



REDEVELOPMENT OPPORTUNITY | FOR SALE

State & Federal Historic Tax Credits Available

Exceptional Real Estate in Exceptional Location

318, 320, & 324 Camp Street

NEW ORLEANS, LA 70130

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318, 320, & 324 Camp Street

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LOCATION

318, 320, & 324 CAMP STREET

Office Buildings

1. One Canal Place
2. Place St Charles
3. Poydras Center
4. 400 Poydras
5. Pan-American Life Center
6. Hancock Whitney Center
7. BankPlus Tower
8. Exchange Centre
9. Energy Centre
10. Entergy Building
11. 1250 Poydras
12. Benson Tower
13. 1515 Poydras

Attractions & Restaurants

1. Caesars Casino
2. The Shops at Canal Place
3. US Customs
4. Piazza d'Italia
5. U.S. District Court
6. Meril
7. Pêche Seafood Grill
8. Emeril's
9. Cochon
10. Contemporary Arts Center
11. National World War II Museum
12. Herbsaint
13. Ogden Museum of Southern Art
14. Seaworthy
15. Gallier Hall
16. Federal Reserve
17. Civic Theater
18. South Market
19. Riverwalk Outlets
20. Spanish Plaza
21. Orpheum Theater



22. Saenger Theater
23. New Orleans Ernest N. Morial Convention Center
24. Aquarium of the Americas
25. The Pythian
26. City Hall
27. Court Buildings

Hotels

1. Four Seasons
2. Hilton New Orleans Riverside
3. Loews Hotel
4. Windsor Court
5. Double Tree by Hilton

6. Marriott Hotel
7. The Ritz-Carlton
8. Residence Inn by Marriot
9. InterContinental New Orleans
10. NOPSI Hotel
11. Sonesta
12. Canopy by Hilton
13. Virgin Hotels New Orleans
14. The Barnett
15. Hyatt Regency New Orleans
16. Fairmont New Orleans



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HISTORIC 3-BUILDING PROPERTY IN DOWNTOWN NEW ORLEANS

318, 320, & 324 Camp Street, New Orleans, LA 70130

PROPERTY DESCRIPTION

These three interconnecting buildings, formerly the home of Peter Mayer Advertising, are offered for sale. Comprising a total of 38,729 sf in the heart of downtown New Orleans, this is a perfect development opportunity for multi-family, hospitality, or co-working. Originally built in the 1800s, these three buildings will be able to get both state and federal historic tax credits (HTCs). The HTCs will allow a developer to recoup over 30% of its renovation costs.

Each building consists of four floors that connect on each level. This masterfully-done renovation

preserves the character of the buildings while providing contemporary interiors. The property spans the width of a downtown block, with the fronts of the buildings facing Camp Street and the backs providing access to Picayune Place.

The property is only one and a half blocks from Poydras Street, a primary thoroughfare for the Central Business District, and adjacent to Class A office buildings, hotels, and restaurants. It is also only two blocks from Canal Street and the French Quarter. This is an exceptional commercial real estate opportunity.

PROPERTY SUMMARY

SIZE: 38,729 sf

Available Economic Tax Incentives

- State and Federal Historic Tax Credits (HTCs)
- Opportunity Zone



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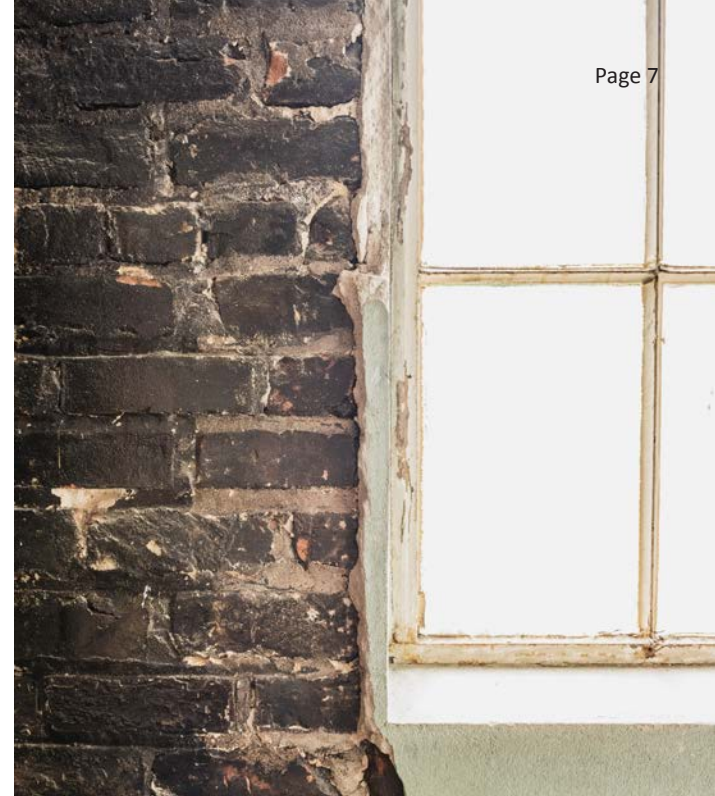
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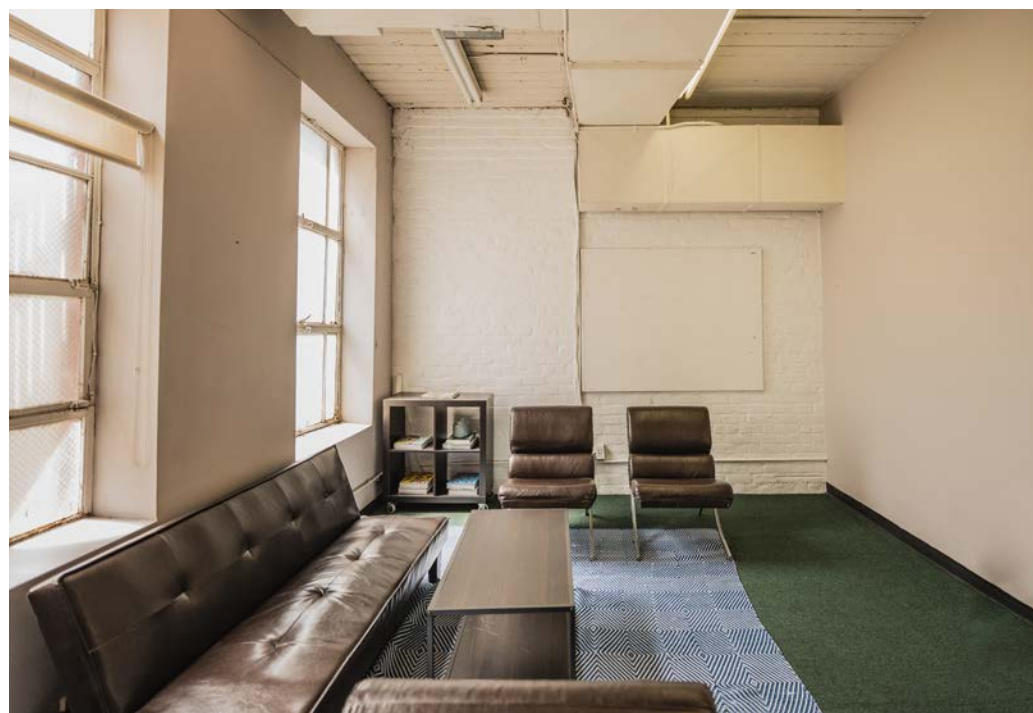
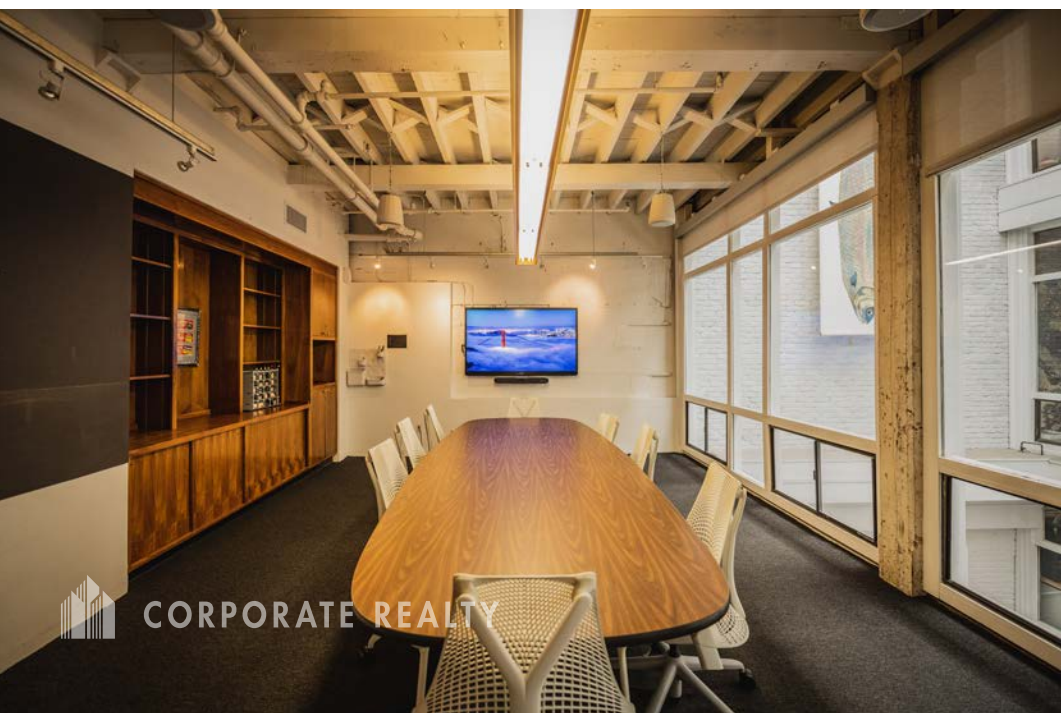




