



4100 Magazine Street, New Orleans, LA

Available for Lease



COMMERCIAL
REAL ESTATE

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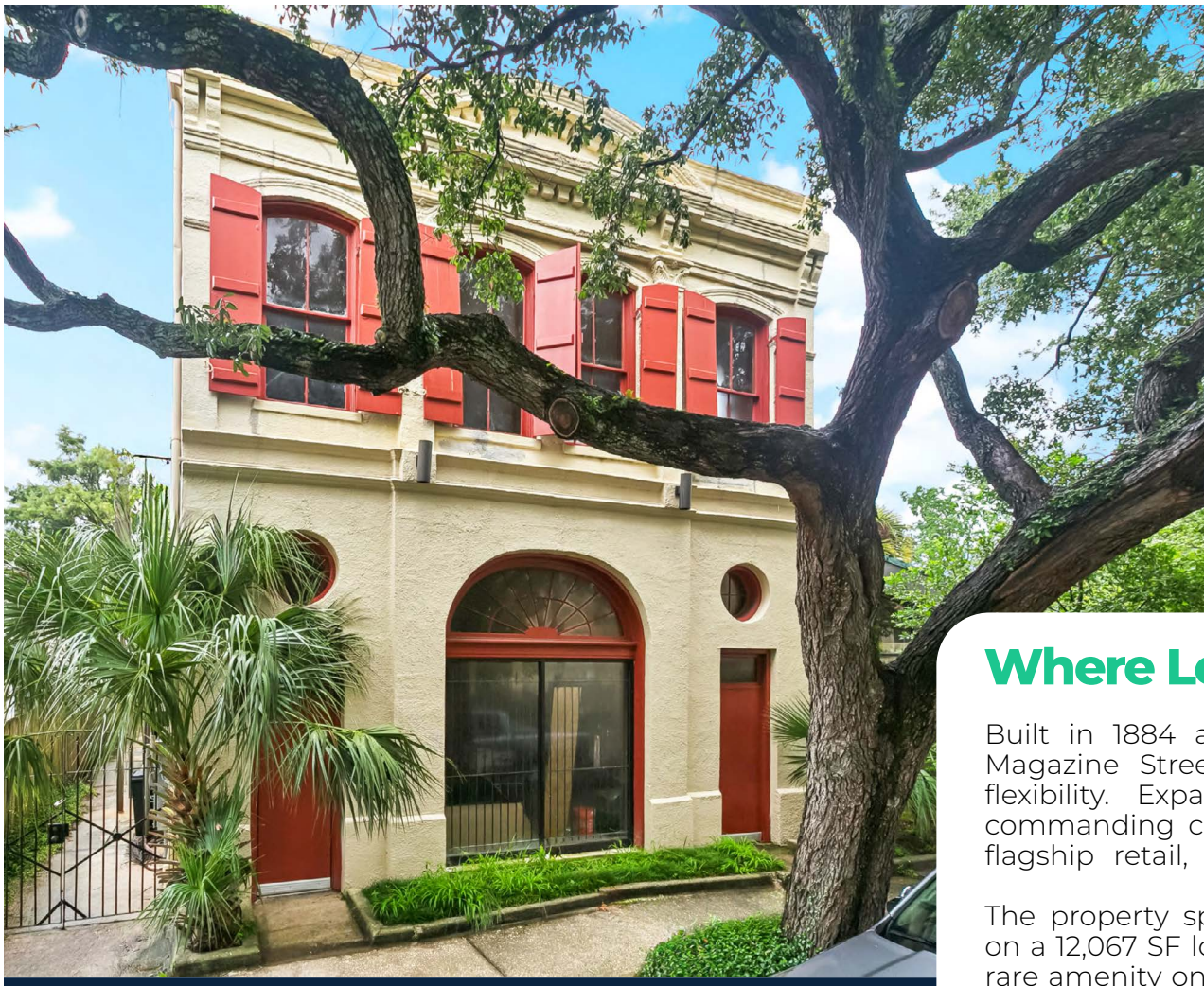
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Executive Summary



