



CORPORATE REALTY

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

COMMERCIAL SPACE | FOR LEASE

Corner Building on Royal Street and St. Peter Street

640 Royal Street

NEW ORLEANS, LA 70130

Sydney Anderson
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504.236.7507



SYDNEY ANDERSON REALTY



STEPS FROM JACKSON SQUARE

640 Royal Street, New Orleans, LA 70130

DESCRIPTION

640 Royal Street is one of the French Quarter's most distinguished properties. This mixed-use building provides a rare opportunity to lease commercial space 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.

Full state and federal historic tax credits available.

OVERVIEW

Size: 9,100-sf single tenant opportunity

1st floor: 1,555 sf in vanilla box condition

2nd-4th floors: Shell condition

Rooftop: Commercial capabilities

Zoning: VCC-2

Lease Rate: \$18,000/month, NNN

Tenant to create upper floor space; landlord build to suit is an option where appropriate.



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640 ROYAL STREET

ABOUT THE BUILDING

The Pedesclaux-LeMonnier House is a landmark in the French Quarter and remains one of oldest buildings in the city. It is a VCC blue-rated property, the second highest rating for architectural and historical significance in the Vieux Carre's Historic District.

Originally intended as a three-story building to serve as both retail and a single-family residence, construction began in 1795 under one owner and was completed in 1811 under new ownership. In the mid-1800s, the fourth story was added, and the building transitioned to apartments. Built at a time when four-story buildings in the French Quarter were rare, it earned the nickname of "The Skyscraper."

It boasts wonderful architectural details, such as an inner courtyard, interior stairways, and delicate ironwork balconies. The curved exterior that wraps from St. Peter St to Royal St encases curvilinear walls and a domed ceiling painted with blue sky and clouds in a corner room on the third floor. There is also a legal rooftop deck that offers commercial use, a rare feature in the French Quarter.

Extensive exterior renovations were completed in 2020, with repair to the original balconies, new custom-milled windows and shutters, new hand-cast bricks and fresh stucco, and the construction of a new interior stairwell. A recently restored mural on the third floor dates to the 1930s.

This is a rare opportunity to continue to contribute to the rich heritage of this area.



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IMAGES



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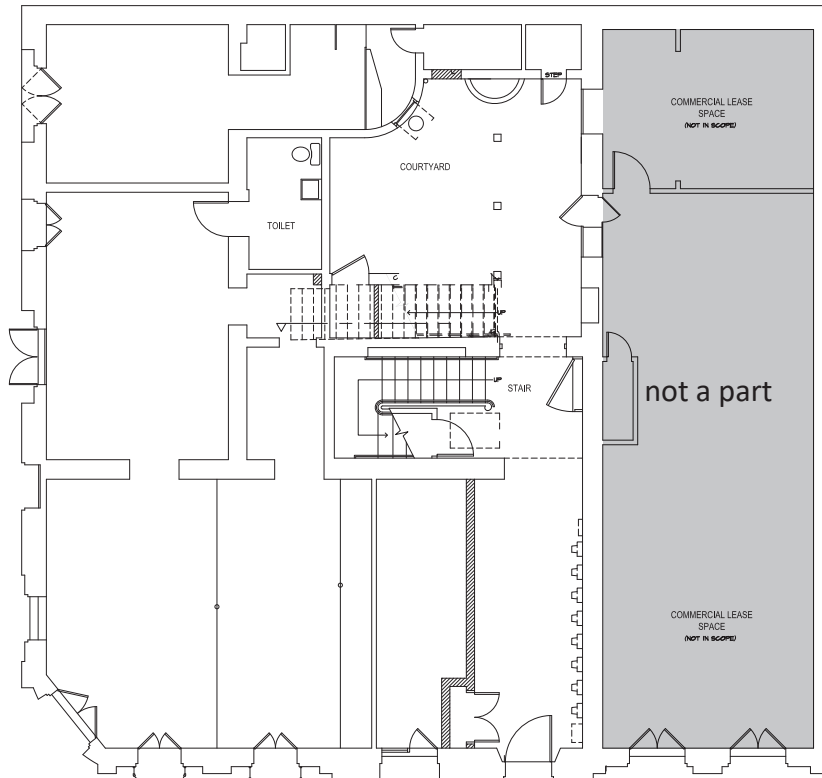