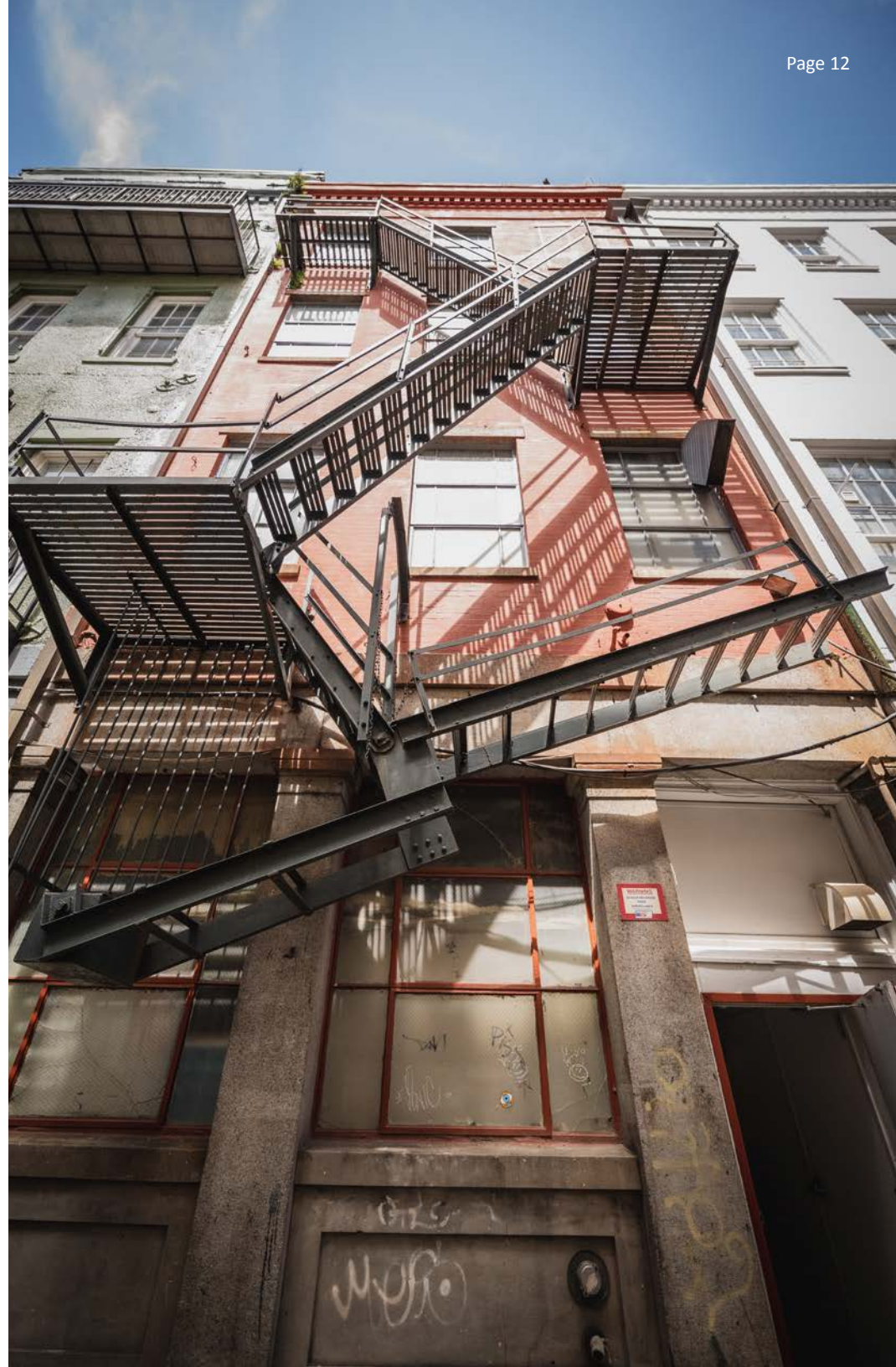
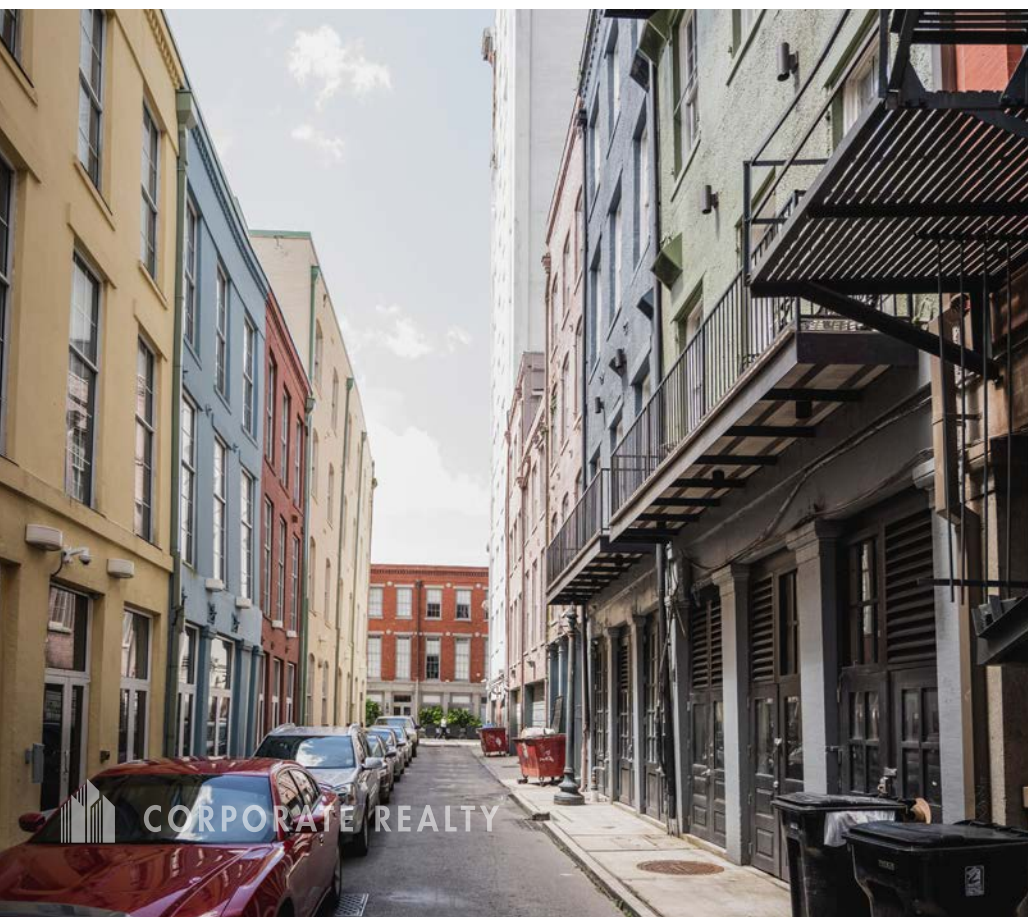




















