

2000

St. Charles Ave.

New Orleans, LA



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RARE NEW CONSTRUCTION OFFICE BUILDING

UP TO 20,420 SQUARE FEET
AVAILABLE FOR LEASE



PROPERTY SUMMARY

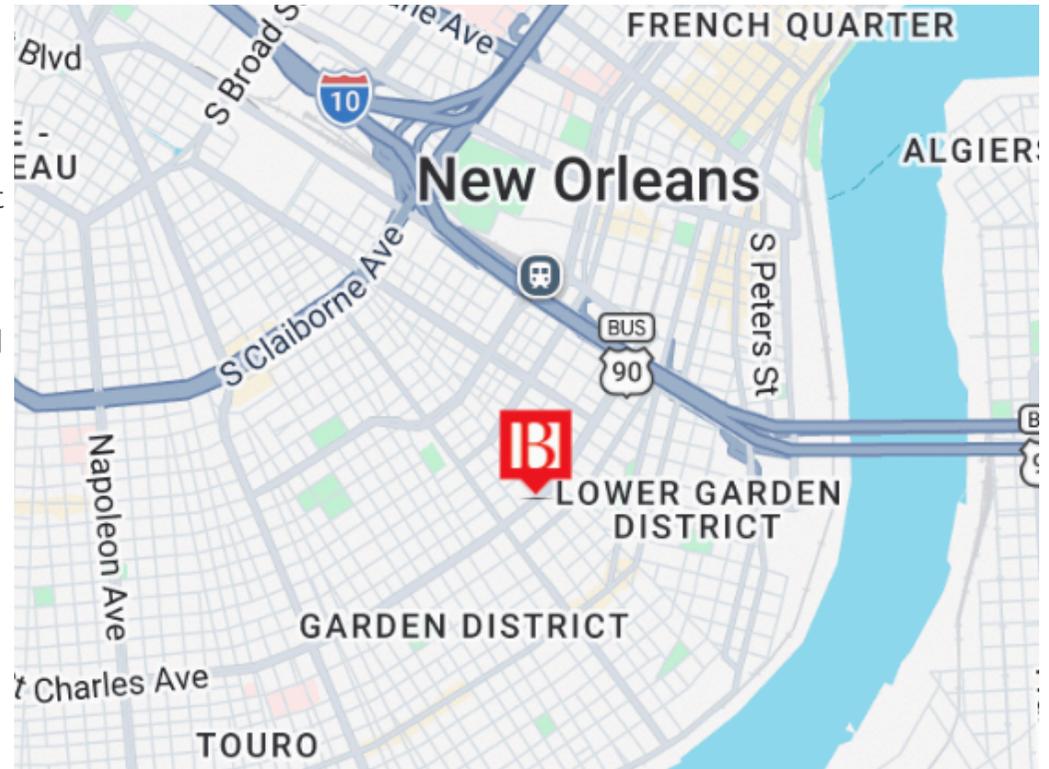
Property Description

Situated in the heart of the Lower Garden District, this address provides unparalleled access to New Orleans' business corridor while maintaining the charm and character that defines this historic neighborhood. Great dining and entertainment alternatives such as Mr. Johns, Houston's, Jack Rose, and a newly announced luxury boutique hotel are within walking distance. No need to install viewing stands for Mardi Gras as the Building will offer a prime vantage point to catch all of the action. Ideal for professional services, medical practices, financial services, and corporate headquarters seeking distinctive space in New Orleans' most desirable commercial corridor.

This exceptional mixed-use development offers up to 20,420 SF of brand-new office space across two floors (Floors 2 & 3), representing a rare opportunity for premium office space in a market with limited new construction.

