

FOR SALE: \$4,000,000 PARTIAL OWNER FINANCING AVAILABLE



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

Donna Whalen Little
dwhalen@corp-realty.com
504.581.5005

Michael J. Siegel S10R
msiegel@corp-realty.com
504.581.5005



Table of Contents

318, 320, & 324 Camp Street

1	Map
2	Property Description and Summary
3 - 16	Property Images
17	Zoning and Building Details
18 - 22	Existing Conditions Floor Plans
23 - 26	Feasibility Study Hotel
27 - 30	Feasibility Study Multi-Family
31	History
32 - 33	Timeline

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



CORPORATE REALTY

Donna Whalen Little
 dwhalen@corp-realty.com
 504.581.5005

Michael J. Siegel S10R
 msiegel@corp-realty.com
 504.581.5005



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
SALE PRICE: \$4,000,000

Partial Owner Financing Available

Available Economic Tax Incentives

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



CORPORATE REALTY

Donna Whalen Little
dwhalen@corp-realty.com
504.581.5005

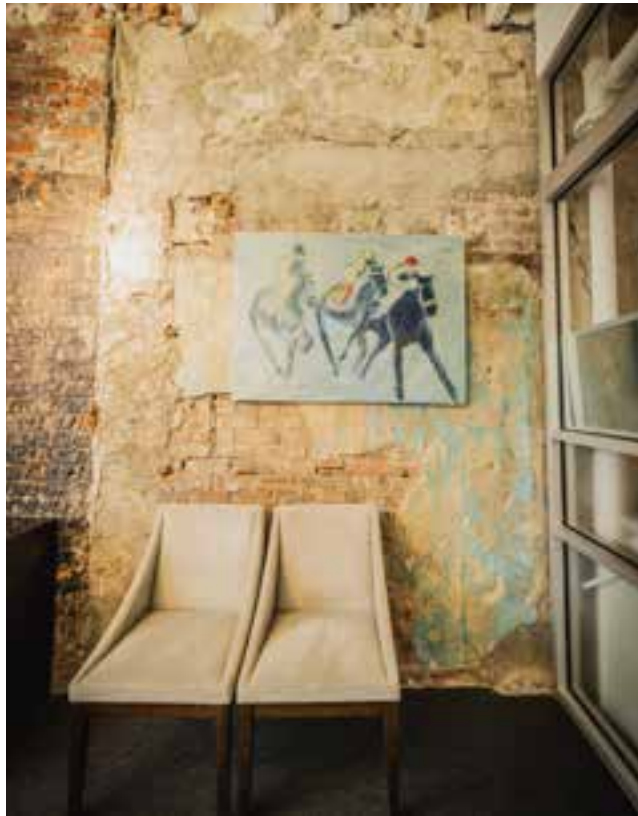
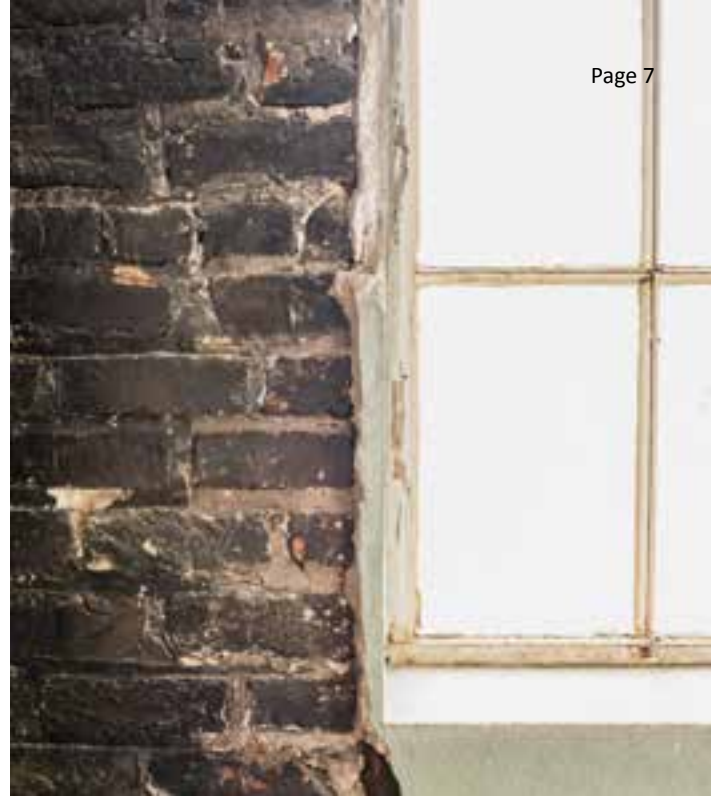
Michael J. Siegel S10R
msiegel@corp-realty.com
504.581.5005