318, 320, & 324 CAMP STREET

ZONING & BUILDING DETAILS

318 Camp St is a four-story, 18,872-sf building. It features a soaring four-story glass atrium, state-of-the-art conference rooms and technology, a large open lounge area with kitchen, contemporary office spaces, and a glass-backed elevator.

320 Camp St is a four-story, 9,923-sf building constructed of brick that features double show windows.

324 Camp St is a four-story, 9,934-sf building that served as the original home of Peter Mayer Advertising. It features original pressed tin ceilings, skylights, and a vintage elevator.

CURRENT ZONING

CBD-2 - Historic Commercial and Mixed-Use District - This provides for the reuse of existing structures in historic and along prominent mixed-use corridors that frame the Central Business District.

BUILDING HIGHLIGHTS

- Historic buildings with beautiful architecture
- Close to major office buildings
- Near hotels, restaurants, and shops
- Within walking distance to French Quarter and Warehouse District
- One block from St. Charles streetcar line and well served by public transportation
- Parking readily available
- Availability of historic tax credits (HTCs)

FUTURE ZONING

DMU - Mixed-Use Downtown - The aim is to encourage and support a compact, walkable mixed-use neighborhood in the city center. Permitted uses include residential, office, commercial, hotel, retail, and service uses.



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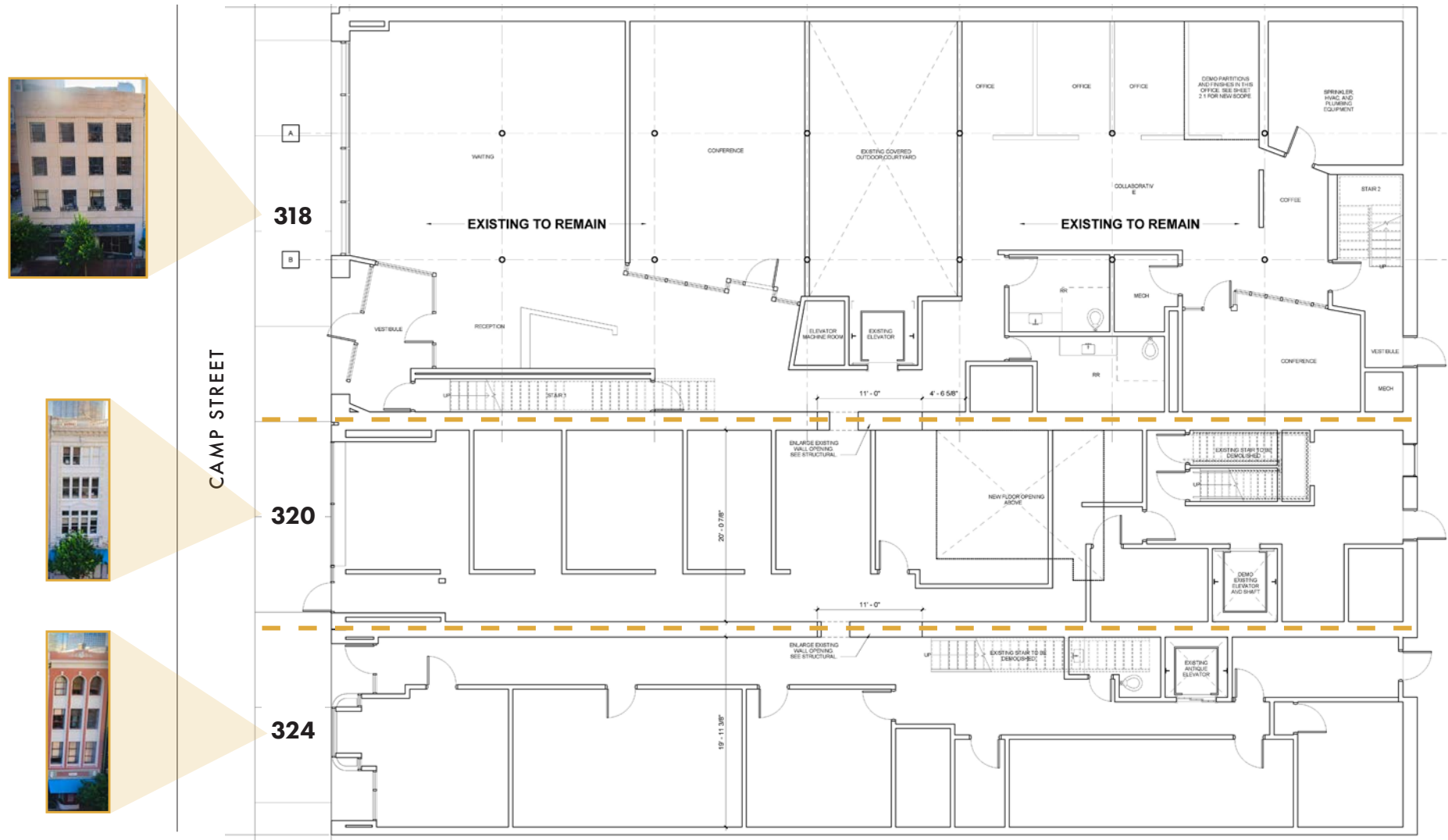
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318, 320, & 324 CAMP STREET

FIRST FLOOR EXISTING CONDITIONS FLOOR PLAN



CORPORATE REALTY

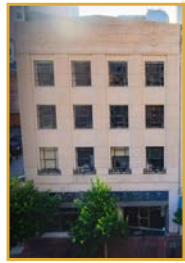
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318, 320, & 324 CAMP STREET