- Size:** 7,006 SF
5,251 SF (Ground Floor)
1,755 SF (Second Floor)
- Rate:** *Ground Floor | \$55 PSF NNN
*Second Floor | \$25 PSF NNN
**Entire space must be leased together. Rates vary by floor.*
- Parking Lot:** 16 Spaces
Gated, Off-Street
- Zoning:** HU-B1
Retail, Restaurant, Office
- Italianate architecture with tall ceilings and abundant natural light
 - Prominent Uptown corner with unmatched visibility

Where Legacy Meets Opportunity

Built in 1884 and designed in the Italianate style, 4100 Magazine Street blends historic character with modern flexibility. Expansive windows, soaring ceilings, and a commanding corner presence make it a natural stage for flagship retail, destination dining, or creative office use.

The property spans 7,006 SF across two floors, positioned on a 12,067 SF lot with 16 gated off-street parking spaces - a rare amenity on Magazine Street. Zoned HU-B1, it sits at the corner of Magazine and Marengo, surrounded by boutiques, restaurants, and neighborhood institutions, with Loyola and Tulane just minutes away.



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Virtual Tour Link



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Property Photos



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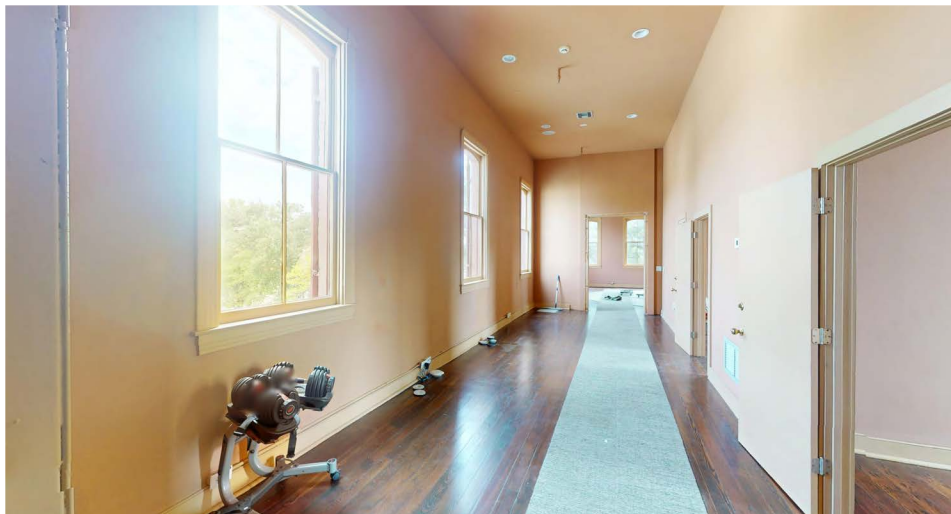
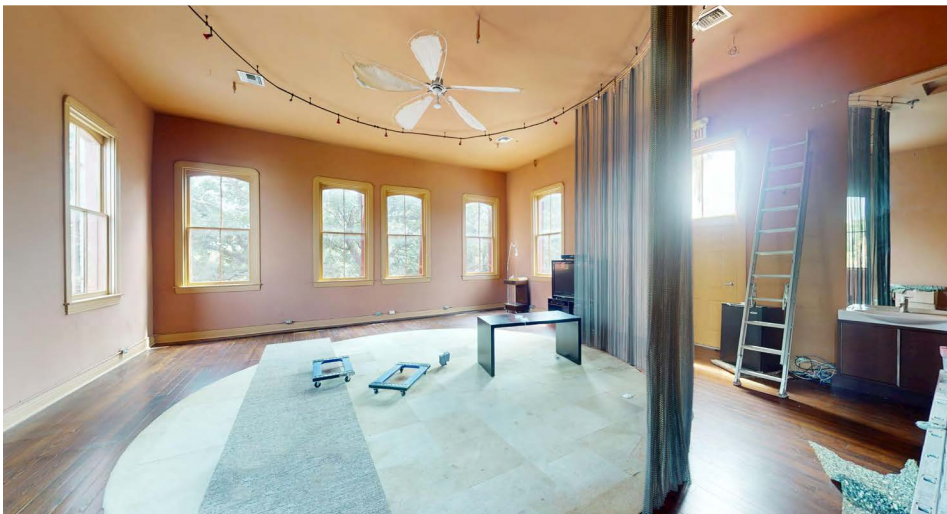
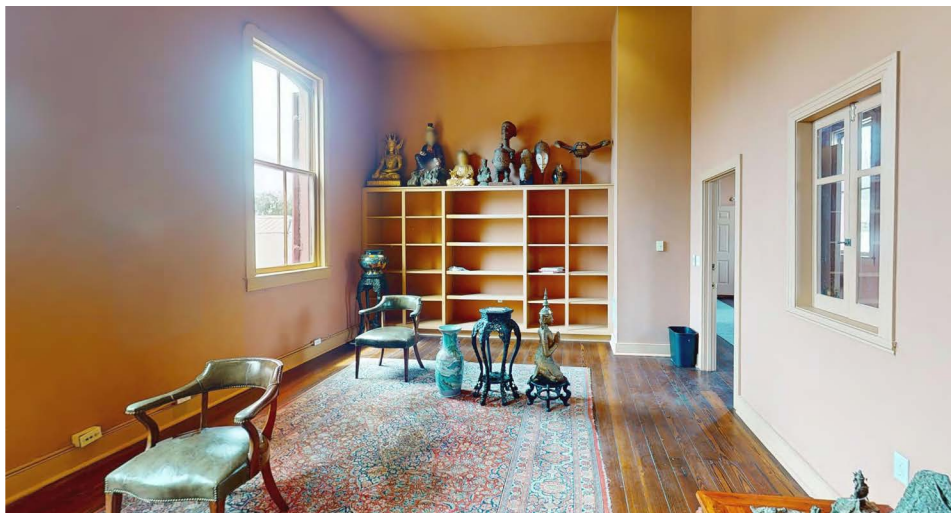
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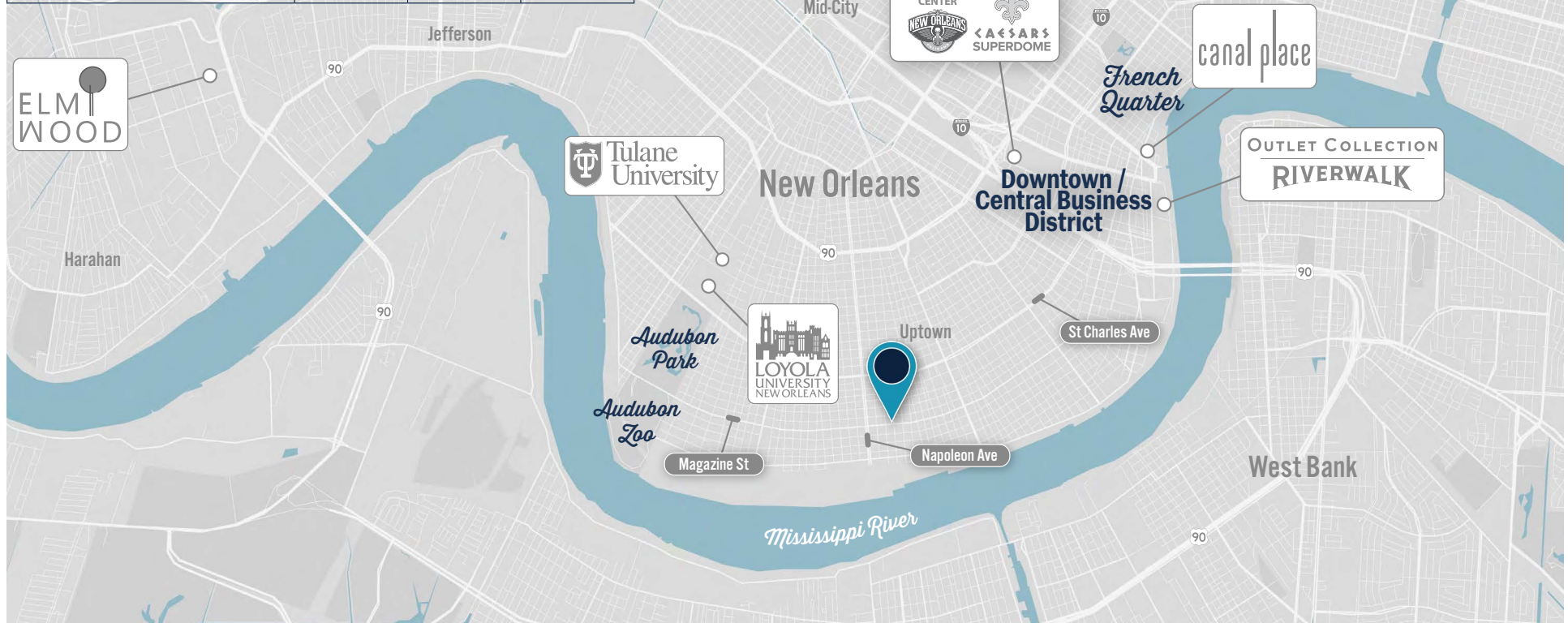
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Market Area & Demographics