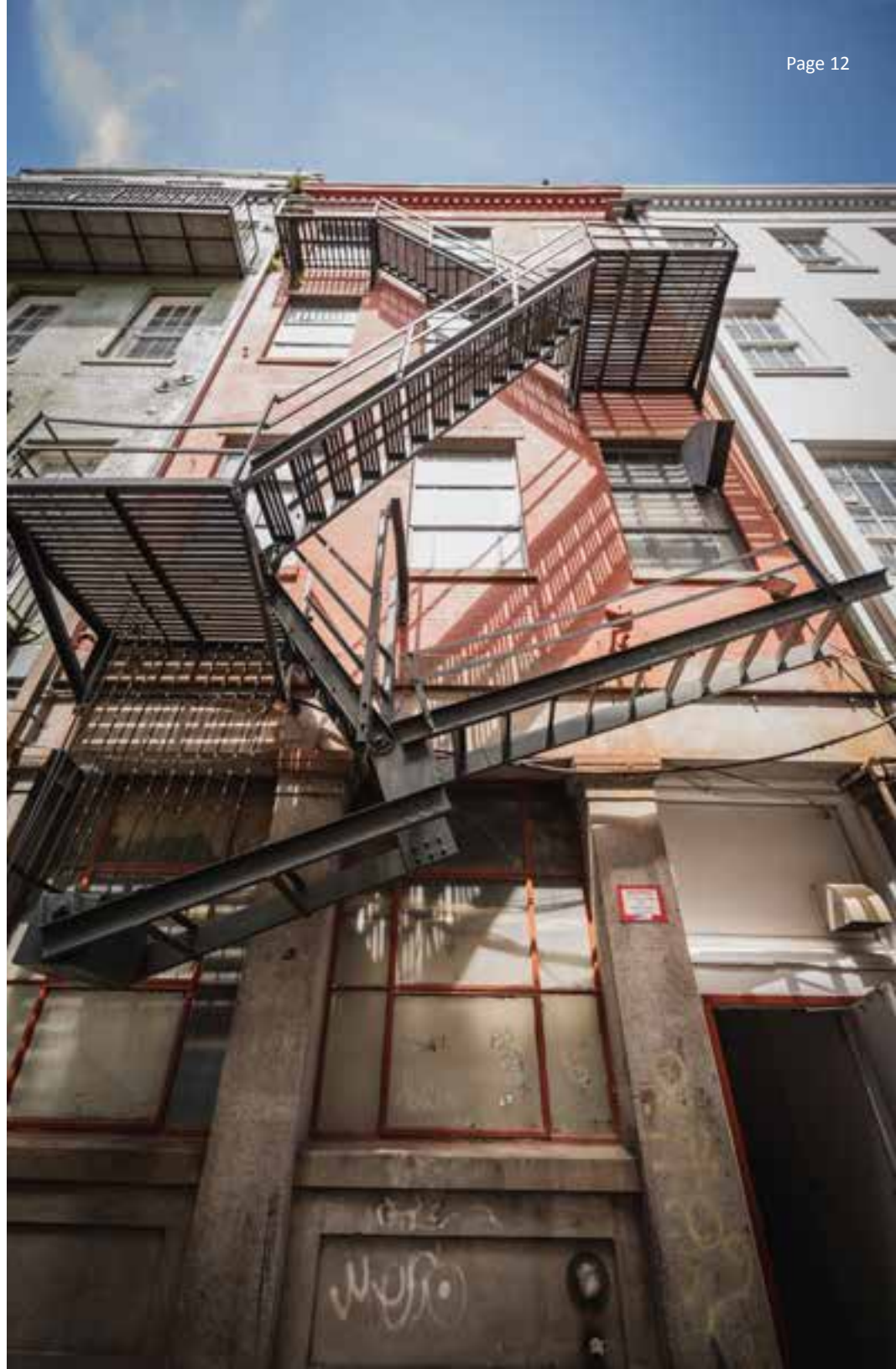




















318, 320, & 324 CAMP STREET

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)

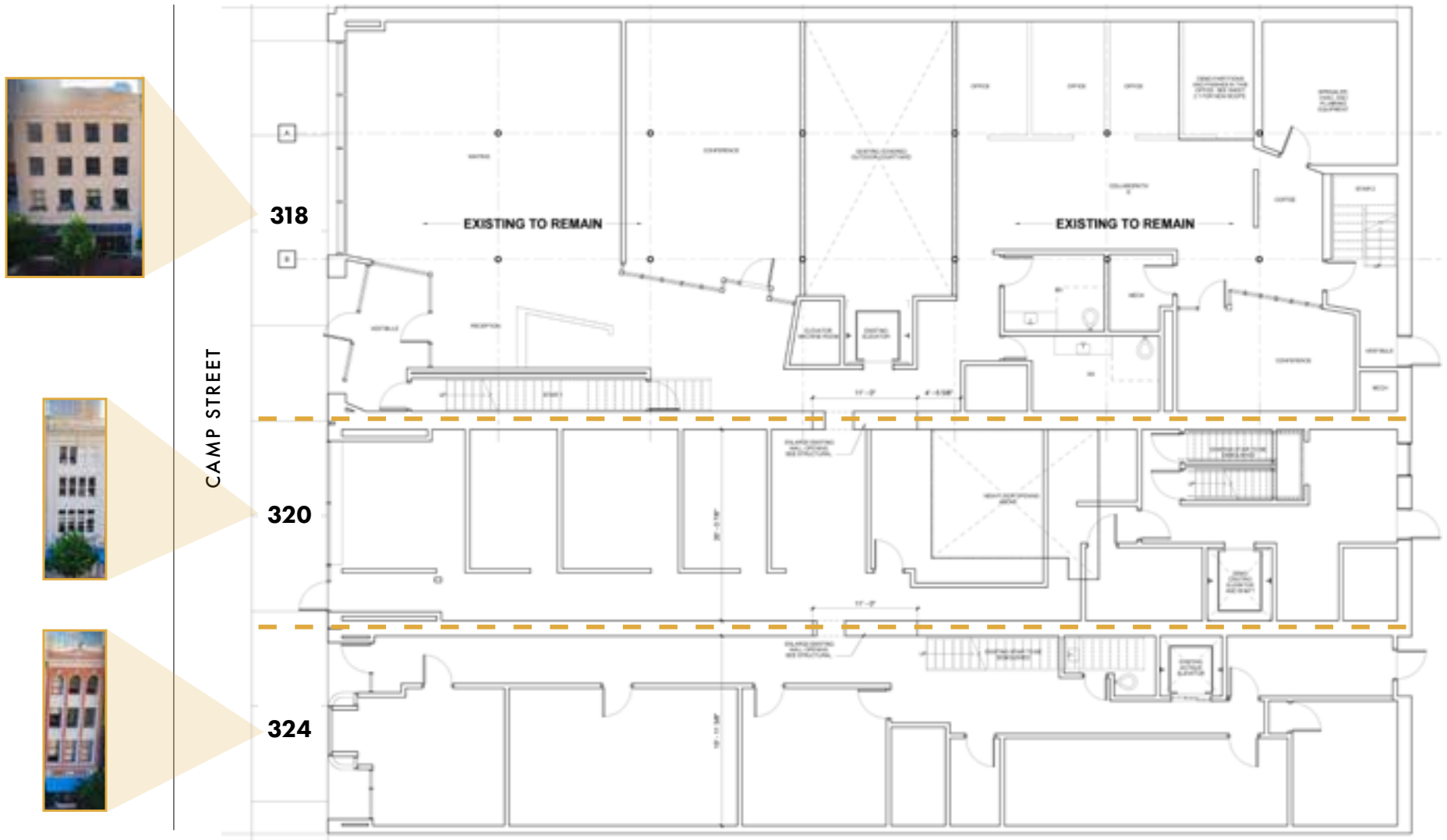
FUTURE ZONING

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.