Highlights

- Delivery Fall 2027
- Prime St. Charles Avenue Frontage
- Private Rooftop Terrace & Balconies
- Modern Amenities & Finishes
- Flexible Suite Options

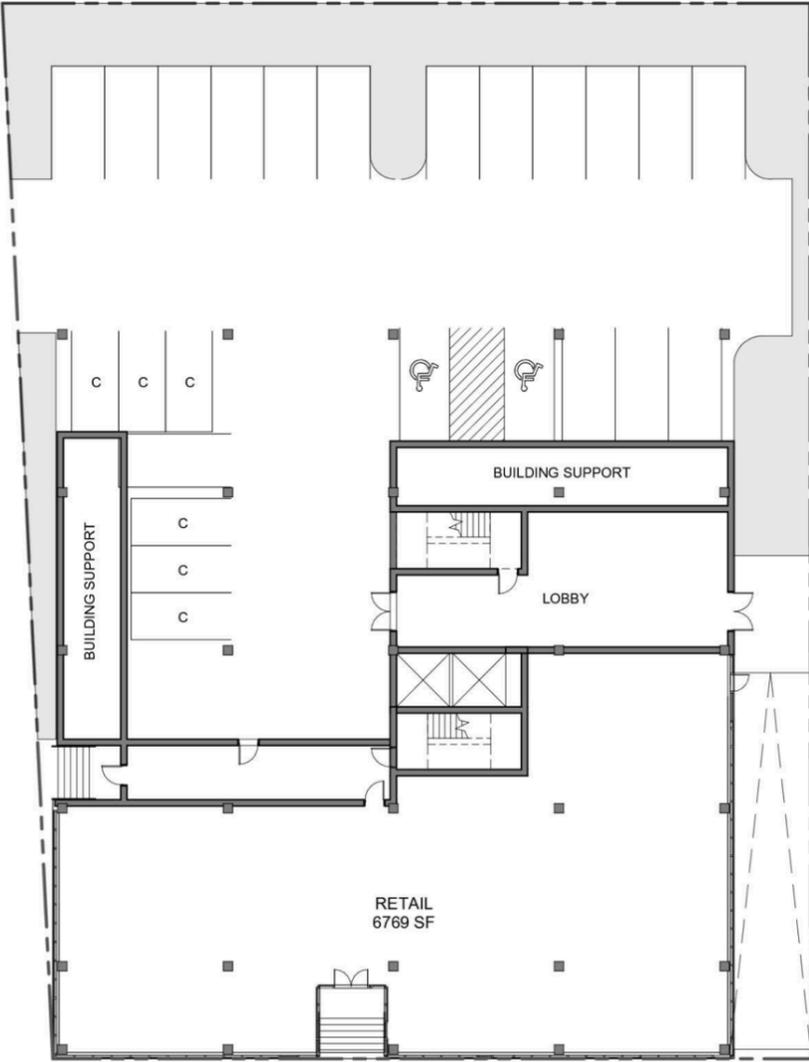


Offering Summary

Lease Rate	\$40.00 PSF
Lease Type	NNN
Available SF	2,135 - 20,240 RSF
Parking	25 spaces