MEZZANINE EXISTING CONDITIONS FLOOR PLAN

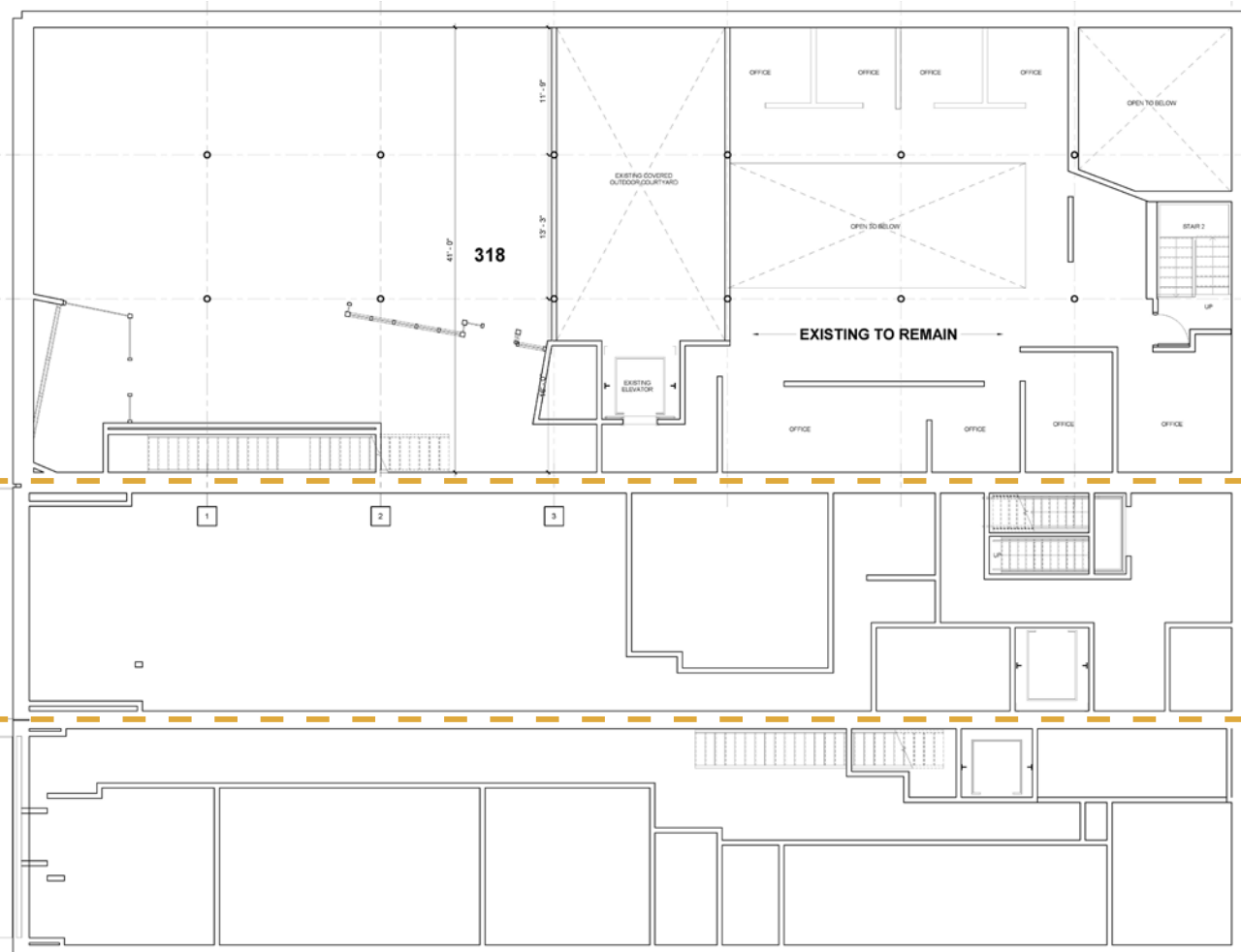


CAMP STREET

318

320

324



CORPORATE REALTY

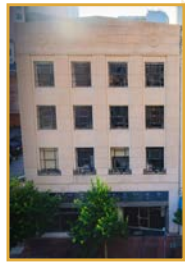
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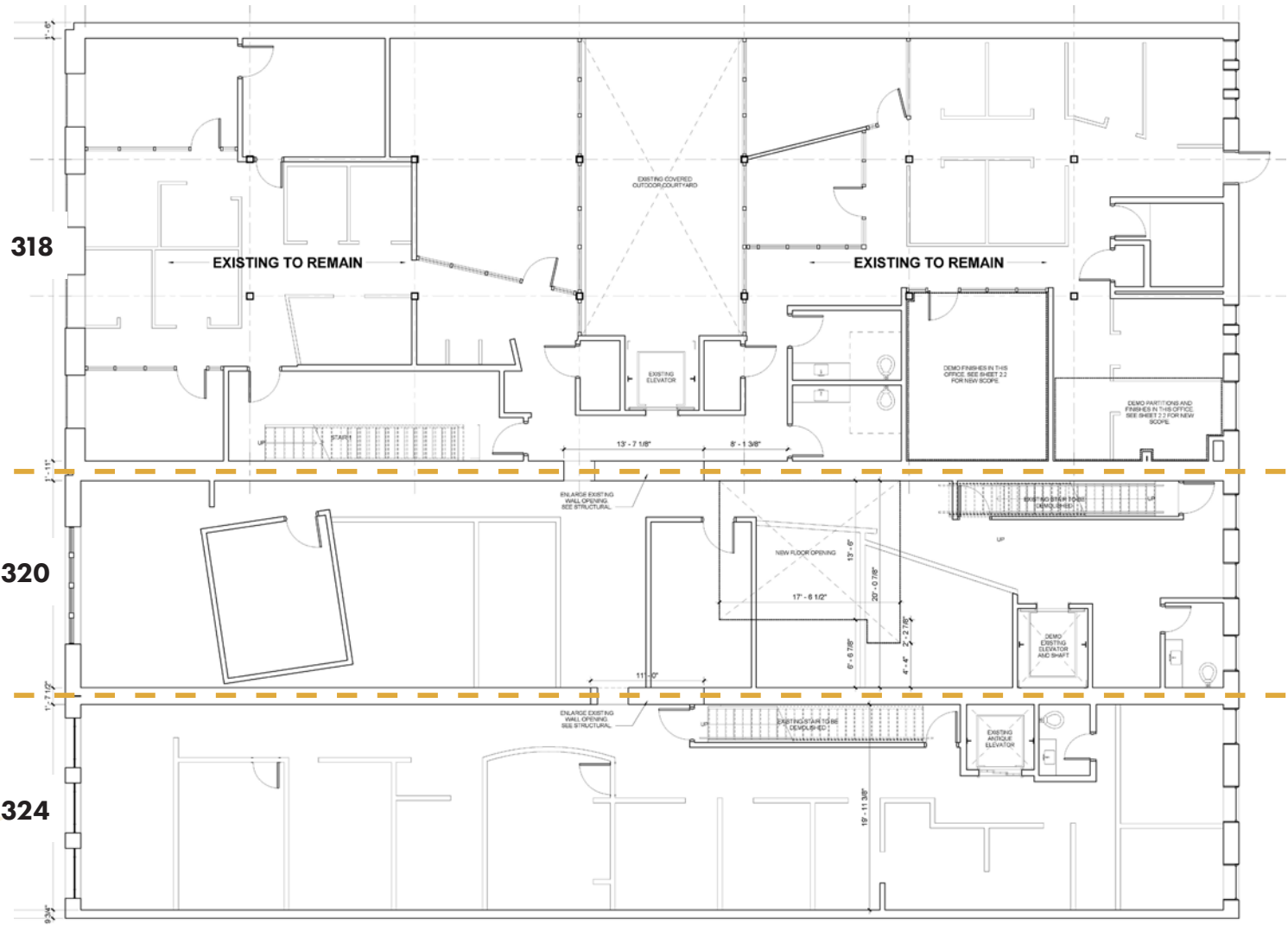
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318, 320, & 324 CAMP STREET