DEMOGRAPHICS (DRIVE TIME)	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	26,013	84,255	177,463
DAYTIME POPULATION	29,643	94,650	272,916
TOTAL HOUSEHOLDS	13,668	38,584	85,046
MEDIAN HH INCOME	\$104,825	\$82,018	\$63,259
TOTAL BUSINESSES	2,113	5,423	15,537



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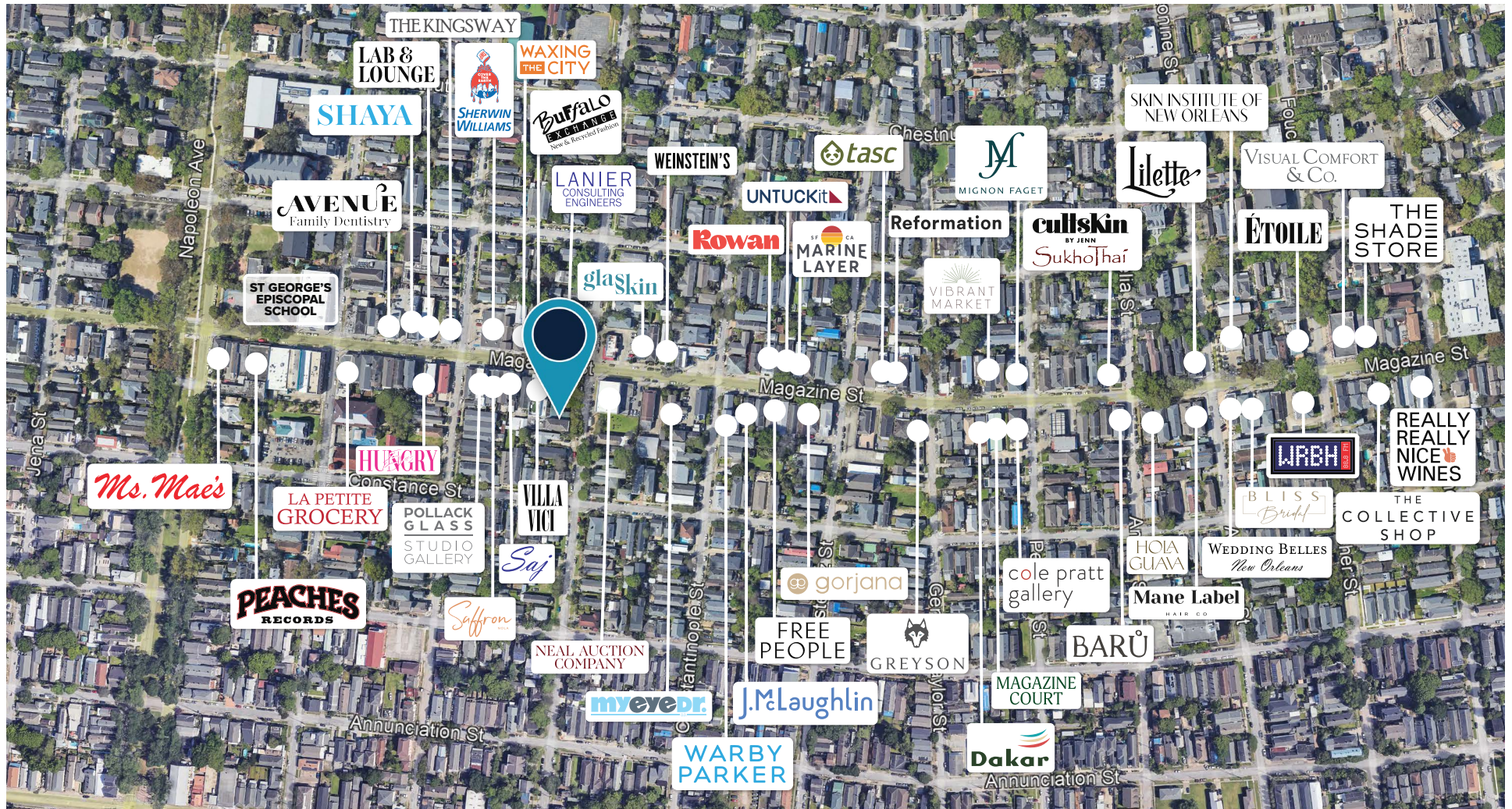
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Neighboring Retail



