



FOR LEASE VIA RFP PROCESS

4317 Magazine St., New Orleans, LA

KIRSTEN EARLY, CCIM

(504) 620-0352

kearly@srsa-realestate.com



FOR LEASE VIA RFP PROCESS:

Former Second District Police Station
4317 Magazine St, New Orleans, LA 70115



LOCATION

4317 Magazine St
New Orleans, LA 70115



LAND SIZE

15,000 SF
approximately



PARKING

22 parking lot spaces



BUILDING SIZE

7,000 SF
approximately



ZONING

BUILDING:

HU-B1 (Historic Urban Neighborhood Business District)

PARKING AREA:

OS-N (Neighborhood Open Space District)

PROPERTY HIGHLIGHTS

- **Prime Magazine Street Location:** Situated in the heart of one of New Orleans' most dynamic and eclectic shopping and dining corridors, 4317 Magazine Street offers unparalleled visibility and foot traffic.
- **Historic Architecture:** Originally constructed in 1899 as a neighborhood firehouse, the building features distinctive arched detailing and a commanding historic façade. Most recently serving as the New Orleans Police Department's Second District Station, the structure is full of character and ready for adaptive reuse.
- **Rare On-Site Parking:** Boasting 22 dedicated parking spaces, an exceptional amenity in this corridor, offering convenience for customers, clients, or tenants.
- **Unique Adjacencies:** Flanked by open green space and directly adjacent to a public library, the site benefits from a serene and community-oriented setting.
- **Redevelopment Opportunity:** This storied property presents a unique opportunity for visionary tenants to bring new life to a landmark building in one of the city's most sought-after retail and commercial destinations.



**COMMERCIAL
REAL ESTATE**

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LEASING PROCESS

New Orleans Building Corporation (NOBC) is seeking a qualified developer to restore and vitalize the Former Second District Police Station via an RFP process. The property will be leased by the City of New Orleans to NOBC, and NOBC will sublease the property to the chosen developer. Interested developers can view the full Request for Proposals and all related documents and addenda here: [\[BRASS Summary Link\]](#).

To ensure you receive updates, and to submit your proposal, you must register with the City's BRASS system here: [\[Register as a Supplier\]](#)

More information related to BRASS can be found here: [\[Bureau of Purchasing Services\]](#)

Advance registration is required for all tours, except for the Open House on Tuesday, September 16.
Registration closes at 11:59 PM the night before each tour.

Site Tours	September 2, 2025 10am-11am CT September 13, 2025 12pm-1pm CT (OPEN HOUSE) September 16, 2025 9:30am-11am CT September 25, 2025 10am-11am CT
Deadline for Questions	October 15, 2025 5:00pm CT
Deadline for Submittals	October 24, 2025 5:00pm CT





