



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Office Space in the Pythian Building

234 Loyola Avenue, New Orleans, LA 70112

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OFFICE SUITES IN A CENTRAL HISTORIC BUILDING

234 Loyola Avenue, New Orleans, LA 70112

OVERVIEW

Building Size +/- 123,266 sf (GBA)

Commercial 38,599 sf on floors 1-3

DESCRIPTION

There are currently office suites available for lease in the historic Pythian Building at 234 Loyola Avenue. Two of the suites are built out office space and including furnishings, while the third suite is raw space.

The Pythian underwent an ambitious \$46 million renovation in 2017, carefully restoring and modernizing the building while preserving its iconic architectural character.

The property features 69 residential apartments on floors 4- 9, above three floors of versatile commercial space. It enjoys exceptional proximity to both the city's major tourist destinations and its core economic base. It is within walking distance of both the CBD's daytime office population and the growing medical district and ideally positioned near major attractions.

AVAILABLE OFFICE SPACE

2nd floor

- Suite 200A - 2,632 sf

3rd floor

- Suite 300A - 4,935 sf
- Suite 300C - 2,786 sf

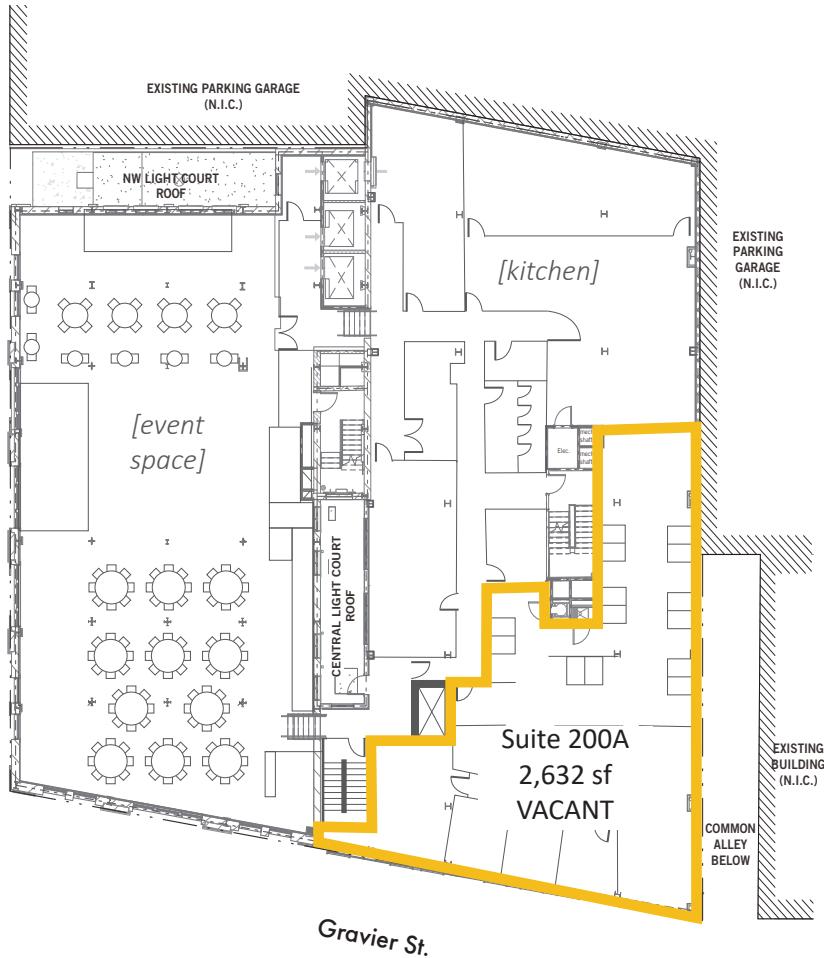
RENTAL RATE

\$22.00/sf, gross

THE PYTHIAN BUILDING

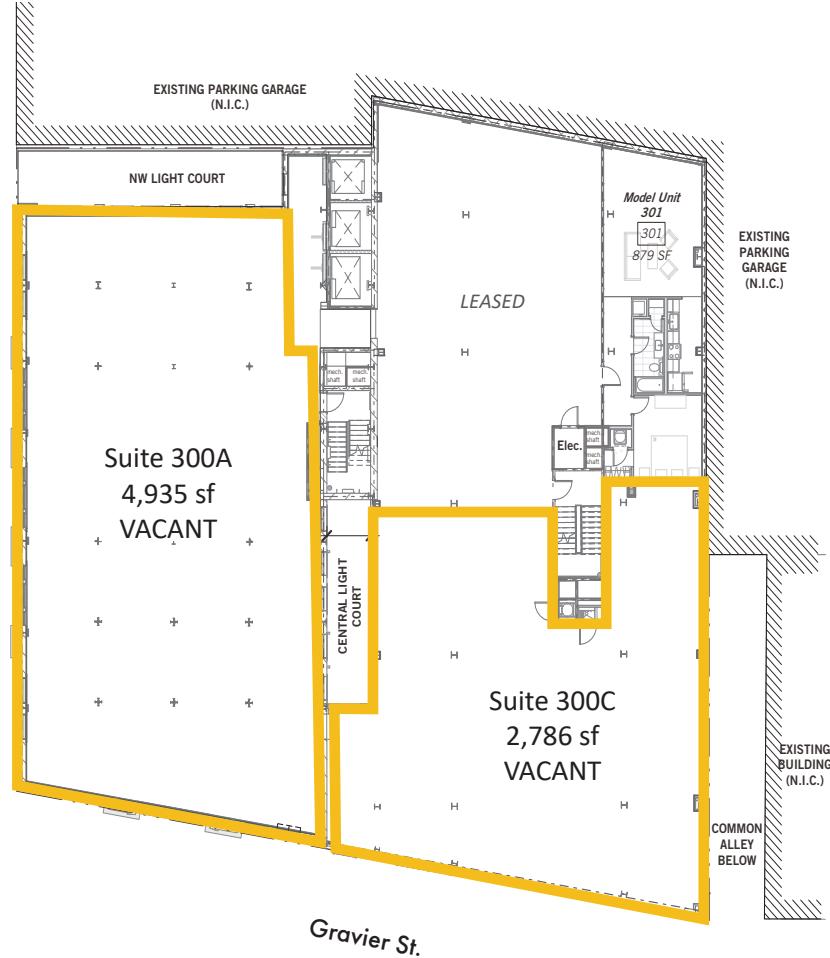
FLOOR PLANS

Loyola Ave.



2ND FLOOR

Loyola Ave.



