



LEASE

Flagship Corner Retail

408 NORTH PETERS STREET

New Orleans, LA 70130

PRESENTED BY:

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LOCATION



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FRENCH QUARTER

The French Quarter is New Orleans' oldest neighborhood and one of the most recognized historic districts in the United States. Encompassing approximately 85 city blocks, the district combines historic architecture with one of the city's densest concentrations of commercial activity. New Orleans welcomed 19.46 million visitors in 2025, generating approximately \$10.8 billion in visitor spending. The French Quarter remains a central destination for this visitor base and a defining component of the New Orleans experience.

SHOPS AT JAX BREWERY

The Shops at JAX Brewery is a premier shopping, dining, entertainment, and event destination in the heart of the New Orleans French Quarter, prominently positioned along the Mississippi Riverfront. Originally part of the historic JAX Brewery complex, the property has been restored and repositioned as a mixed-use destination while preserving its distinctive architecture and historic character.

Today, JAX is home to a mix of national and local retailers, restaurants, attractions, offices, and event space, including H&M, Sephora, Urban Outfitters, Perlis, Earthbound Trading Company, Café Beignet, Kilwins, the Museum of Illusions, WWOZ, French Quarter Festivals Inc., New Orleans Steamboat Company, Gray Line Tours, and The Misi riverfront event venue.

Located along N Peters and Decatur Streets, The Shops at JAX Brewery sits steps from the Riverfront streetcar, along nearly 2¼ miles of continuous public riverfront stretching from Spanish Plaza through Goldring Woldenberg Riverfront Park to Crescent Park in the Bywater, one of the longest contiguous riverfront parks in the country. Its prominent location, river views, national and local co-tenancy, and year-round pedestrian activity from both visitors and locals have established JAX as one of the French Quarter's most recognizable commercial destinations.

UPCOMING EVENTS DRIVING FRENCH QUARTER TRAFFIC

- CFP Semifinal - Allstate Sugar Bowl - January 2027
- Mardi Gras - February 2027
- Ernest N. Morial Convention Center - Year- Round
- French Quarter Festival - April 2027
- CFP Quarterfinal - Allstate Sugar Bowl - December 2027
- College Football Playoff National Championship - January 2028

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$80 SF/yr (NNN)
TI ALLOWANCE:	Yes
SQ FT:	11,258 - 15,951 SF
ADDITIONAL SF AVAILABLE:	Yes
DATE AVAILABLE:	October 2027

PROPERTY

The corner suite at 408 N Peters Street offers a rare large-format retail opportunity in the heart of the French Quarter. With 11,258 SF of ground-floor space and 4,693 SF on the mezzanine, the space features extensive storefront along N Peters and Conti Streets and provides the scale and flexibility to accommodate a wide range of national retail concepts.

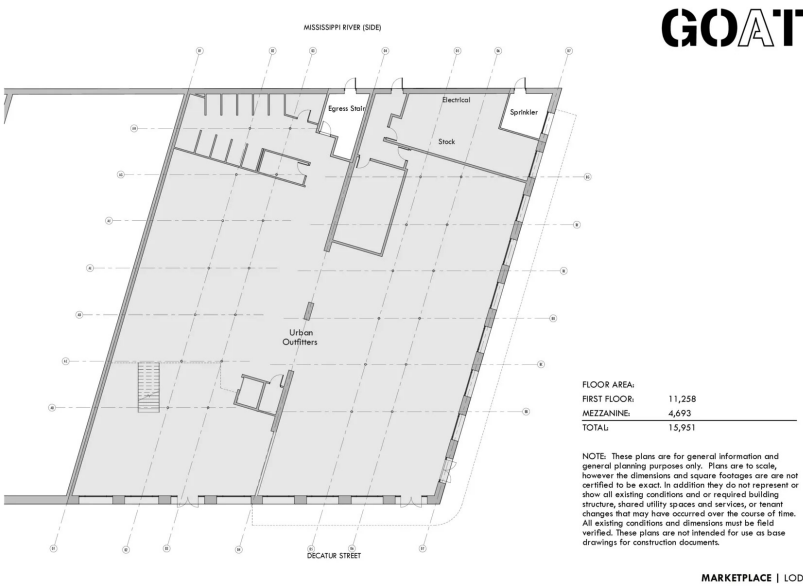
The Shops at JAX Brewery Marketplace is home to H&M and Sephora, with the subject space currently occupied by Urban Outfitters. The property benefits from year-round pedestrian activity generated by surrounding hotels, restaurants, attractions, entertainment venues, and the nearby Mississippi Riverfront. Ample parking is available in surrounding paid parking lots.