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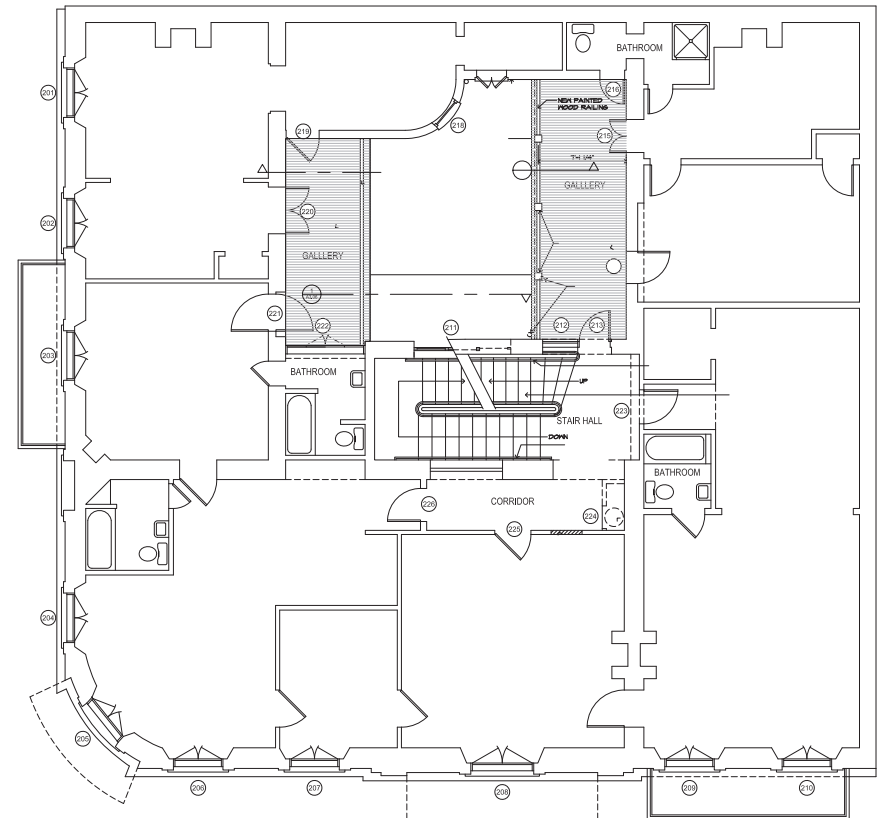
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FLOOR PLANS



Floor 1



Floor 2

Floor plans are for general guidance only and may not reflect the current configuration.



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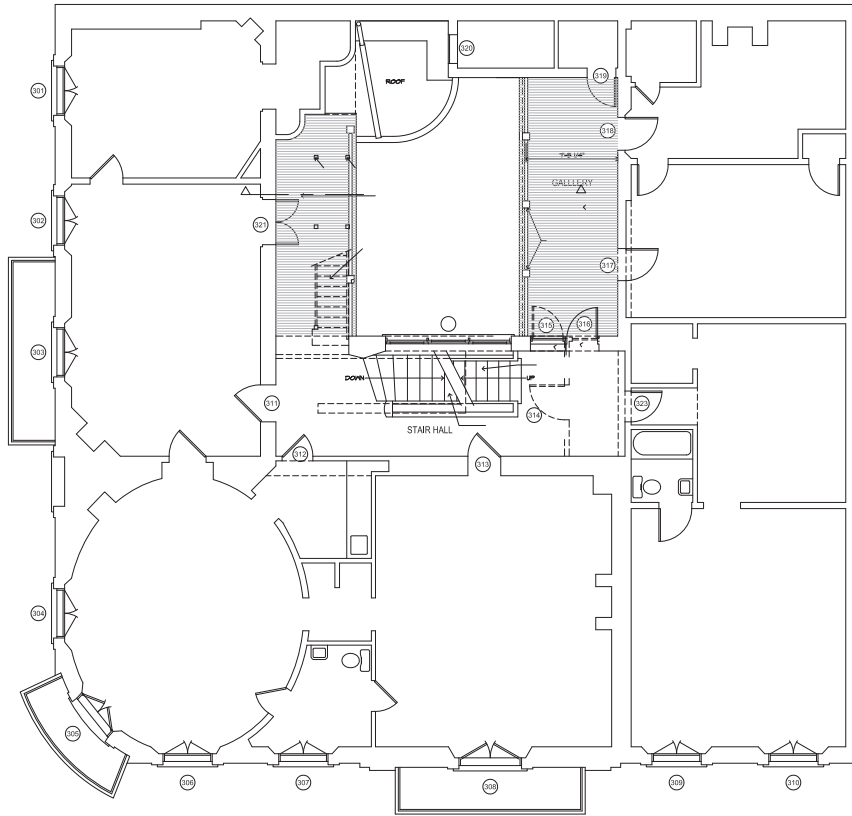


