords easy walkability to courthouses, law firms, City Hall, banks, sports facilities, theaters, and more. It is also next to the Warehouse/Arts District, another vibrant mix of residential, arts, and commercial properties.



LOCATION

Lafayette Square Historic District, bounded by Lafayette Street on the north, O’Keefe Avenue to the west, Calliope Street to the south, and Magazine Street to the east, is an extremely active development market.



RESTAURANTS

World-class restaurants include Herbsaint, Pêche Seafood Grill, Gianna, Seaworthy, and more.



TRANSPORTATION

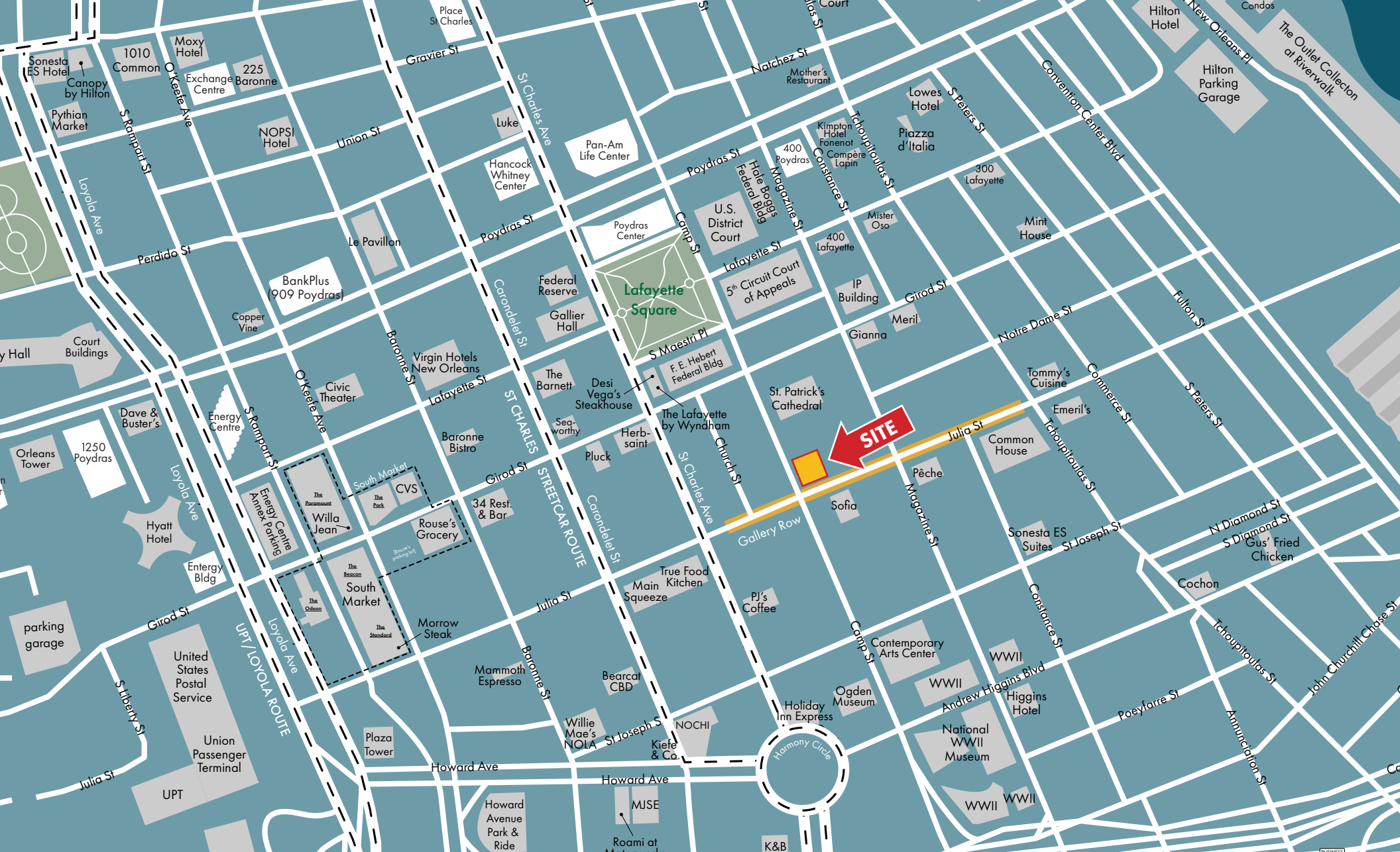
The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located within one block of the St. Charles streetcar line heading downtown and has convenient access to buses.



NEIGHBORHOOD

There are approximately 7,800 units in downtown New Orleans with a daytime population of 143,764.





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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