For retailers seeking additional space, the corner suite can be combined with the adjacent former VANS space, creating 14,304 SF on the ground floor and 21,321 SF in total, including mezzanine space. Additional second-floor space of up to 8,668 SF may also be made available, bringing the total contiguous space to 29,989 SF.

The asking rate is \$80/SF NNN, with a tenant improvement allowance available for qualified tenants. The space will be available October 2027. Please do not disturb or contact the existing tenant. All inquiries and tours must be coordinated through the listing brokers.

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COMBINED SUITES 104 & 106



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



HAYDEN DAVIS

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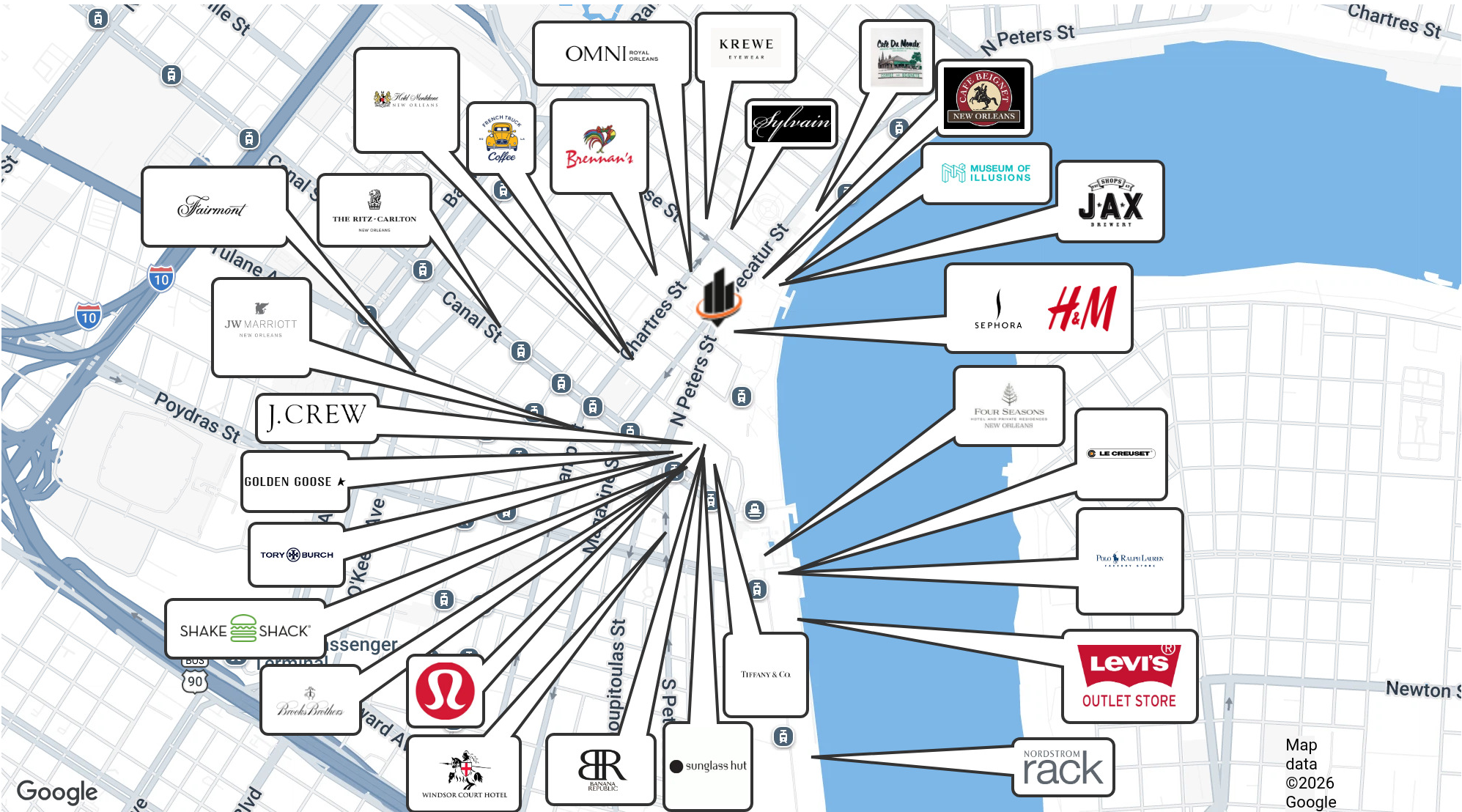
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LOCATION MAP



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