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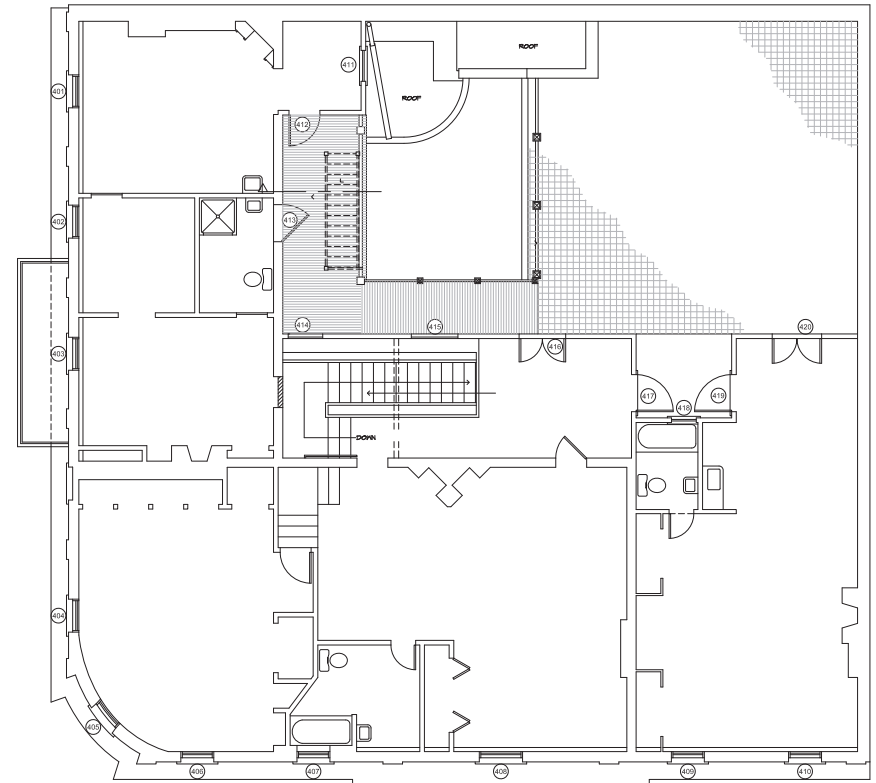
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FLOOR PLANS



Floor 3



Floor 4

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HISTORY



1794 Fire burns much of the French Quarter

1795 Pierre Pedesclaux, a notary for the Spanish government, purchases an empty lot. He commissions noted French architect Barthelemy Lafon for the original design but runs out of money before the construction is completed.

1811 Yves Lemonnier and François Grandchamps purchase the building at auction and commission Hyacinth Laclotte to finish construction.



1873
"Sieur George," a short story by local author George Washington Cable in which 640 Royal serves as the setting, is published in *Scribner's Monthly* and becomes both a critical and a commercial success.

1876 Fourth floor is added to the building



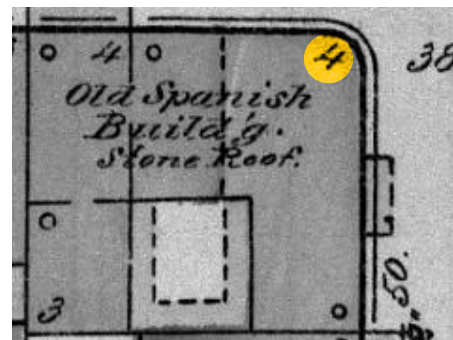
1930s
An eclectic community of artists during the "Dixie Bohemia" days of the 1930s live in the building and paint this mural on the wall of the third-floor balcony.

2020 Extensive exterior renovations made with repairs to the original balconies, new custom-milled windows and shutters, new hand-cast bricks, fresh stucco and the construction of a new interior stairwell.

1800

1900

2000



This image from the 1876 edition of the Sanborn Fire Insurance Map from New Orleans (Vol. 1) indicates the building has 4 floors and a stone roof.



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ABOUT THE BUILDING



ZONING

The **VCC-2** Vieux Carré Commercial District is intended to provide for retail and service establishments that attract and service local residents and visitors, permitting more intensive commercial uses than in the VCC-1 District, yet protecting the quality of life of the adjacent residential uses and the overall character of the Vieux Carré. This district includes the major shopping area of the Vieux Carré.