SECOND FLOOR EXISTING CONDITIONS FLOOR PLAN



CAMP STREET



CORPORATE REALTY

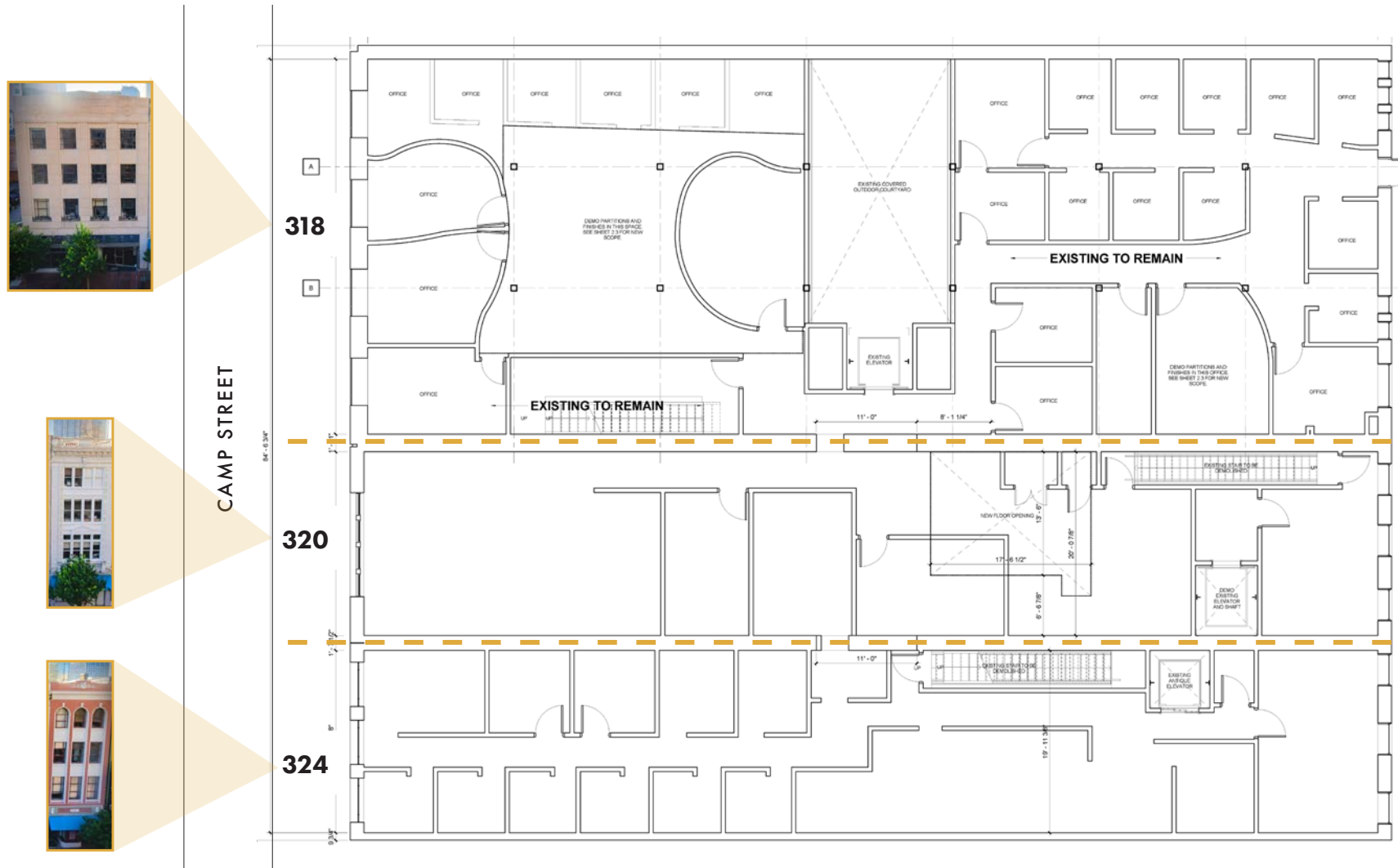
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318, 320, & 324 CAMP STREET

THIRD FLOOR EXISTING CONDITIONS FLOOR PLAN



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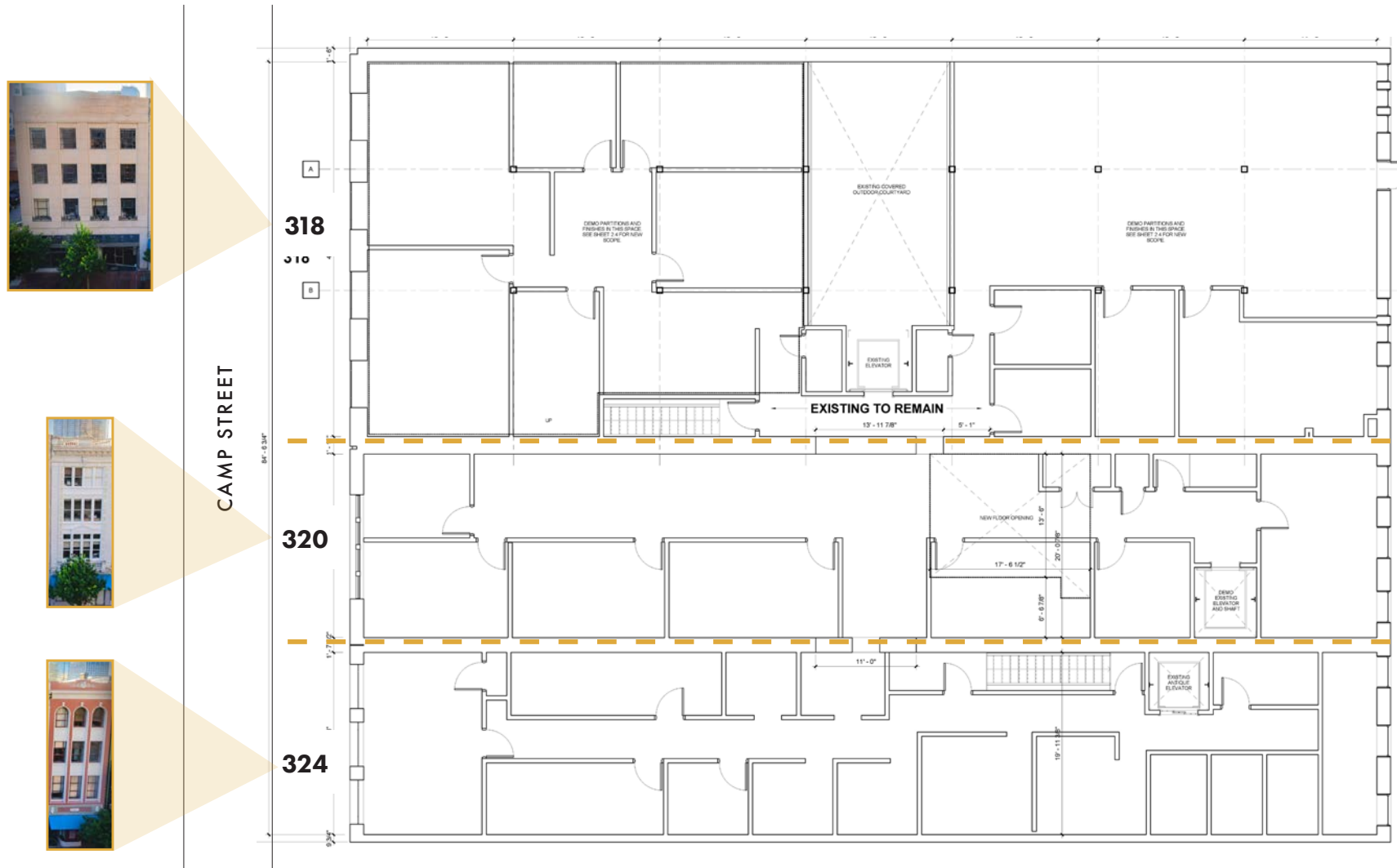
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318, 320, & 324 CAMP STREET

FOURTH FLOOR EXISTING CONDITIONS FLOOR PLAN



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HOTEL FEASIBILITY STUDY

Produced by Eskew + Dumez + Ripple

First Floor

Restaurant - 2,105 sf

Reception/Bar - 2,117 sf

Private Dining / Conference Room - 450 sf

Kitchen - 744 sf

Back of House - 1,237 sf

Total - 6,653sf

Total Keys - 51

Second Floor

Single 11

Suite 6

Third Floor

Single 11

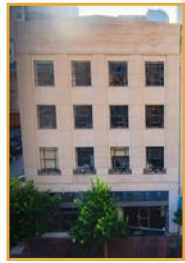
Suite 6

Fourth Floor

Single 11

318, 320, & 324 CAMP STREET

FIRST FLOOR HOTEL FEASIBILITY STUDY



CAMP STREET

318

RECEPTION /
BAR
2117 SF

OPEN TO ABOVE

PRIV. DINING /
CONFERENCE
450 SFBOH
1237 SF

ELEV.