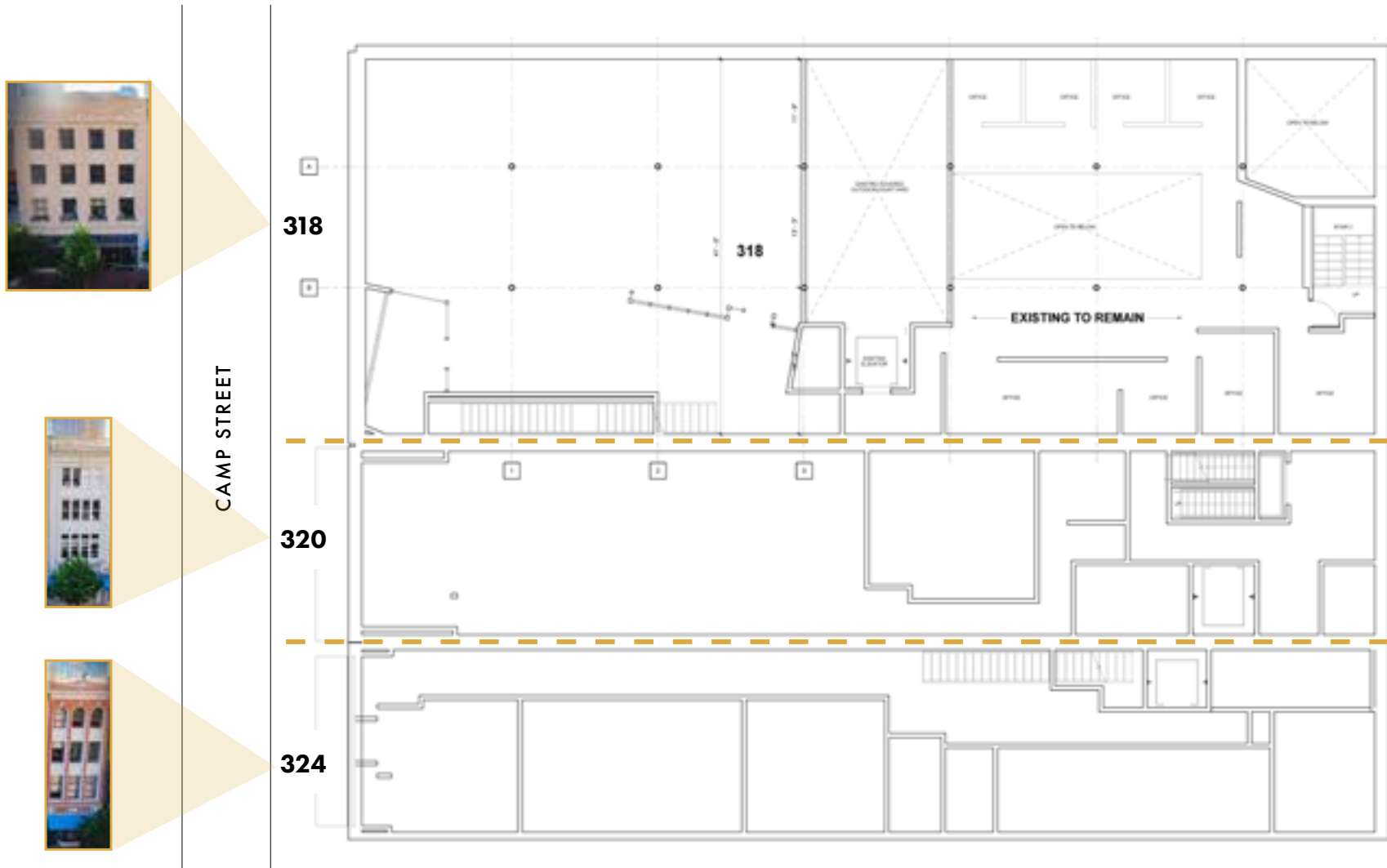
318, 320, & 324 CAMP STREET

FIRST FLOOR EXISTING CONDITIONS FLOOR PLAN



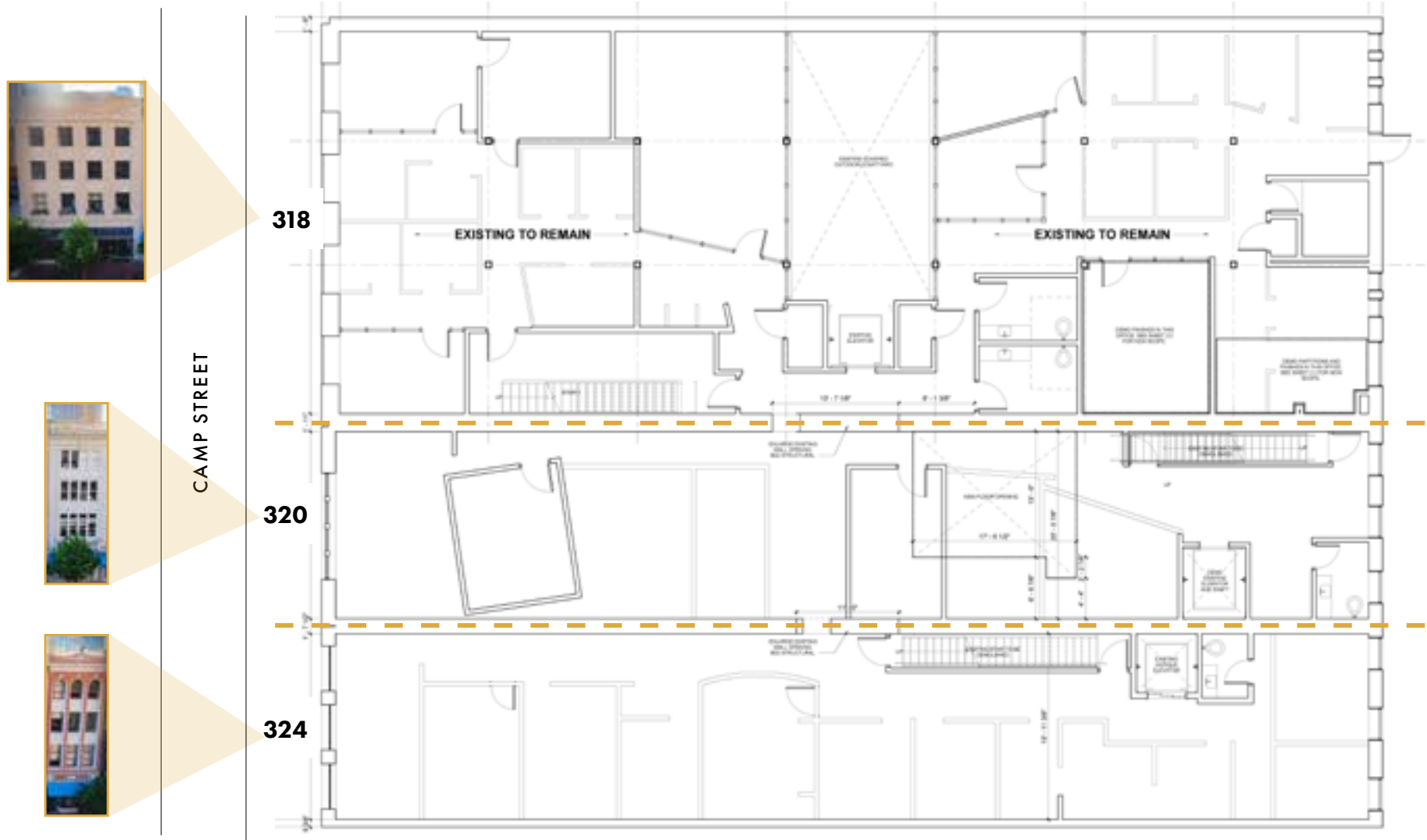
318, 320, & 324 CAMP STREET

MEZZANINE EXISTING CONDITIONS FLOOR PLAN



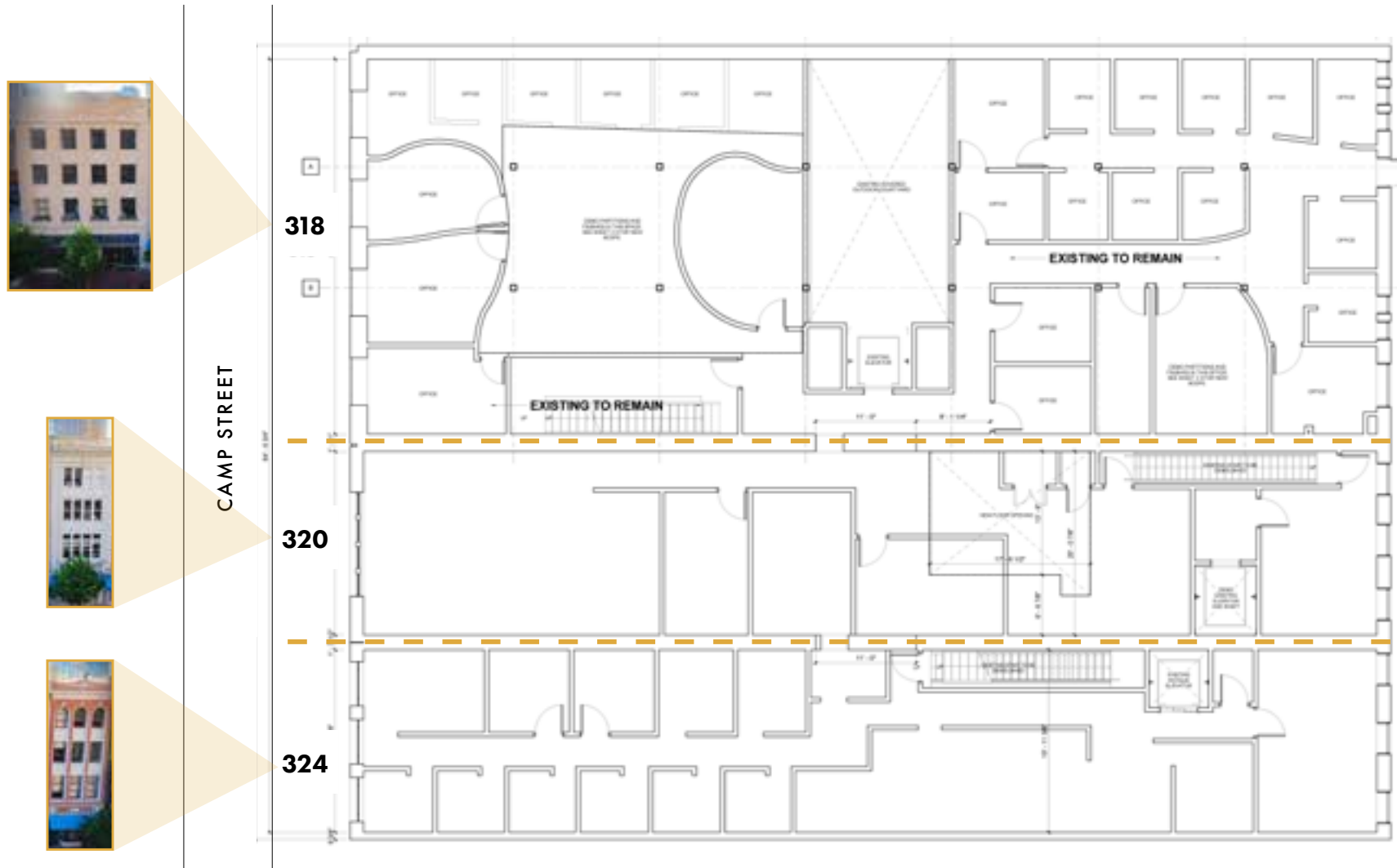
318, 320, & 324 CAMP STREET

SECOND FLOOR EXISTING CONDITIONS FLOOR PLAN



318, 320, & 324 CAMP STREET

THIRD FLOOR EXISTING CONDITIONS FLOOR PLAN



