



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

HOSPITALITY | FOR LEASE

French Quarter Restaurant Space for Lease

225 Chartres Street

NEW ORLEANS, LA 70130

Sydney Anderson CCIM
sanderson@corp-realty.com
504.236.7507

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



SYDNEY ANDERSON REALTY



PRIME GROUND FLOOR RESTAURANT SPACE

225 Chartres Street, New Orleans, LA 70130

DESCRIPTION

This is an exciting opportunity to occupy one of New Orleans' most beautifully appointed restaurant spaces, located on the ground floor of the award-winning May & Ellis Building. This celebrated, two-building historic redevelopment is located on one of the most exceptional, centrally located blocks in the French Quarter. Just one-and-a-half blocks from Canal Street, this premier destination attracts abundant foot traffic and is surrounded by other fine dining establishments, luxury hotels, and more.

The 200-seat French-style restaurant venue, built in 2019, features a glass front façade that opens onto the sidewalk, Italian plastered walls, terrazzo and wood floors, custom decorative iron work, and antiqued mirrors. The layout includes a main interior dining room, an elaborate bar imported from France, a private dining area in the rear, and a charming courtyard that is ideal for events and al fresco dining.

OVERVIEW

SIZE

5,735 sf total

5,422 sf interior + 313 sf courtyard

LEASE RATE

\$40.00/sf, NNN

NNN expected to be \$10.50/sf

ZONING

VCC-2



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225 CHARTRES STREET

IMAGES



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IMAGES



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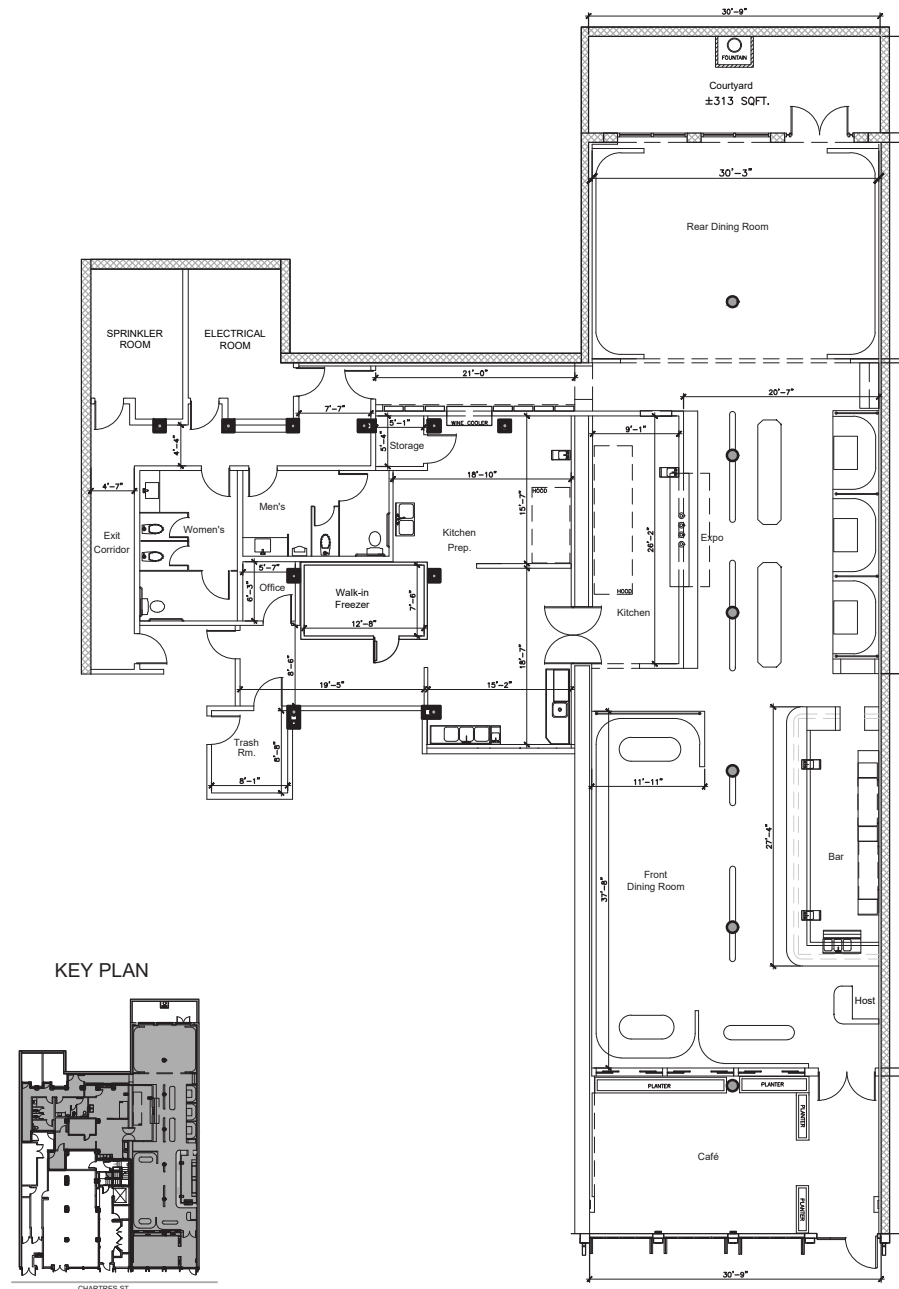
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225 CHARTRES STREET