ELEV.

320

RESTAURANT
2015 SF

OPEN TO ABOVE

RR

RR

RR

KITCHEN
744 SF

324

JAN

SERVICE

EXIT / SERVICE CORRIDOR



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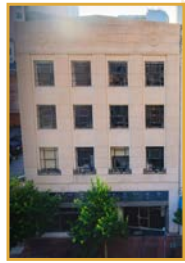
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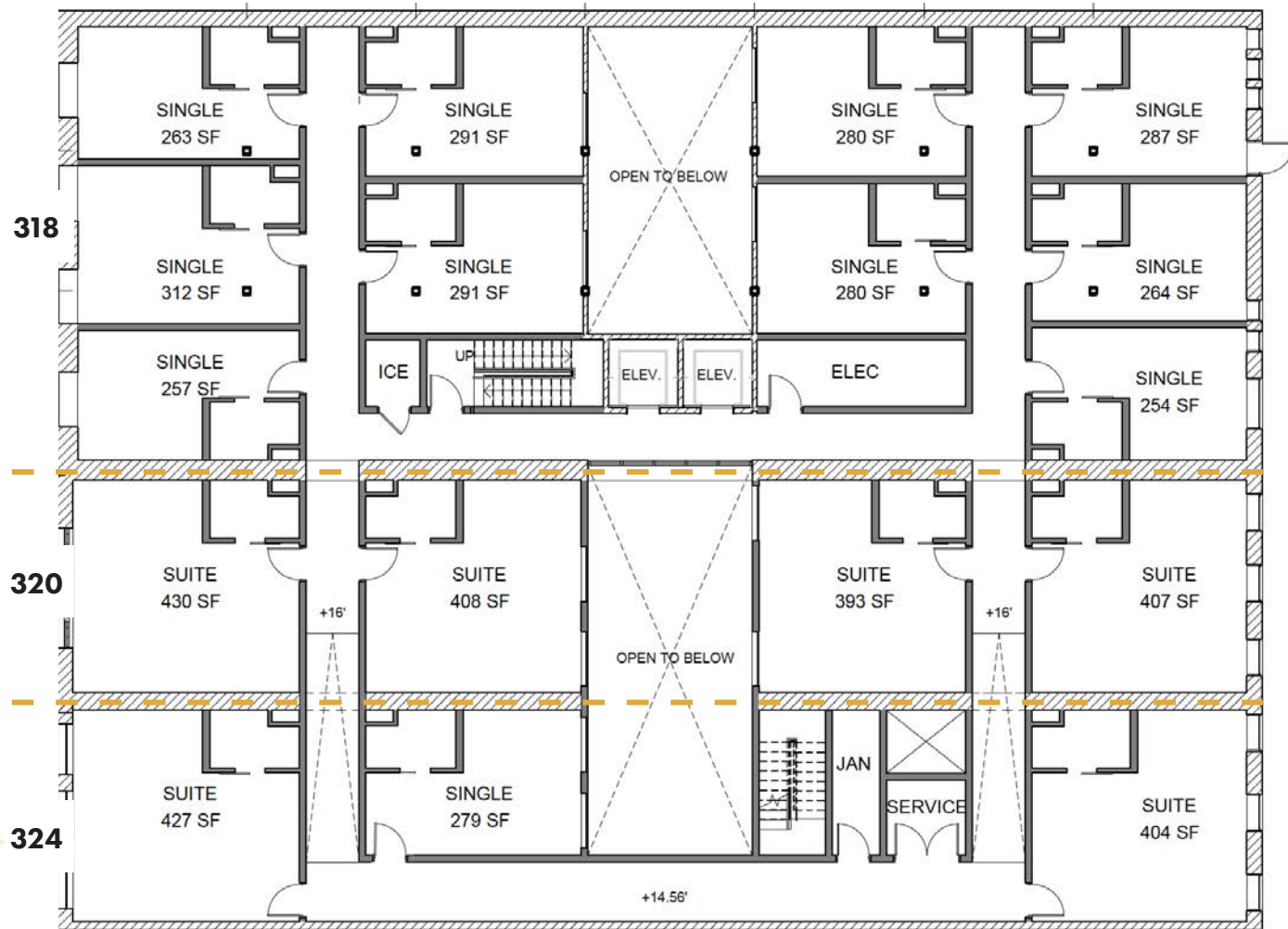
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SECOND FLOOR HOTEL FEASIBILITY STUDY



CAMP STREET



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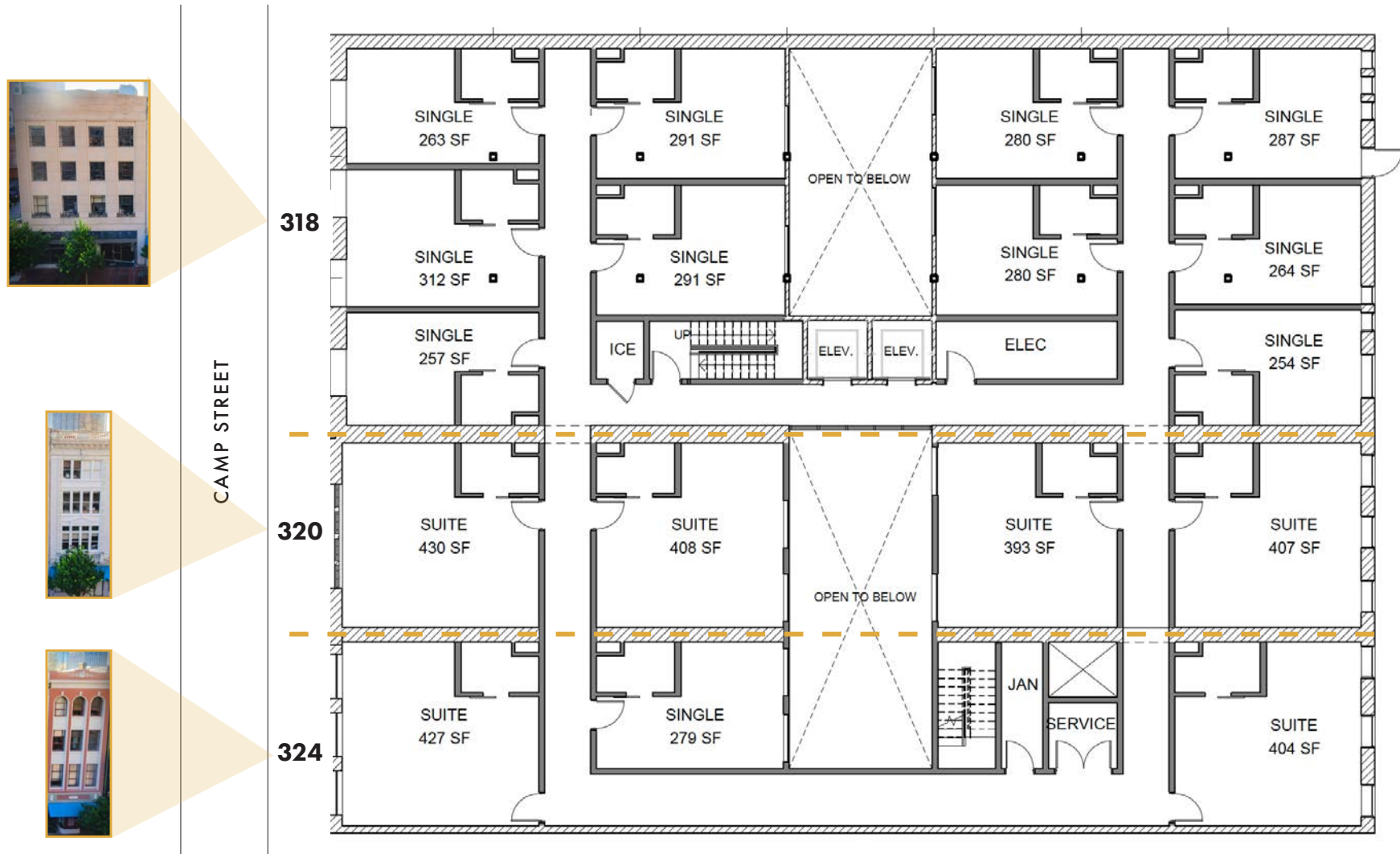
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318, 320, & 324 CAMP STREET