318, 320, & 324 CAMP STREET

FOURTH FLOOR EXISTING CONDITIONS FLOOR PLAN



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

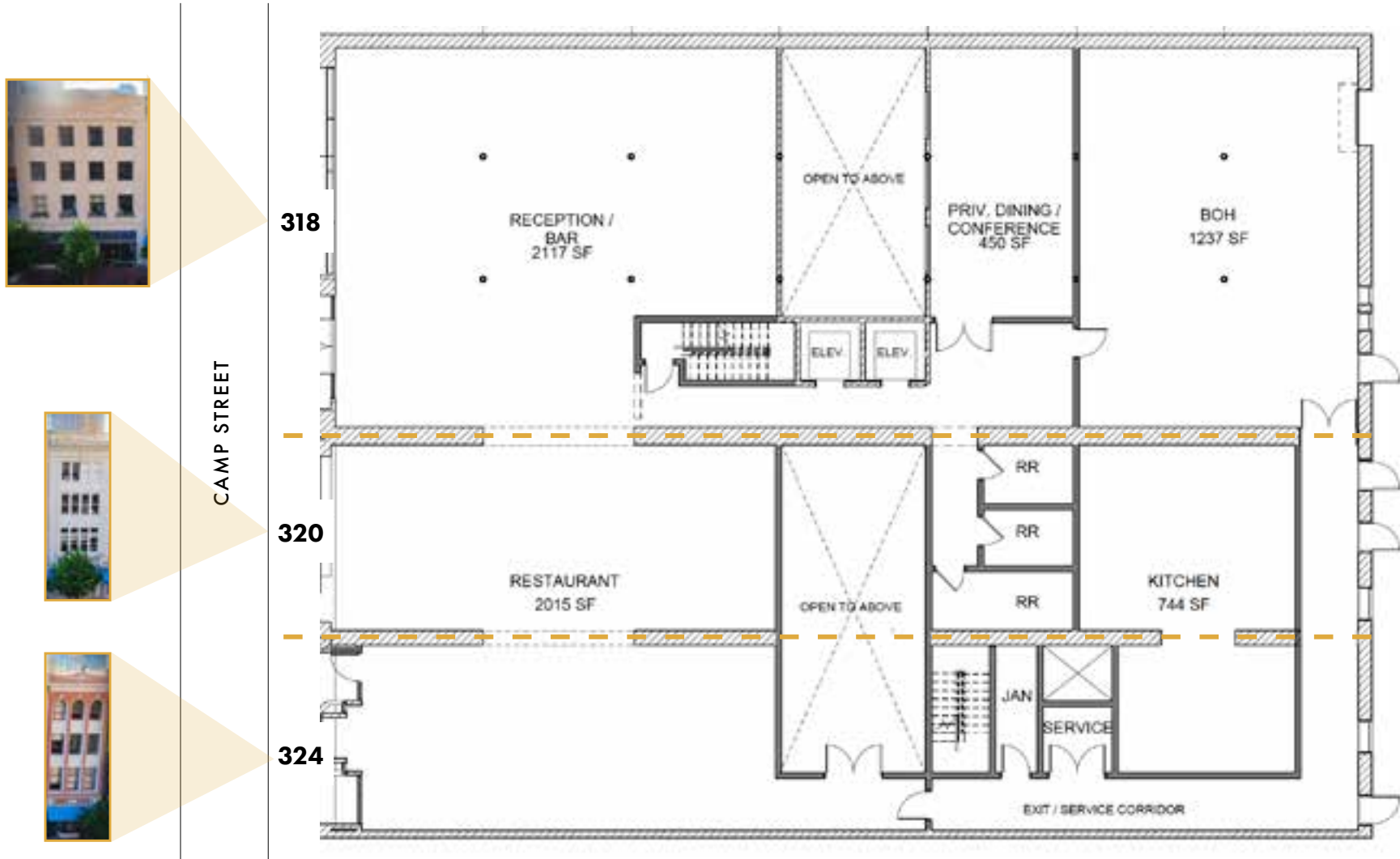
Fourth Floor

Single 11



318, 320, & 324 CAMP STREET

FIRST FLOOR HOTEL FEASIBILITY STUDY



318, 320, & 324 CAMP STREET

SECOND FLOOR HOTEL FEASIBILITY STUDY

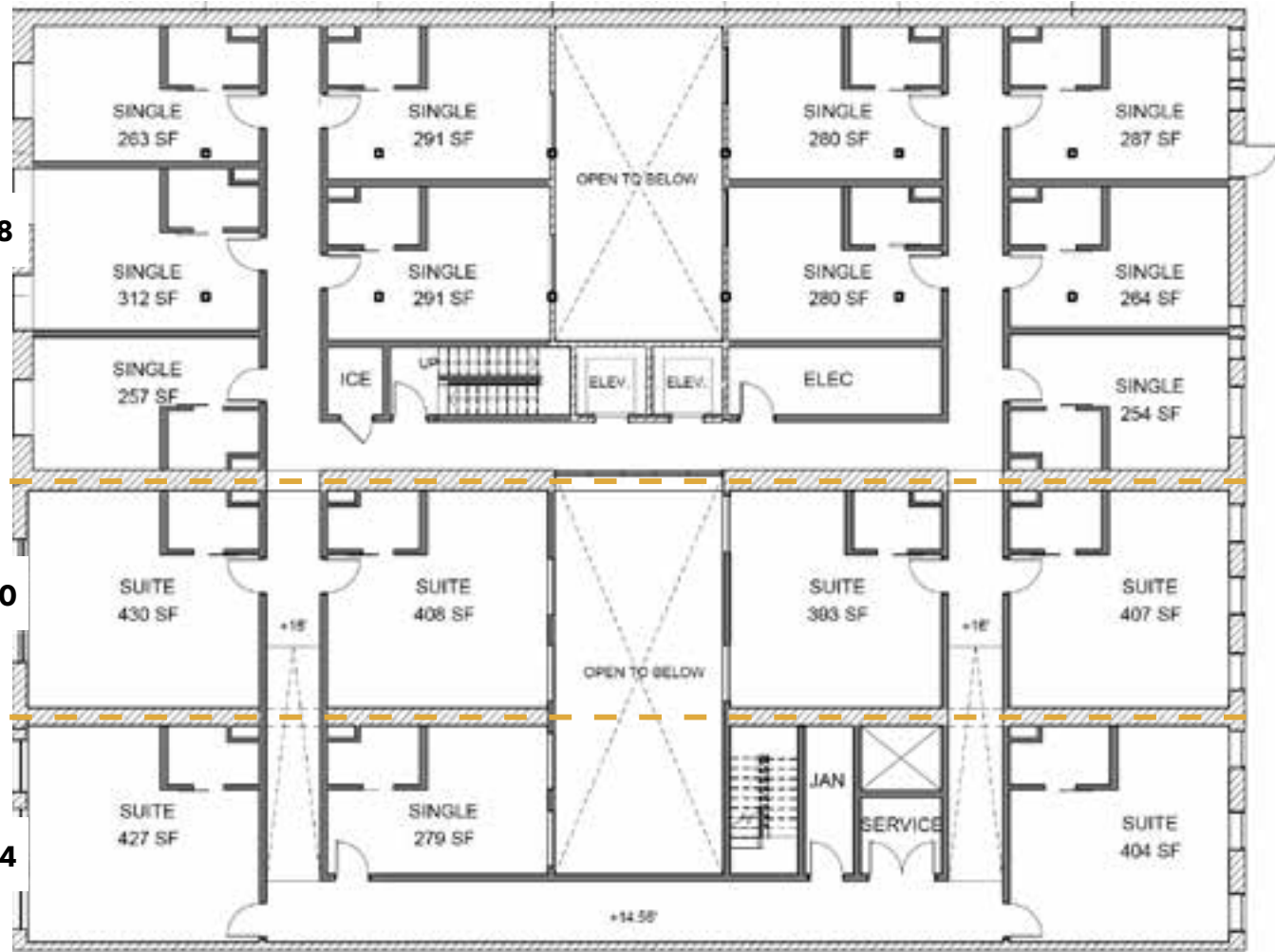


CAMP STREET