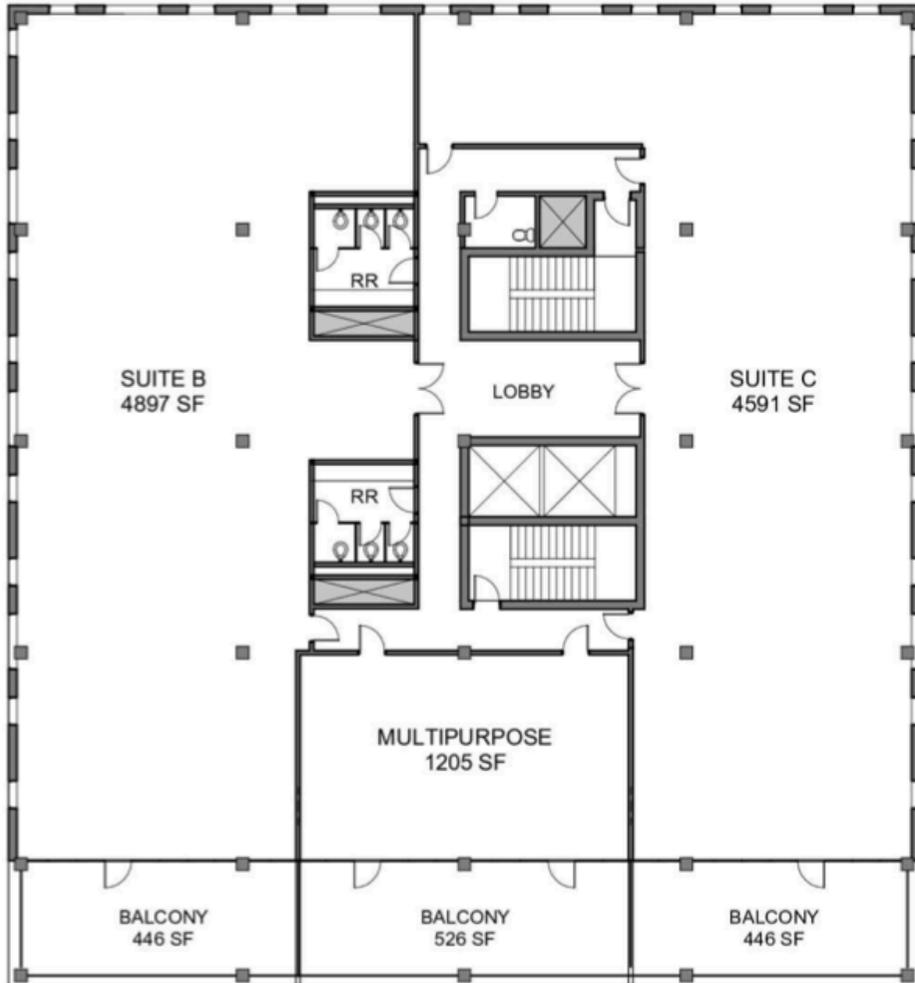
SITE PLAN

Ground Floor & Parking

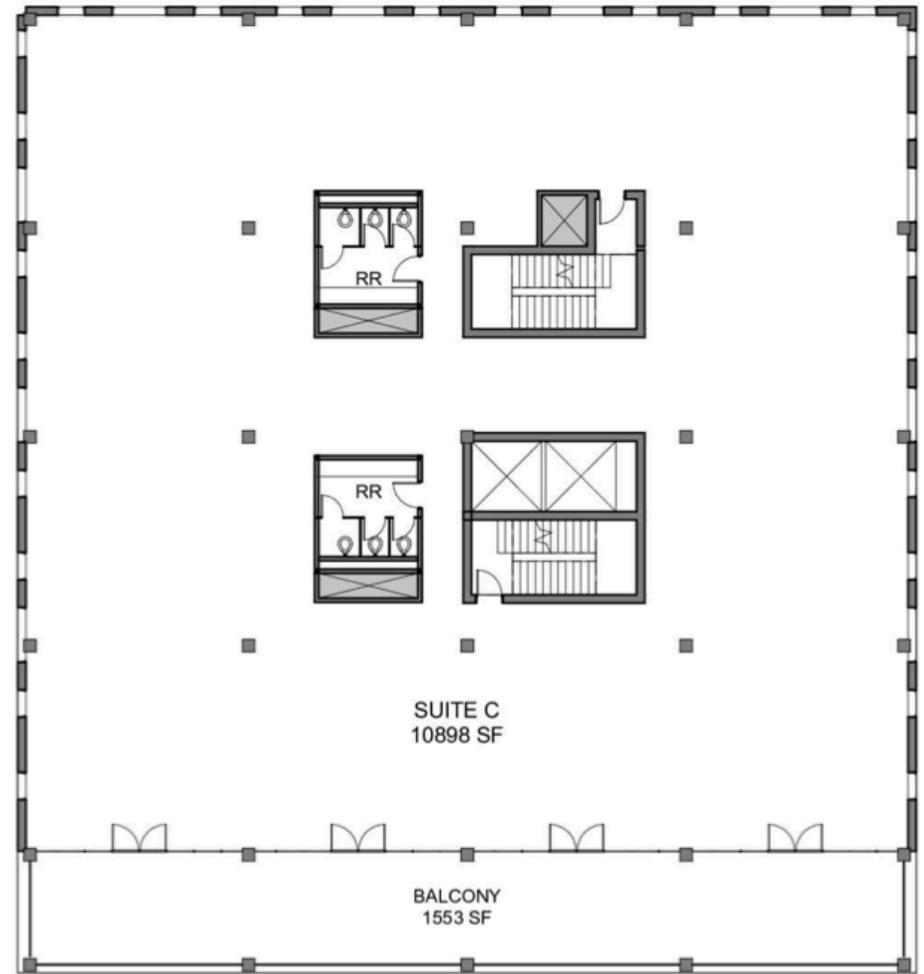


SITE PLAN

Second Floor



