



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

COMMERCIAL SPACE | FOR LEASE

## Ground Floor Retail on St. Peter Street

**636 St. Peter Street**

NEW ORLEANS, LA 70130

**Sydney Anderson**  
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## HIGH VISIBILITY IN FRENCH QUARTER

636 St. Peter Street, New Orleans, LA 70130

### DESCRIPTION

The Pedesclaux-LeMonnier House is a landmark in the French Quarter. This distinguished mixed-use building provides a rare opportunity to lease commercial space on the ground floor on the corner of one of the Quarter's premier blocks.

Located at the intersection of "main and main" in terms of retail and charm, this corner is the epicenter of the French Quarter and is often bustling with shoppers and street performers. It is only one block from Jackson Square and St. Louis Cathedral, as well as very close to Jax Brewery, the Mississippi River, and Bourbon Street.

The property is only steps away from fine dining establishments such as The Court of Two Sisters, Brennan's, Muriel's, and Antoine's, as well as M.S. Rau Antiques, Preservation Hall, and The Historic New Orleans Collection Museum. This is a high traffic area for both locals and tourists.

There is one retail space still available on the St. Peter Street side. It has been renovated with beautifully plastered walls and is in vanilla box condition, ready for tenant finishes.

### OVERVIEW

**Size:** approximately 318 sf

**Lease Rate:** \$5,300.00/month,  
NNN



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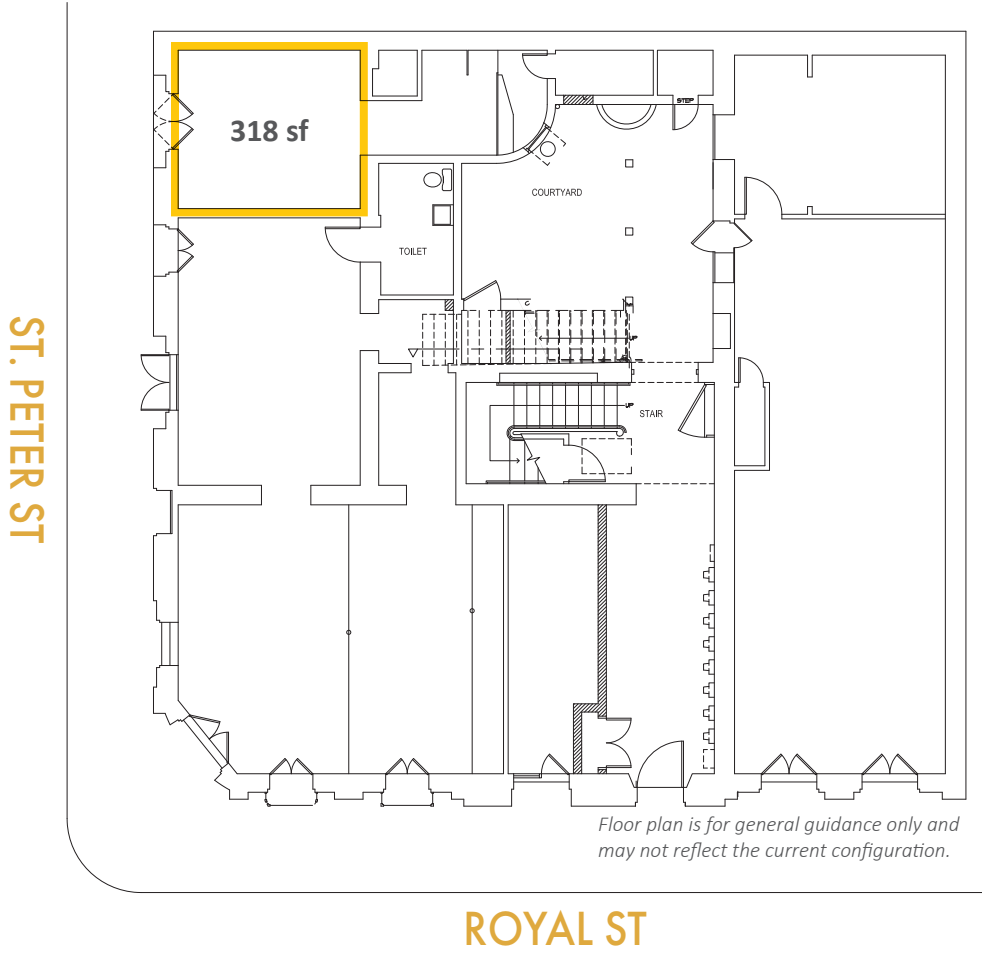


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# 636 ST. PETER ST

## FLOOR PLAN



*Floor plan is for general guidance only and may not reflect the current configuration.*



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## Landmarks

- |  |                                 |                            |
|--|---------------------------------|----------------------------|
| 1. Museum of Death                     | 7. Woldenberg Park              | 13. Congo Square           |
| 2. Louisiana Supreme Court             | 8. Jax Brewery                  | 14. Louis Armstrong Park   |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez            | 15. Upper Pontalba         |
| 4. Preservation Hall                   | 10. French Market               | 16. Lower Pontalba         |
| 5. Jackson Square                      | 11. U.S. Mint                   | 17. Shops at the Colonnade |
| 6. U.S. Customs House                  | 12. Old Ursuline Convent Museum |                            |

## Hotels

- |                                     |                                 |                                      |
|-------------------------------------|---------------------------------|--------------------------------------|
| 1. Saint Hotel                      | 9. Royal Sonesta                | 17. Hotel St. Marie                  |
| 2. Courtyard New Orleans Downtown   | 10. Hotel Mazarin               | 18. Maison Dupuy Hotel               |
| 3. The Ritz-Carlton Hotel           | 11. Wyndham N.O. French Quarter | 19. Best Western + FQ Landmark Hotel |
| 4. Maison Orleans                   | 12. Hotel Monteleone            | 20. Bourbon Orleans Hotel            |
| 5. Hyatt French Quarter New Orleans | 13. New Orleans Marriott        | 21. Place D'Armes                    |
| 6. Crown Plaza N.O. French Quarter  | 14. One11 Hotel                 | 22. Bienville House                  |
| 7. Chateau LeMoyné Holiday Inn      | 15. Omni Royal New Orleans      |                                      |
| 8. Dauphine Orleans Hotel           | 16. Four Points by Sheraton     |                                      |



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## Restaurants

- |                       |                          |                               |
|-----------------------|--------------------------|-------------------------------|
| 1. Jewel of the South | 9. Brennan's             | 17. Café Du Monde             |
| 2. Killer PoBoys      | 10. Antoine's            | 18. Muriel's                  |
| 3. Acme Oyster House  | 11. Napoleon House       | 19. Lafitte's Blacksmith Shop |
| 4. Galatoire's        | 12. Pat O'Brien's        | 20. Port of Call              |
| 5. Arnaud's           | 13. Court of Two Sisters | 21. Coop's Place              |
| 6. Bayona             | 14. Gumbo Shop           | 22. Cane & Table              |
| 7. Justine's          | 15. Sylvain              |                               |
| 8. Irene's            | 16. Doris Metropolitan   |                               |



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