318

320

324



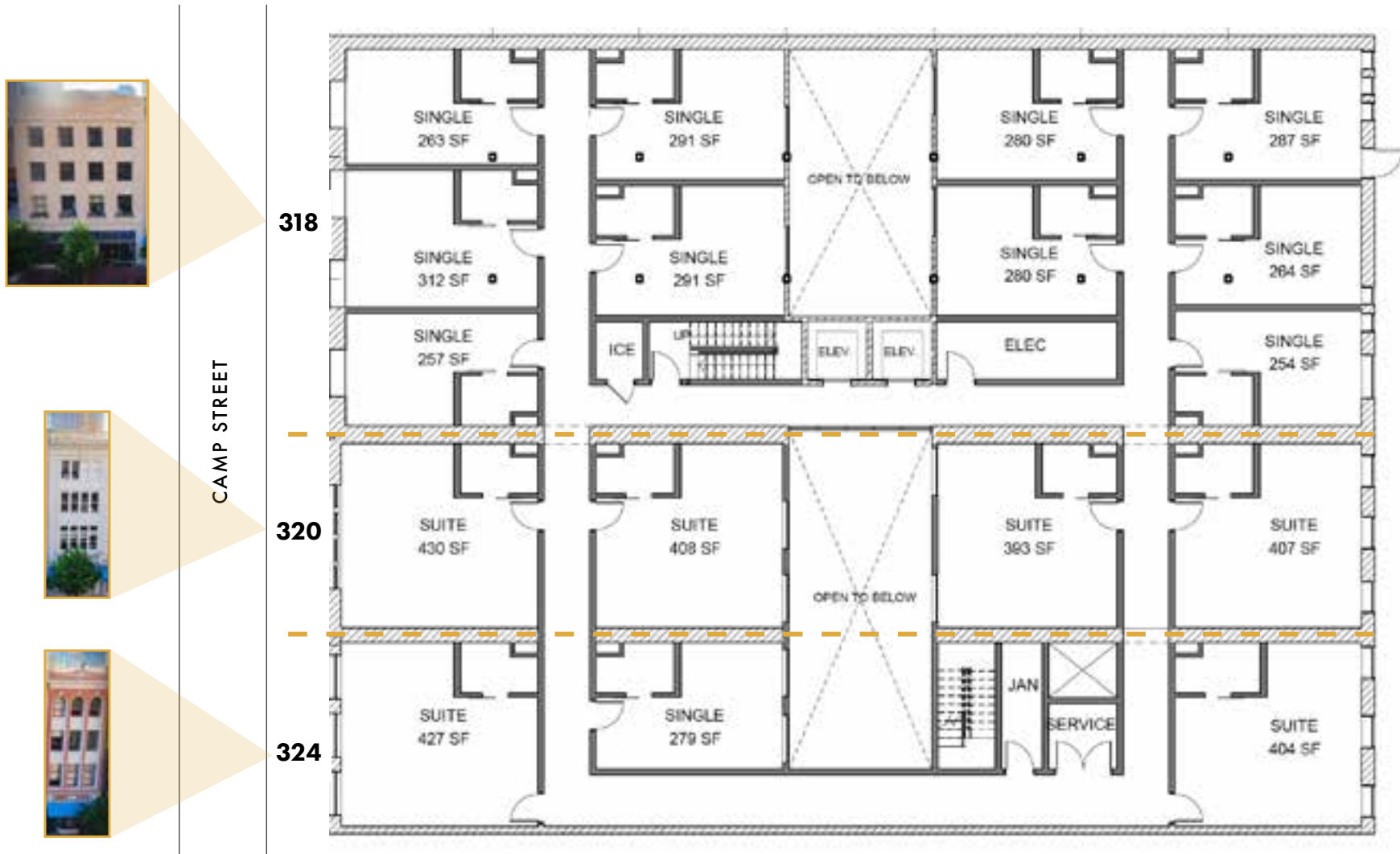
CORPORATE REALTY

Donna Whalen Little
dwhalen@corp-realty.com
504.581.5005

Michael J. Siegel S10R
msiegel@corp-realty.com
504.581.5005

318, 320, & 324 CAMP STREET

FLOORS THREE AND FOUR HOTEL FEASIBILITY STUDY



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

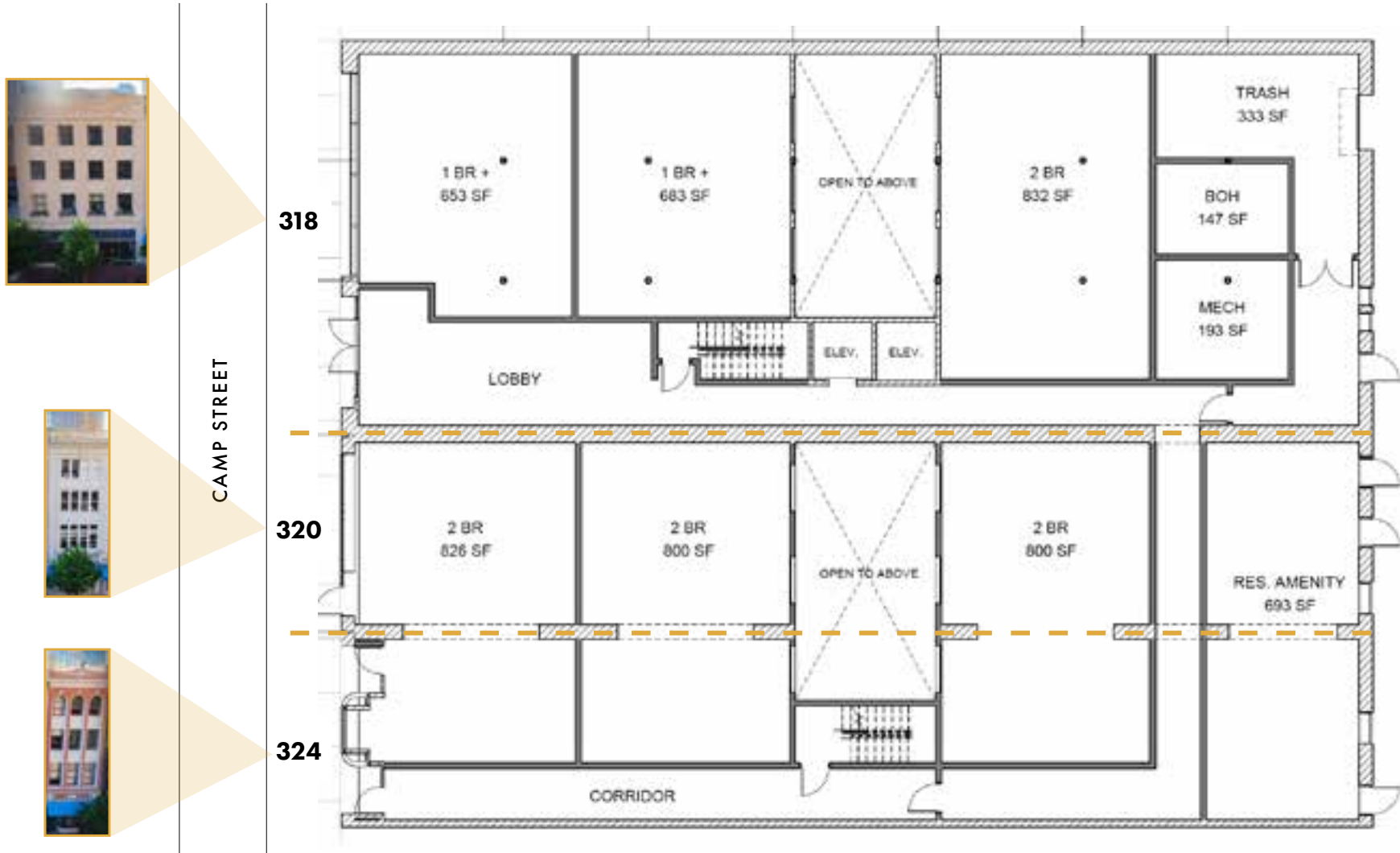
2 BR 1

Suite 6