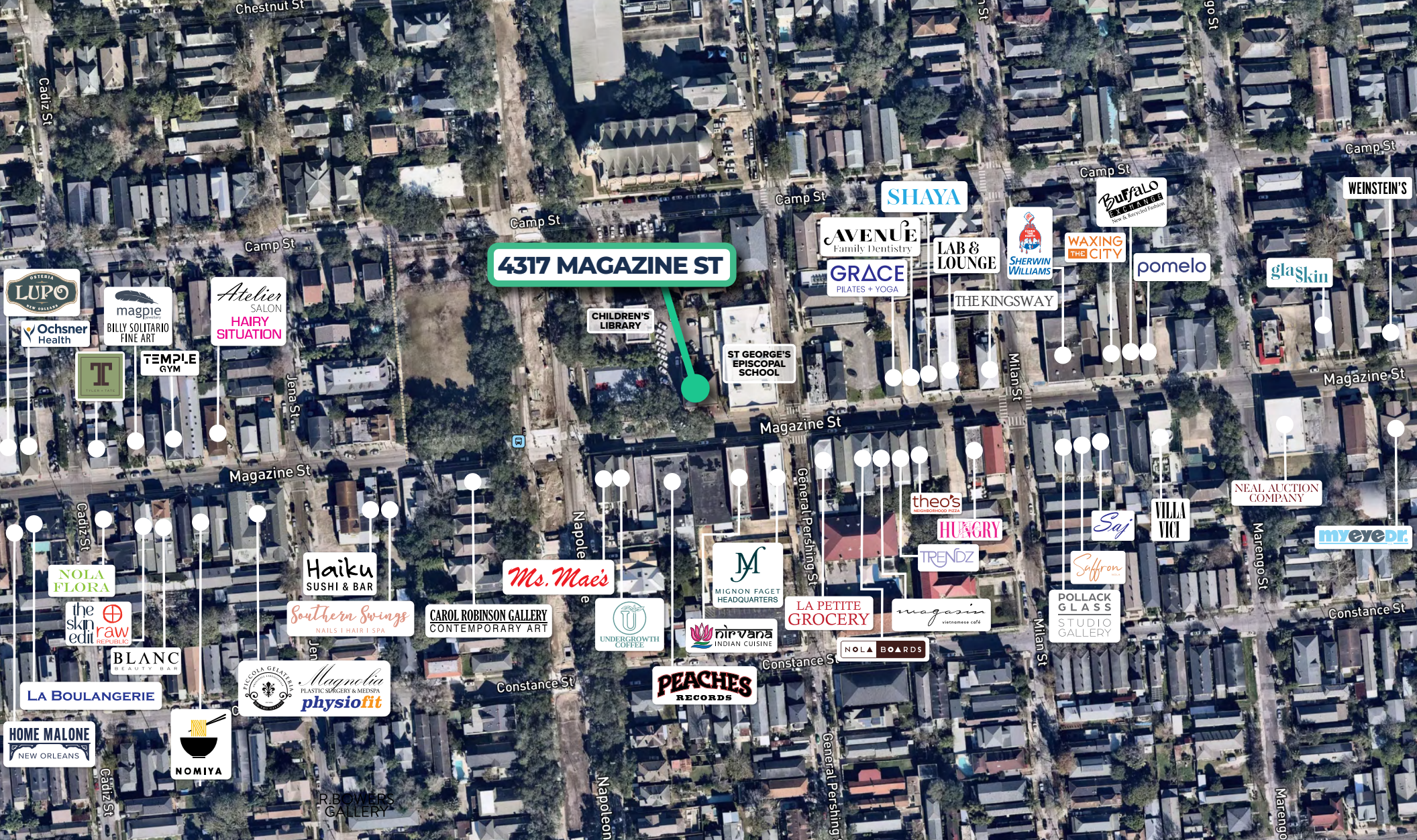
MARKET AERIAL

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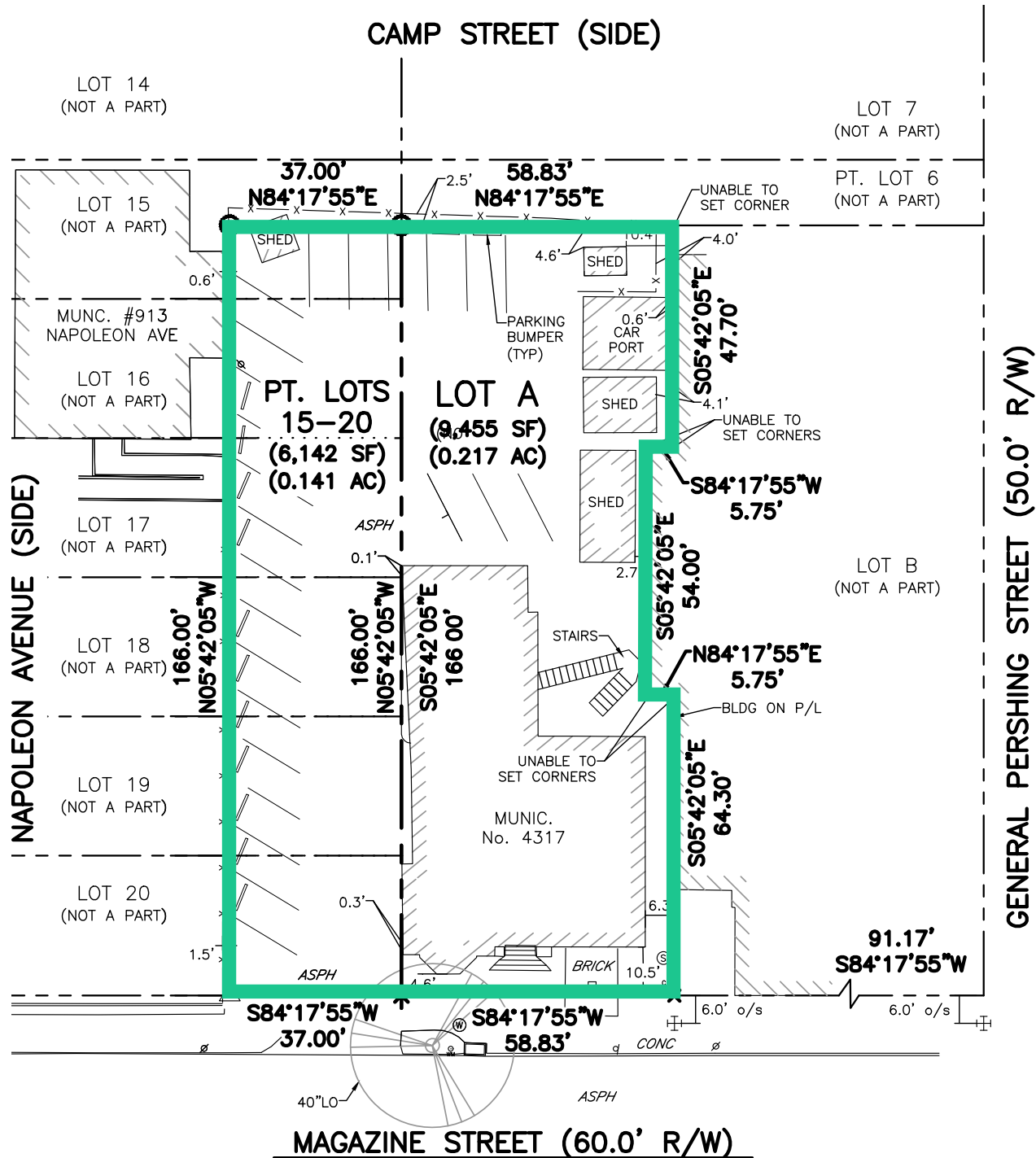