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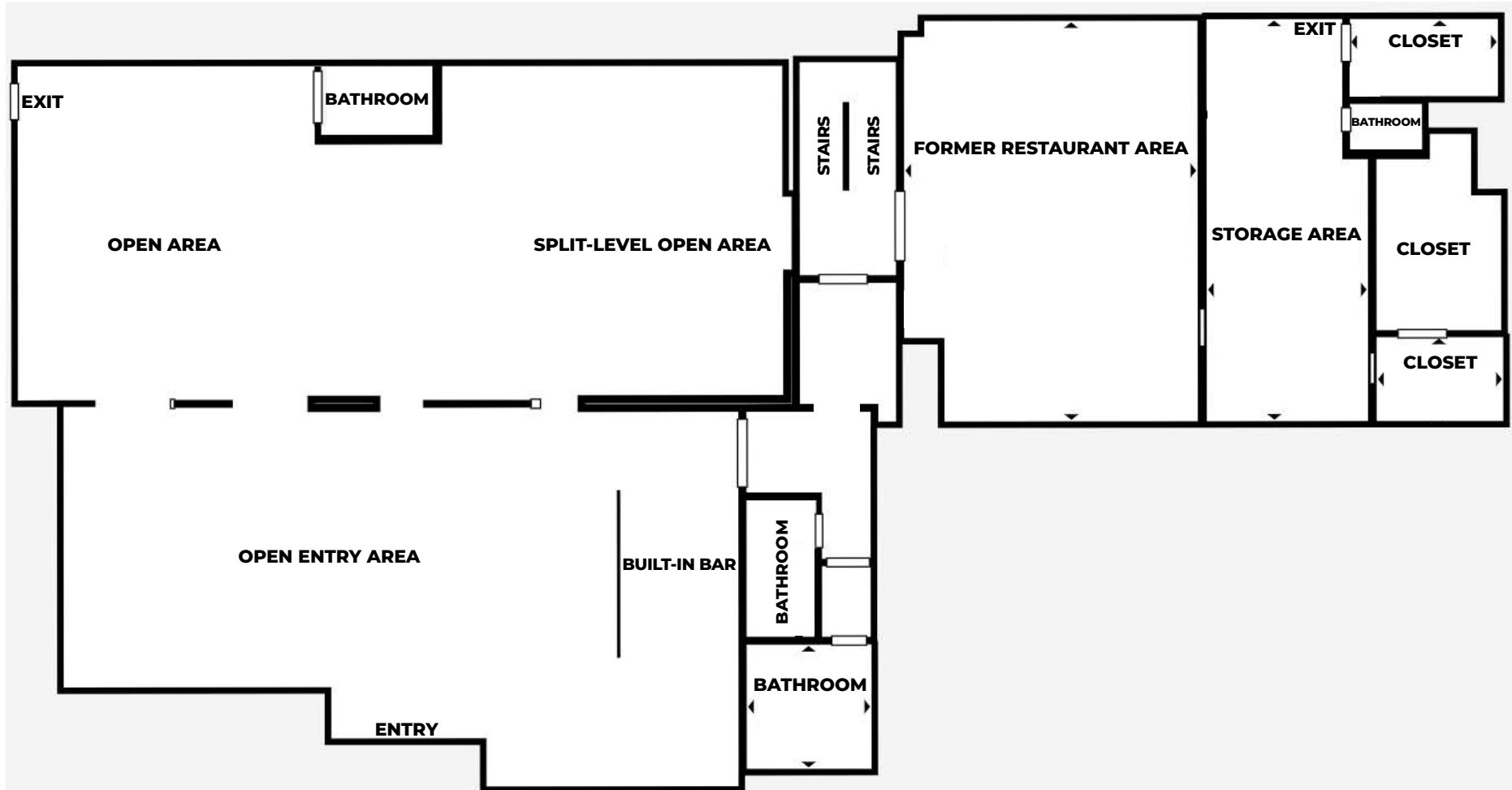
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Ground Floor Plan