FLOORS THREE AND FOUR HOTEL FEASIBILITY STUDY



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MULTI-FAMILY FEASIBILITY STUDY

Produced by Eskew + Dumez + Ripple

Total Units

48 | 23,671 rsf

Studio 6

1 BR 30

1 BR+ 9

2 BR 3

First Floor

1 BR+ 4

2 BR 2

Second Floor

Studio 2

1 BR 10

1 BR+ 1

2 BR 1

Third Floor

Studio 2

1 BR 10

1 BR+ 1

2 BR 1

Fourth Floor

Studio 2

1 BR 10

1 BR+ 1

2 BR 1

Suite 6



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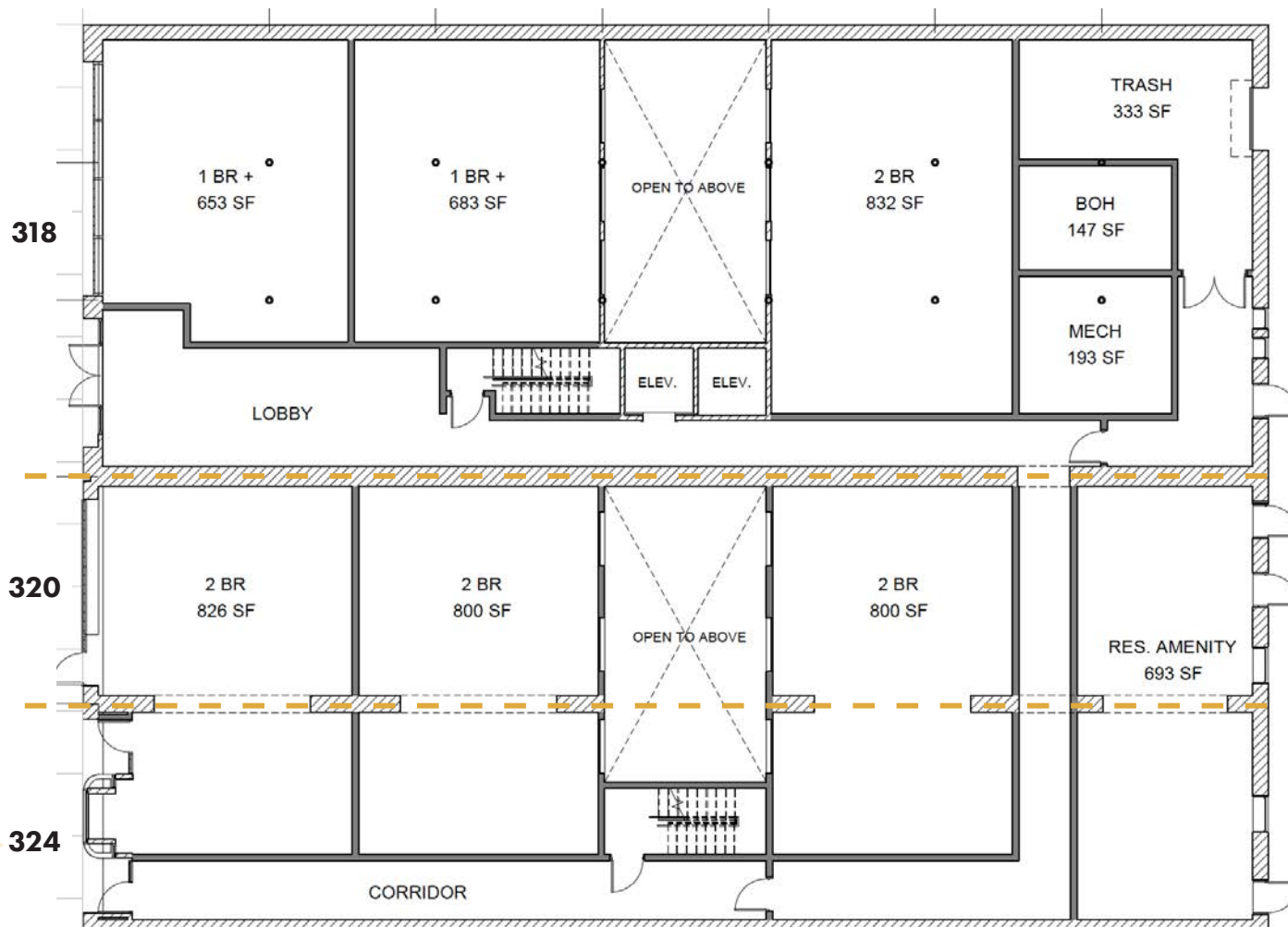
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FIRST FLOOR MULTI-FAMILY FEASIBILITY STUDY



CAMP STREET



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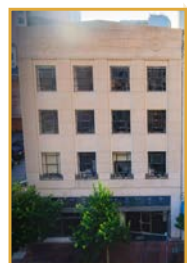
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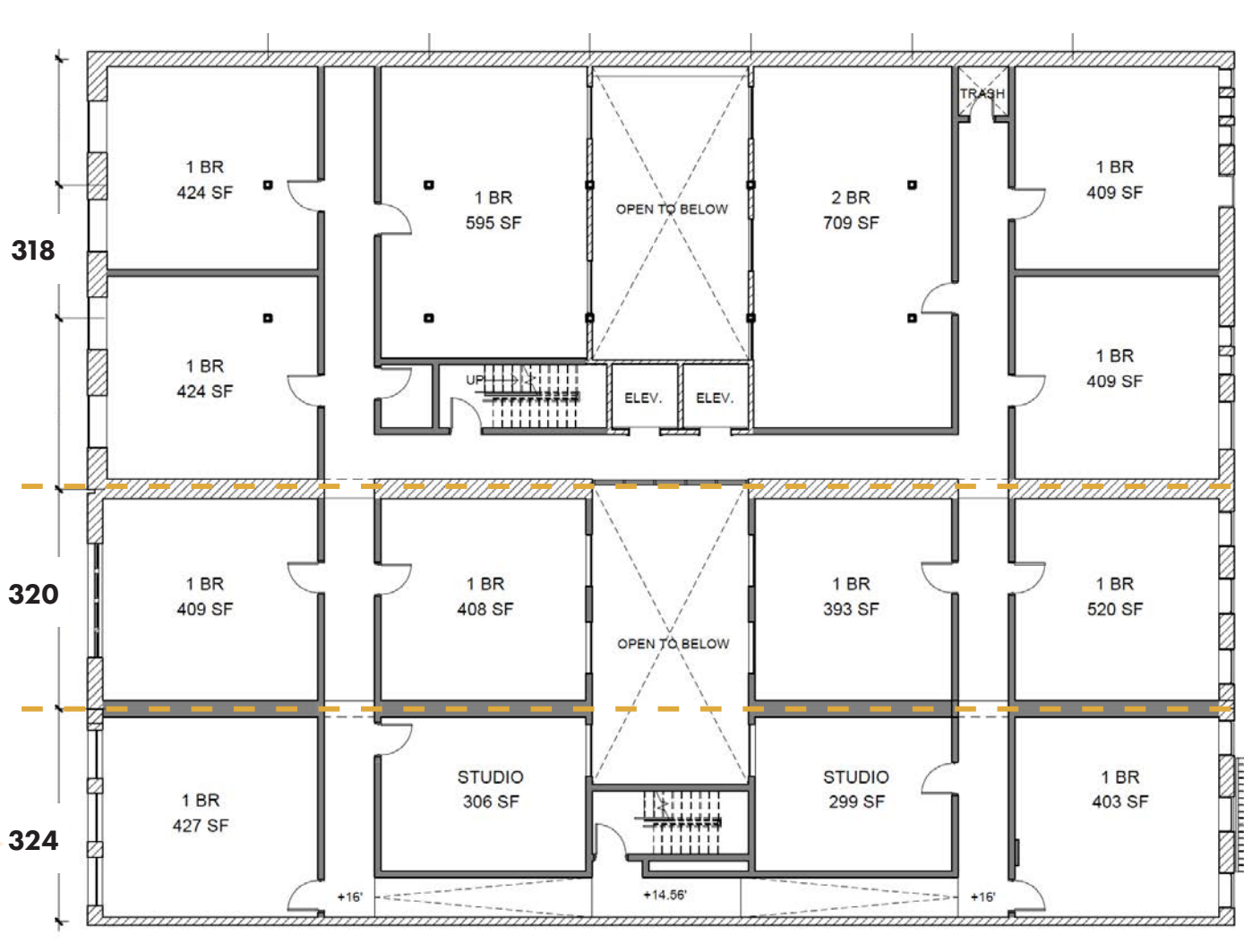
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SECOND FLOOR MULTI-FAMILY FEASIBILITY STUDY