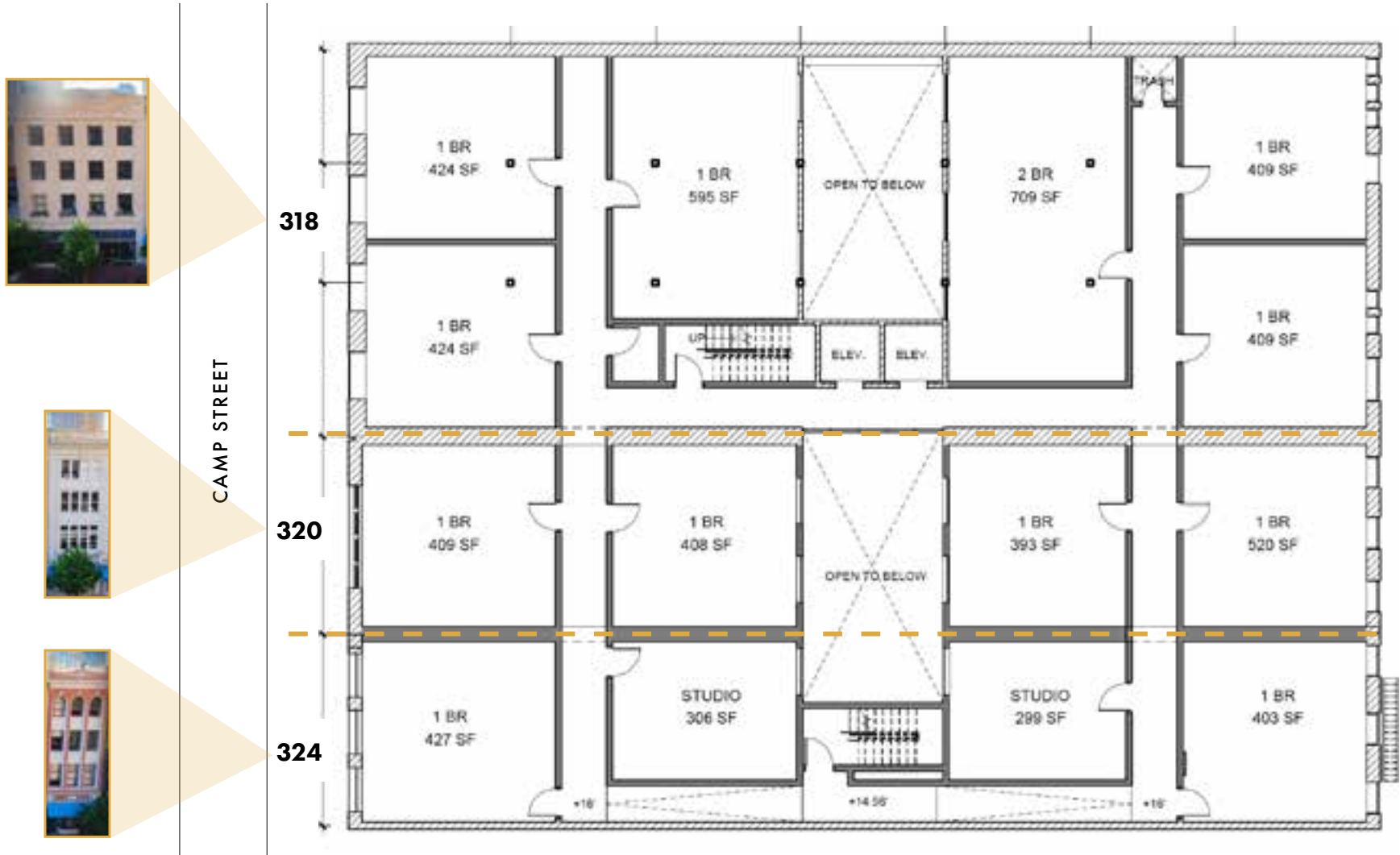
318, 320, & 324 CAMP STREET

FIRST FLOOR MULTI-FAMILY FEASIBILITY STUDY



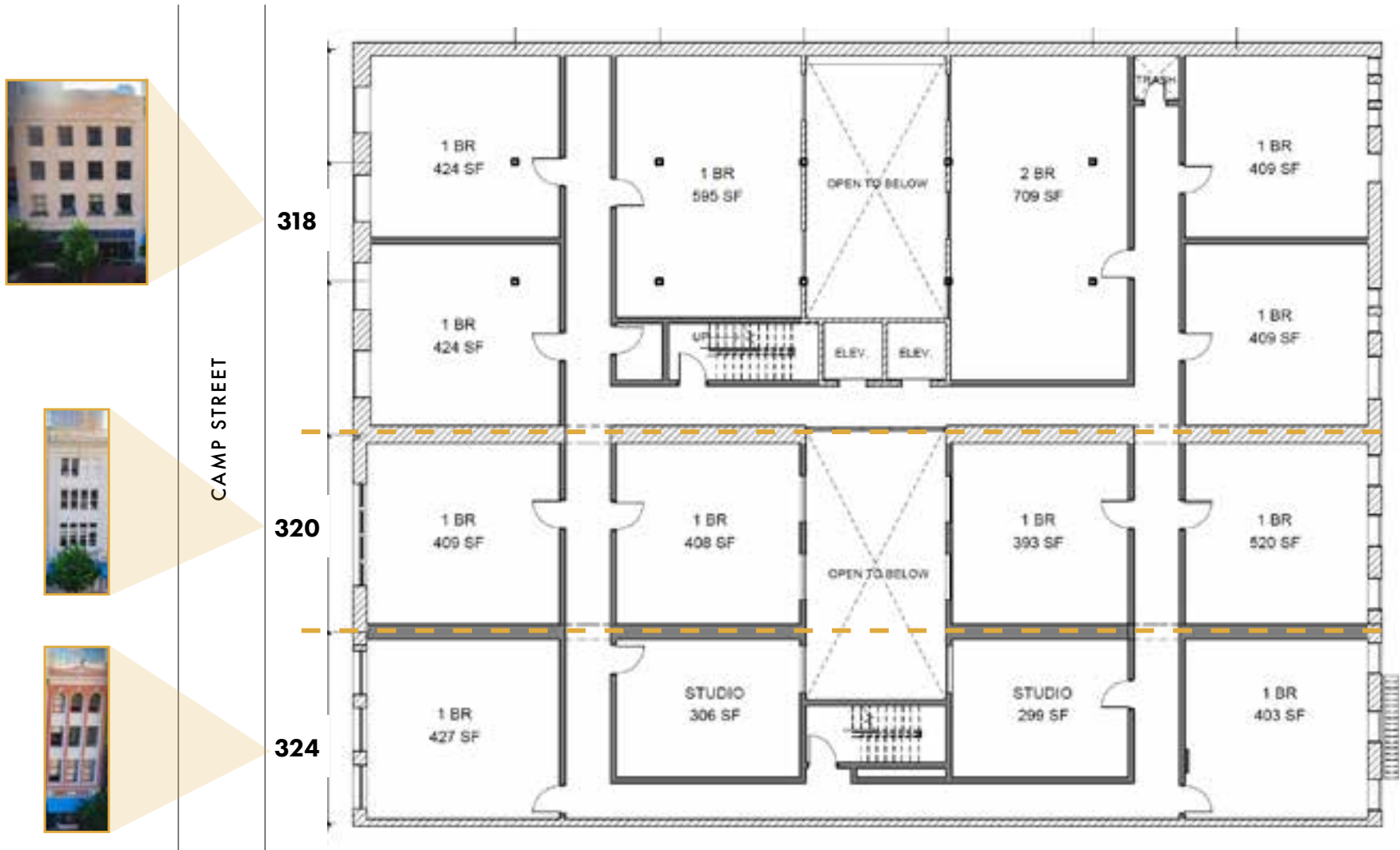
318, 320, & 324 CAMP STREET

SECOND FLOOR MULTI-FAMILY FEASIBILITY STUDY



318, 320, & 324 CAMP STREET

FLOORS THREE AND FOUR MULTI-FAMILY FEASIBILITY STUDY



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.



CORPORATE REALTY

Donna Whalen Little
 dwhalen@corp-realty.com
 504.581.5005

Michael J. Siegel S10R
 msiegel@corp-realty.com
 504.581.5005

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

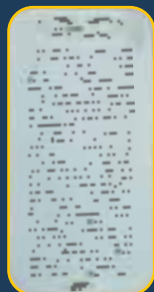
Building facade undergoes renovation; Underwood Typewriter Company becomes new tenant at 324

1840

1860

1880

1900



1880

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



1920

Due to "increasing business," Petetin-Beudean 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



REDEVELOPMENT OPPORTUNITY | FOR SALE

Exceptional Real Estate in Exceptional Location

318, 320, & 324 Camp st., New Orleans, LA 70130



Donna Whalen Little
dwhalen@corp-realty.com
504.581.5005



Michael J. Siegel S10R
msiegel@corp-realty.com
504.581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 5/2026