5,251 SF



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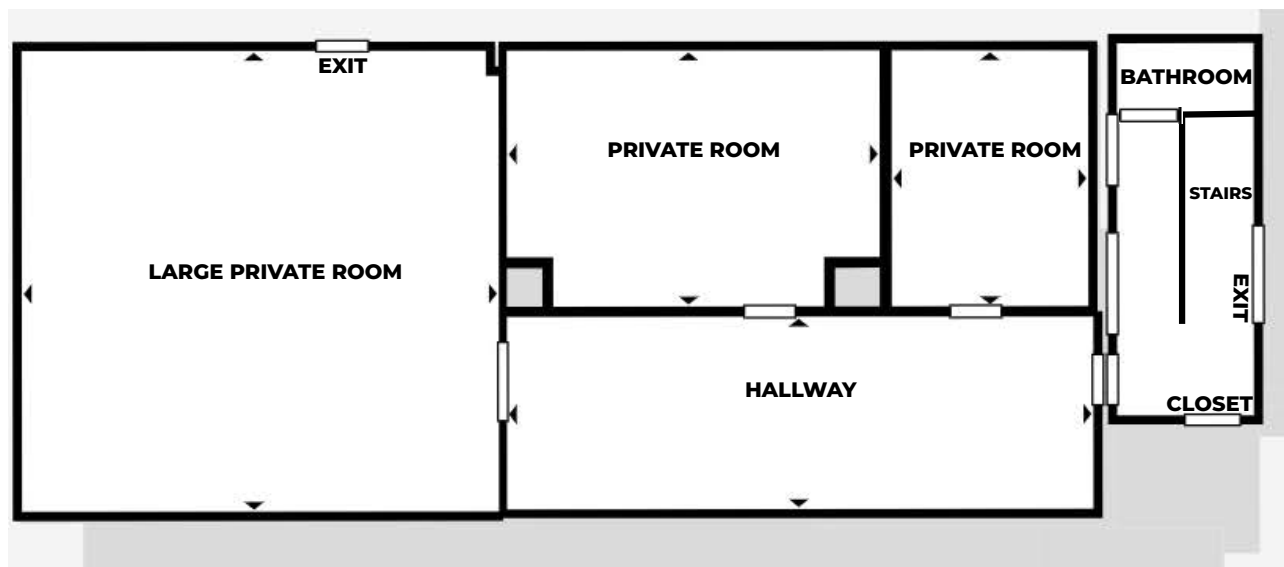
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Second Floor Plan