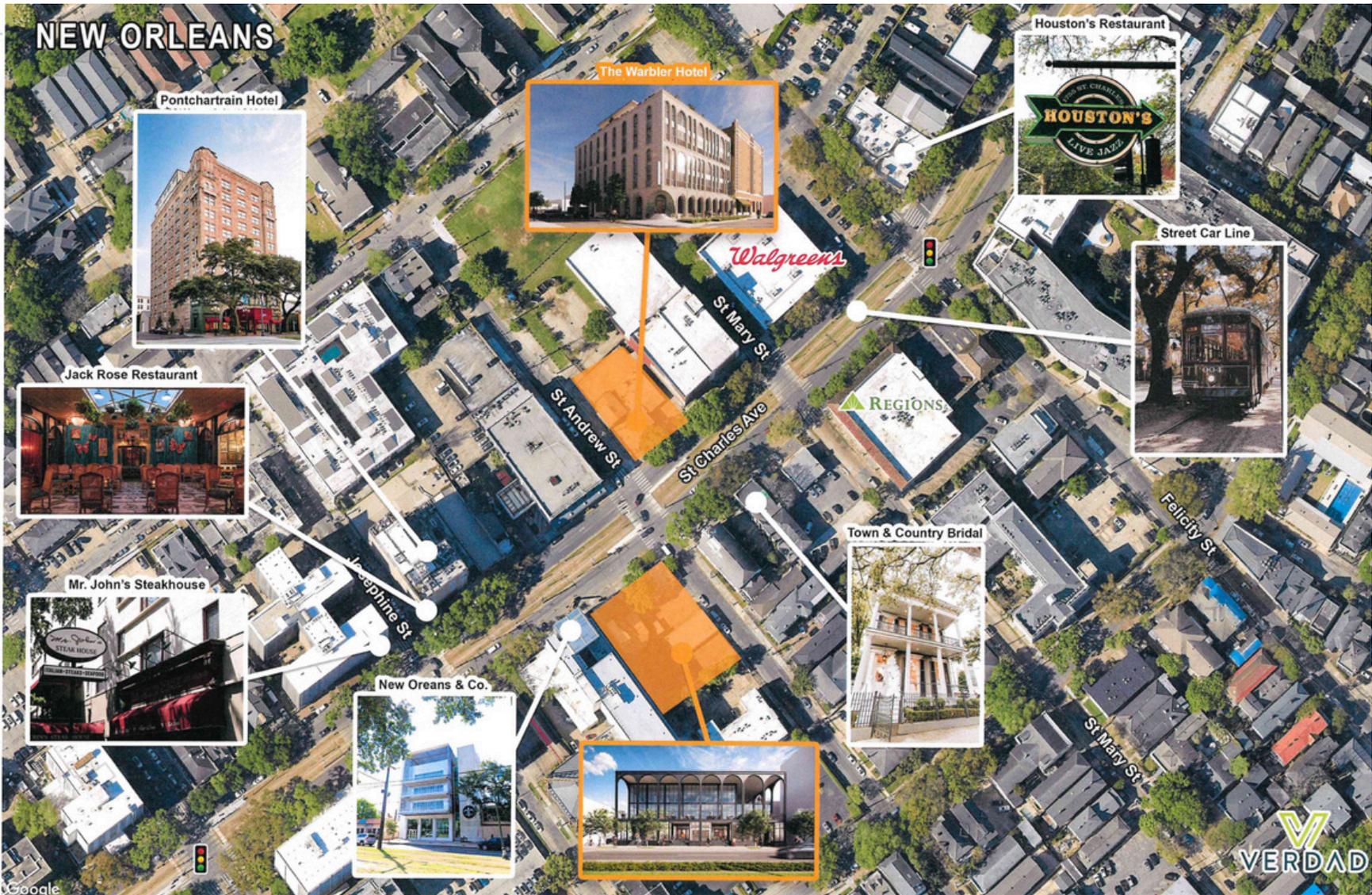
Third Floor



STREET VIEW



RETAIL MAP





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