CAMP STREET



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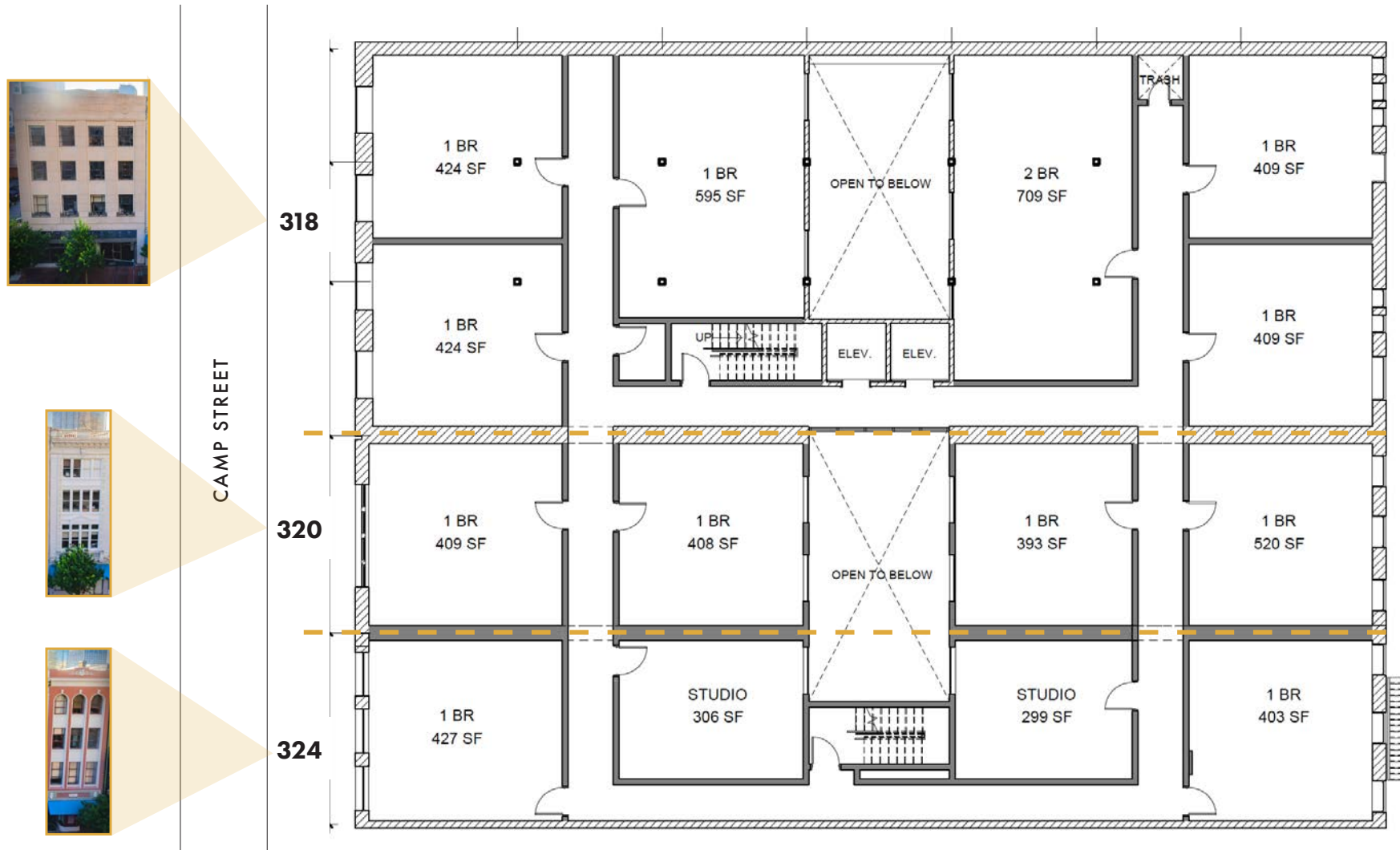
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FLOORS THREE AND FOUR MULTI-FAMILY FEASIBILITY STUDY



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318, 320, & 324 CAMP STREET

HISTORY

Built in the 1850s, the buildings were four stories and originally constructed in the then-popular Greek Revival style. In late 1850, the newly constructed next-door neighbor 326 Camp St opened as the plant home of *The Picayune*, one of the city's many newspapers. Other newspapers and periodicals would follow suit, including the *Times - Democrat* in 324 Camp St, which would lead this 300 block to be referred to as Newspaper Row. Through World War I, lower Camp St was the center of many of the city's newspapers, publishers, printers, and other support services. The back alley behind the property, Picayune Place, was the primary gathering spot for newsboys and other hawkers.



Today Camp St remains a vibrant street, connecting the CBD with the French Quarter. Picayune Place is often used in filming to provide authentic scenery for cities like New York as well as New Orleans-based movies.



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318, 320, & 324 CAMP STREET

TIMELINE



1850

The Picayune paper opens the first newspaper plant in the city in a new building at 326 Camp St

1882 - 1914

T. Fitzwilliam & Co., Steam Lithographers moves in as tenant at 324

1920s

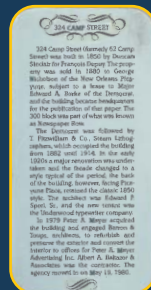
Building facade undergoes renovation; Underwood Typewriter Company becomes new tenant at 324

1840

1860

1880

1900



1880

The Picayune buys 324 Camp St and leases it to the *Times-Democrat*



1920

Due to "increasing business," Petetin-Beaudean Stationery, Printing, Book Binding, and Loose Leaf Devices moves from Poydras St to 318

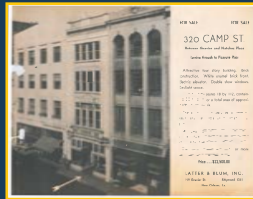
318, 320, & 324 CAMP STREET

TIMELINE



1950s

Remington Rand, Inc., the electric shaver company, operates out of 320



1979

Peter A. Mayer Advertising, Inc. purchases 324 and begins long-term lease on 320

2000

Peter Mayer purchases 318 and begins a renovation that connects all three buildings

2014

Peter Mayer purchases 320

1940

1940
Dietzgen Drafting and Surveying Supplies operates out of 318

1960



1980

Peter Mayer opens in May

1980

2000



2008

The Curious Case of Benjamin Button opens; this movie used the alley for some scenes

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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:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