1,755 SF



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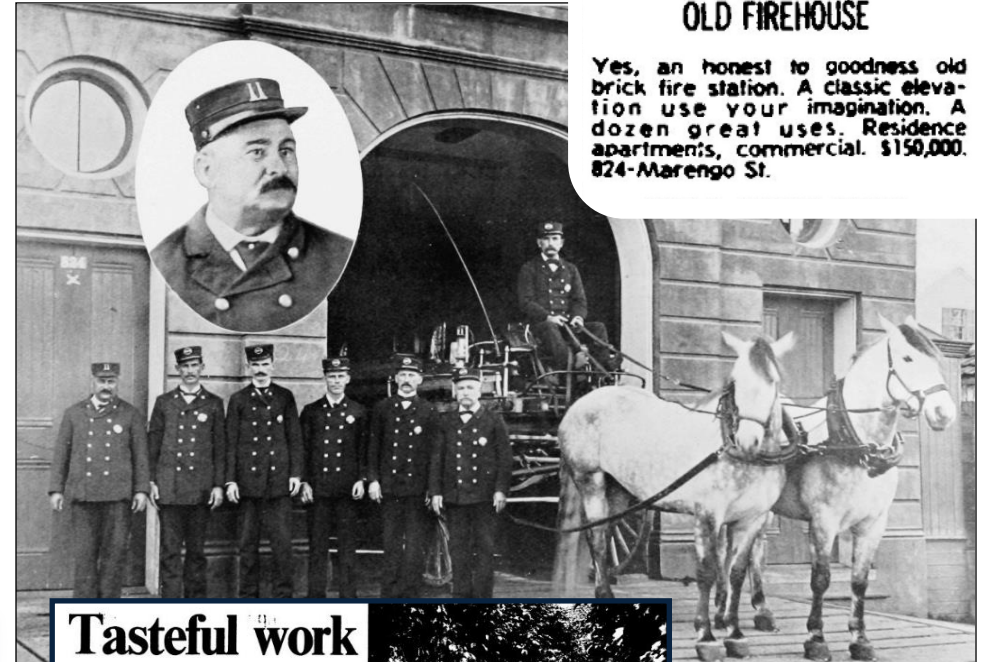
Historical Property Overview

Heritage and Legacy

4100 Magazine St is a unique piece of Uptown New Orleans history, blending 19th-century architecture with contemporary commercial functionality. Built in 1884 as a brick Italianate firehouse by prominent local architect James Feret, the property has evolved over the decades to meet the needs of the community. It has served as a volunteer fire station, municipal firehouse, and finally a fine dining destination in the 1980s. The corner lots that now provide a convenient parking area were previously subdivided for a grocery and later a filling station, reflecting the property's continual adaptation to community needs. Today, the building retains its historic charm while offering flexible retail and office space, a thoughtful rear addition, and a convenient parking lot on Magazine Street. Its story reflects the vibrant evolution of Uptown New Orleans and the former Faubourg Bouligny neighborhood, making it an inspiring opportunity for investors, restaurateurs, and creative tenants alike.

Historic Highlights

- Constructed in 1884 as a two-story brick firehouse, designed by James Feret
- Part of the Uptown Historic District and the National Uptown New Orleans Historic District
- Original firehouse opening converted to plate-glass storefront in 1982
- Corner site with a parking lot and flexible interior layout adaptable for modern tenants



Tasteful work on Magazine

A former firehouse in Uptown New Orleans has been refurbished and now is operated as a restaurant. The project, at the corner of Magazine and Marengo streets, is proof that 19th-century buildings on the 'Street of Dreams' can be adapted to modern needs. The design was executed by architect David Jahncke.



In recent years, Magazine Street has undergone a renaissance of sorts, with scores of new antique shops and other specialty businesses opening, primarily between Washington Avenue and Esplanade Avenue. The great majority of this resurgence has taken place in row-front cottages and commercial buildings that are readily adaptable to 20th-century functions.

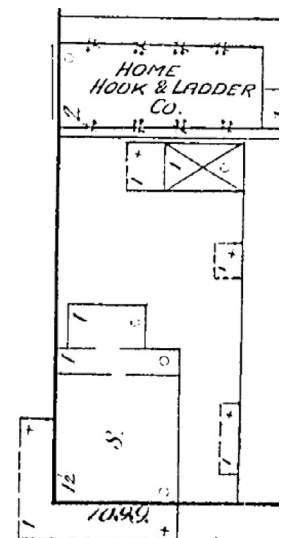
The latest and most conspicuous addition to this renaissance is the recently opened Bouligny Restaurant at the corner of Magazine and Marengo. The restaurant is housed within the former home of the Home Hook & Ladder Company No. 1 of the city of Jefferson.

The former fire house's conversion to a restaurant was executed by David Jahncke of Jahncke/Sponner Architects.

Upon purchasing the structure, as well as the adjacent front chicken restaurant that was one of the street's worst eyesores, the owners researched the property for clues to its history as an aid in reworking the structure.

It was discovered that the station was built in 1884 and was designed by the noted architect James Feret.

The station was home for a voluntary fire



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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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