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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 LeMoine Holiday Inn | 15. Omni Royal New Orleans | |
| 8. Dauphine Orleans Hotel | 16. Four Points by Sheraton | |



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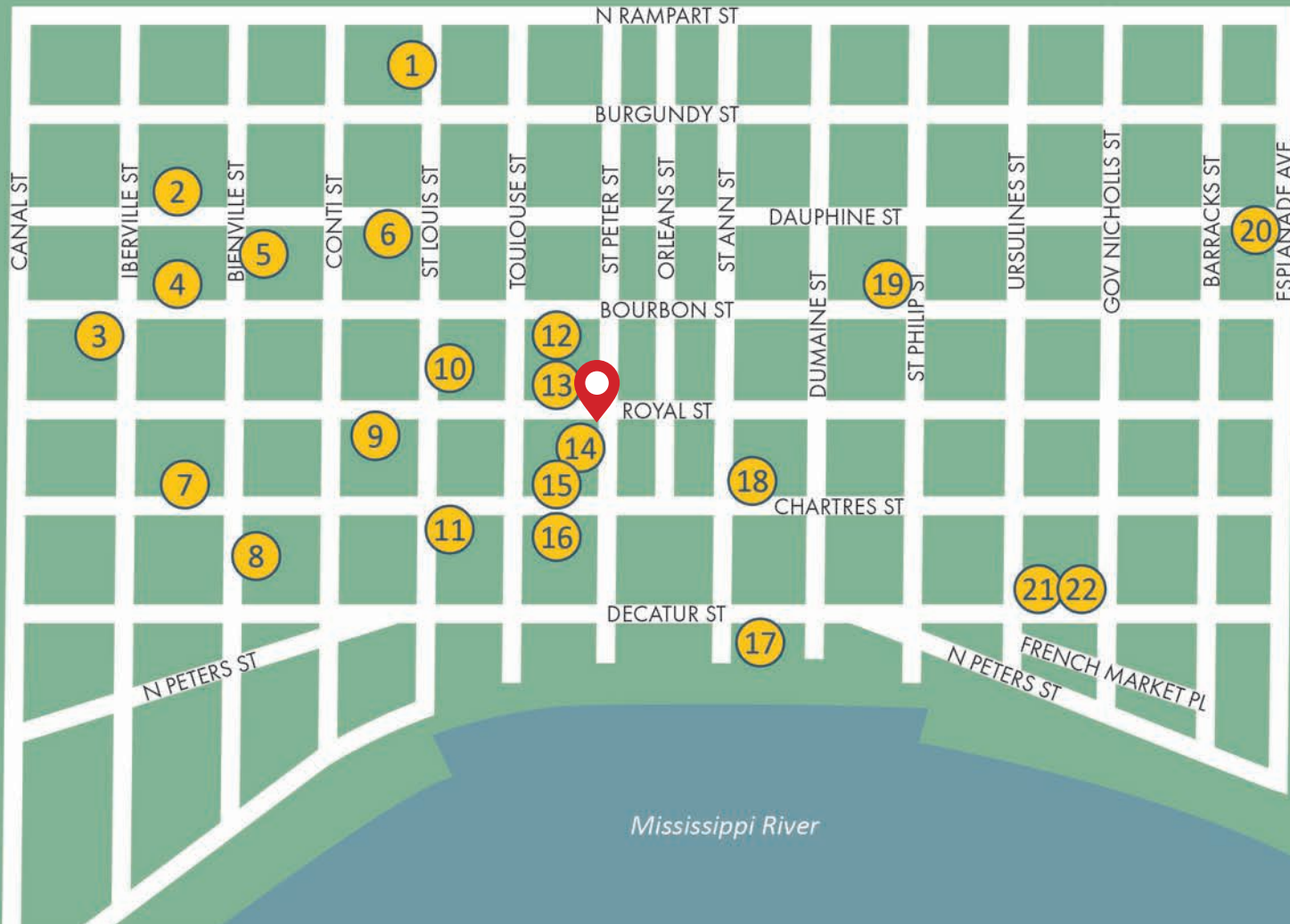


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Restaurants

1. Jewel of the South
2. Killer PoBoys
3. Acme Oyster House
4. Galatoire's
5. Arnaud's
6. Bayona
7. Justine's
8. Irene's

9. Brennan's
10. Antoine's
11. Napoleon House
12. Pat O'Brien's
13. Court of Two Sisters
14. Gumbo Shop
15. Sylvain
16. Doris Metropolitan

17. Café Du Monde
18. Muriel's
19. Lafitte's Blacksmith Shop
20. Port of Call
21. Coop's Place
22. Cane & Table



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