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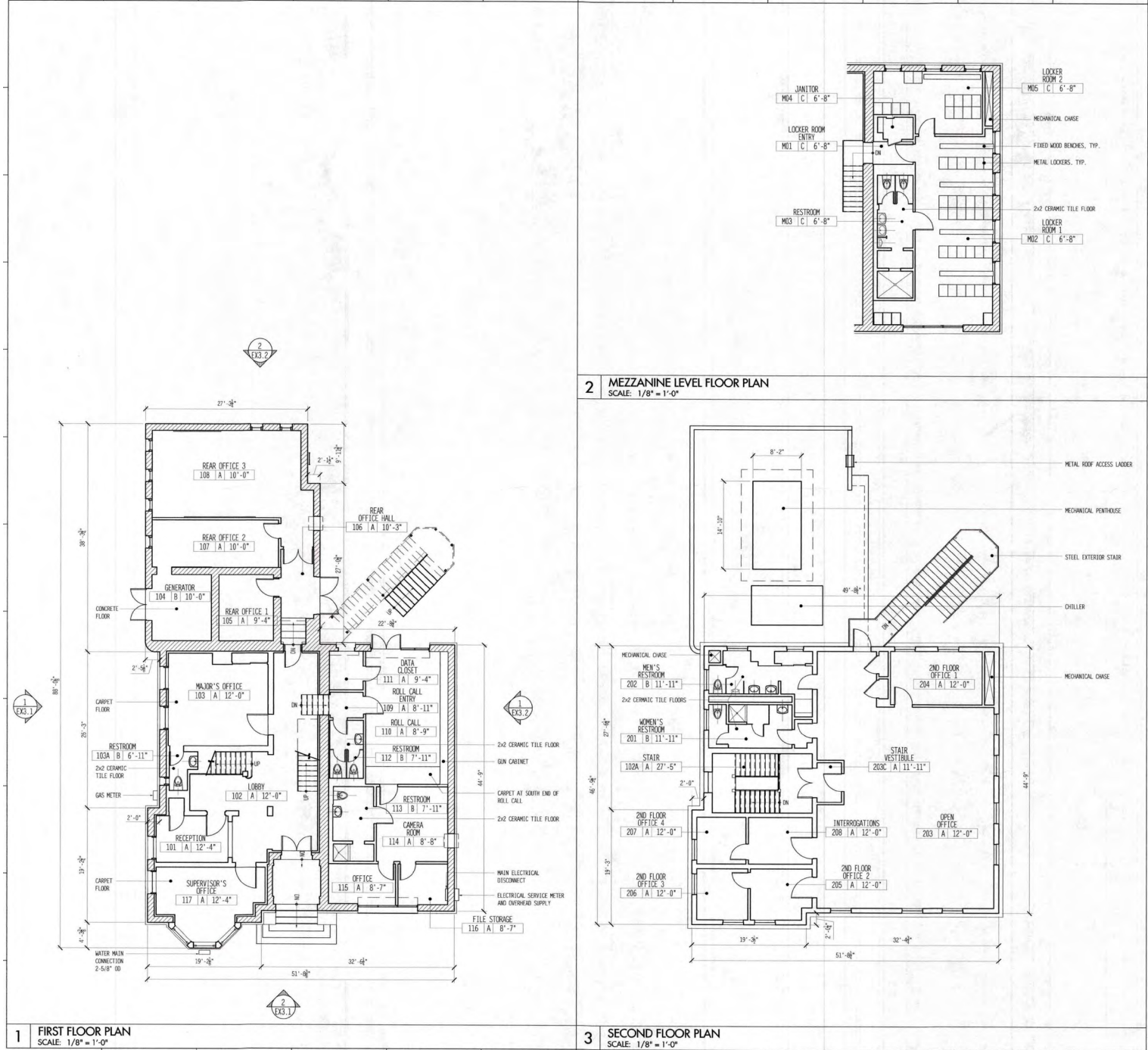
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LEGAL DESCRIPTION