FLOOR PLAN



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225 CHARTRES STREET

FF&E

FF&E INCLUDED WITH LEASE

- » 5 banquette tops
- » 3 bar-high tops
- » multiple antiqued mirrors plus backdrop on most walls
- » Honeywell alarm system
- » 1,000-gallon grease trap
- » 12' and 8' hoods
- » 2 84" x 120" walk-in wine coolers (Enofrigo)
- » 3 compartment sink (Auto-Chlor)
- » 4 single sinks (Auto-Chlor)
- » 1 dishwashing station
- » 1 2 compartment utility sink
- » 33-ton HVAC system



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Restaurants

1. Jewel of the South
2. Killer PoBoys
3. Acme Oyster House
4. Galatoire's
5. Arnaud's
6. Bayona
7. Fives
8. Irene's

9. Brennan's
10. Antoine's
11. Napoleon House
12. Pat O'Brien's
13. Court of Two Sisters
14. Gumbo Shop
15. Sylvain
16. Doris Metropolitan

17. Café Du Monde
18. Muriel's
19. Lafitte's Blacksmith Shop
20. Port of Call
21. Coop's Place
22. Cane & Table



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Landmarks

- | | |
|--|---------------------------------|
| 1. Museum of Death | 7. Woldenberg Park |
| 2. Louisiana Supreme Court | 8. Jax Brewery |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez |
| 4. Preservation Hall | 10. French Market |
| 5. Jackson Square | 11. U.S. Mint |
| 6. U.S. Customs House | 12. Old Ursuline Convent Museum |

- | |
|----------------------------|
| 13. Congo Square |
| 14. Louis Armstrong Park |
| 15. Upper Pontalba |
| 16. Lower Pontalba |
| 17. Shops at the Colonnade |
| 18. Pat O'Brien's |

Hotels

- | |
|-------------------------------------|
| 1. Saint Hotel |
| 2. Courtyard New Orleans Downtown |
| 3. The Ritz-Carlton Hotel |
| 4. Maison Orleans |
| 5. Hyatt French Quarter New Orleans |
| 6. Crown Plaza N.O. French Quarter |
| 7. Chateau LeMoine Holiday Inn |
| 8. Dauphine Orleans Hotel |

- | |
|---------------------------------|
| 9. Royal Sonesta |
| 10. Hotel Mazarin |
| 11. Wyndham N.O. French Quarter |
| 12. Hotel Monteleone |
| 13. New Orleans Marriott |
| 14. One11 Hotel |
| 15. Omni Royal New Orleans |
| 16. Four Points by Sheraton |

- | |
|--------------------------------------|
| 17. Hotel St. Marie |
| 18. Maison Dupuy Hotel |
| 19. Best Western + FQ Landmark Hotel |
| 20. Bourbon Orleans Hotel |
| 21. Place D'Armes |
| 22. Bienville House |



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ABOUT THE BUILDING

HISTORY



The May & Ellis Building is a landmark two-building complex originally constructed in 1860 and completely and historically renovated in 2016. The award-winning renovation earned recognition by the Louisiana Landmark Society (Award for Excellence in Historic Preservation), AIA, and Associated Builders and Contractors, among others.

Formerly the Hurwitz Mintz Furniture Store, the property is now owned by The Feil Organization. The residential component of this building contains 31,837-sf gross build-

ing area with 25 luxury apartments. The adjacent ground-floor tenant is local favorite French Truck Coffee.



Award for Excellence in Historic Preservation
LOUISIANA LANDMARK SOCIETY



Award for Excellence in Construction
NEW ORLEANS CHAPTER



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Owned and Managed by Feil



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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: _____