PT. OF LOTS 15-20 (PARKING LOT)
 SQUARE 230
 BOULIGNY
 SIXTH DISTRICT
 ORLEANS PARISH, LOUISIANA

LOT A
 SQUARE 230
 BOULIGNY
 SIXTH DISTRICT
 ORLEANS PARISH, LOUISIANA



FLOOR PLANS

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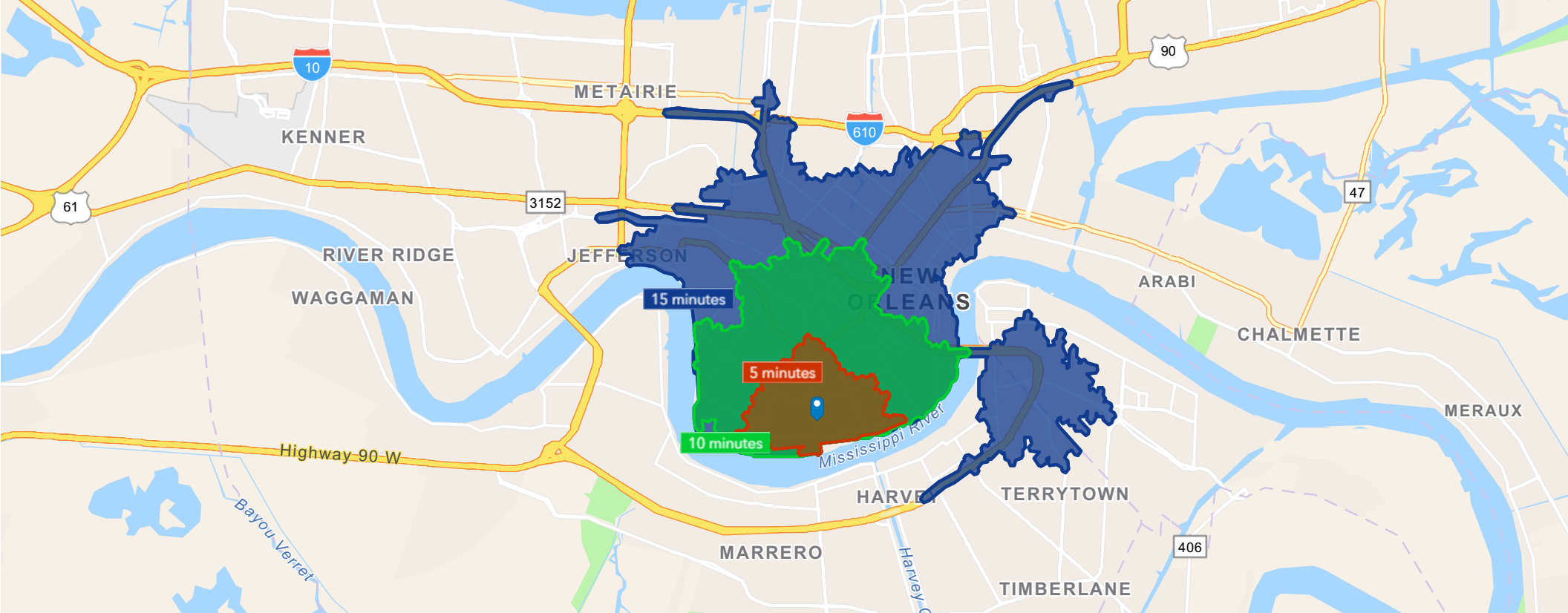
ADDITIONAL PHOTOS

4317 Magazine St, New Orleans, LA 70115



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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	27,201	90,178	181,760
DAYTIME POPULATION	29,116	102,365	290,650
TOTAL HOUSEHOLDS	13,842	40,488	86,073
MEDIAN HH INCOME	\$104,250	\$74,938	\$57,921
TOTAL BUSINESSES	2,185	5,779	16,081



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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: _____



AgencyForm Rev. 05/21



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