3RD FLOOR



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Lobby

lobby area leading to office space

bikes

THE PYTHIAN



Office Space

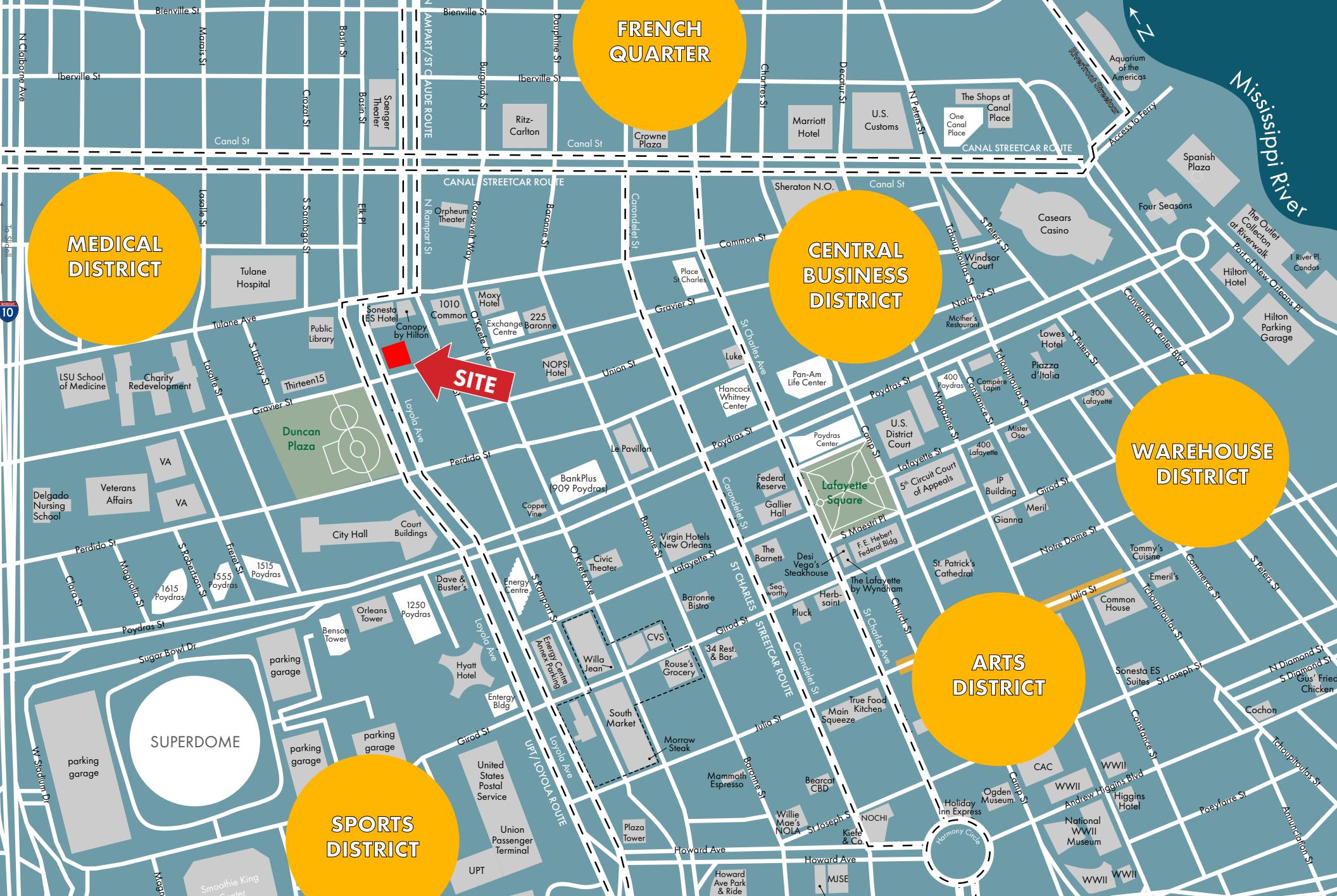
unfinished space ready to be built out





Office Space

images of existing office space



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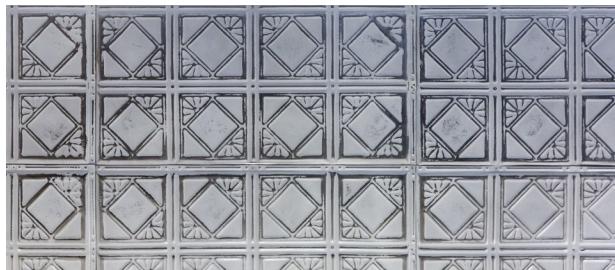
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THE PYTHIAN BUILDING

ARCHITECTURE

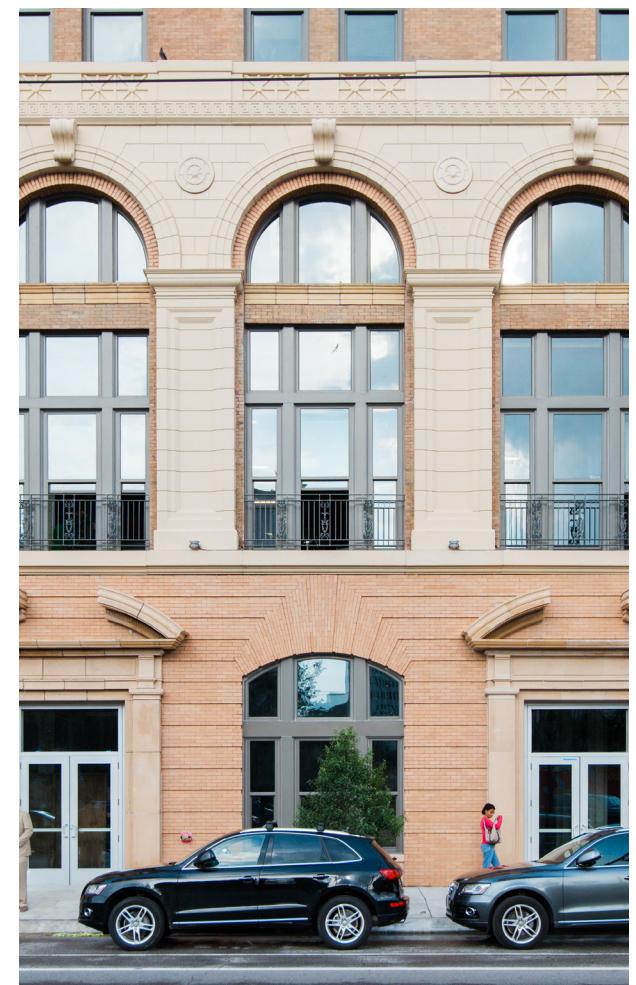
Designed by noted local architecture firm Diboll, Owen and Goldsmith and built in 1909, the 7-story building was constructed using a steel frame, which was a relatively new technology for building material at the time.



The exterior consists of tan magnesium pressed brick and terra cotta. Brick sunbursts fan above the windows on the first two floors, while grand stone entrances are decorated with plaster cartouches.



Arched windows span the mezzanine and second floors.



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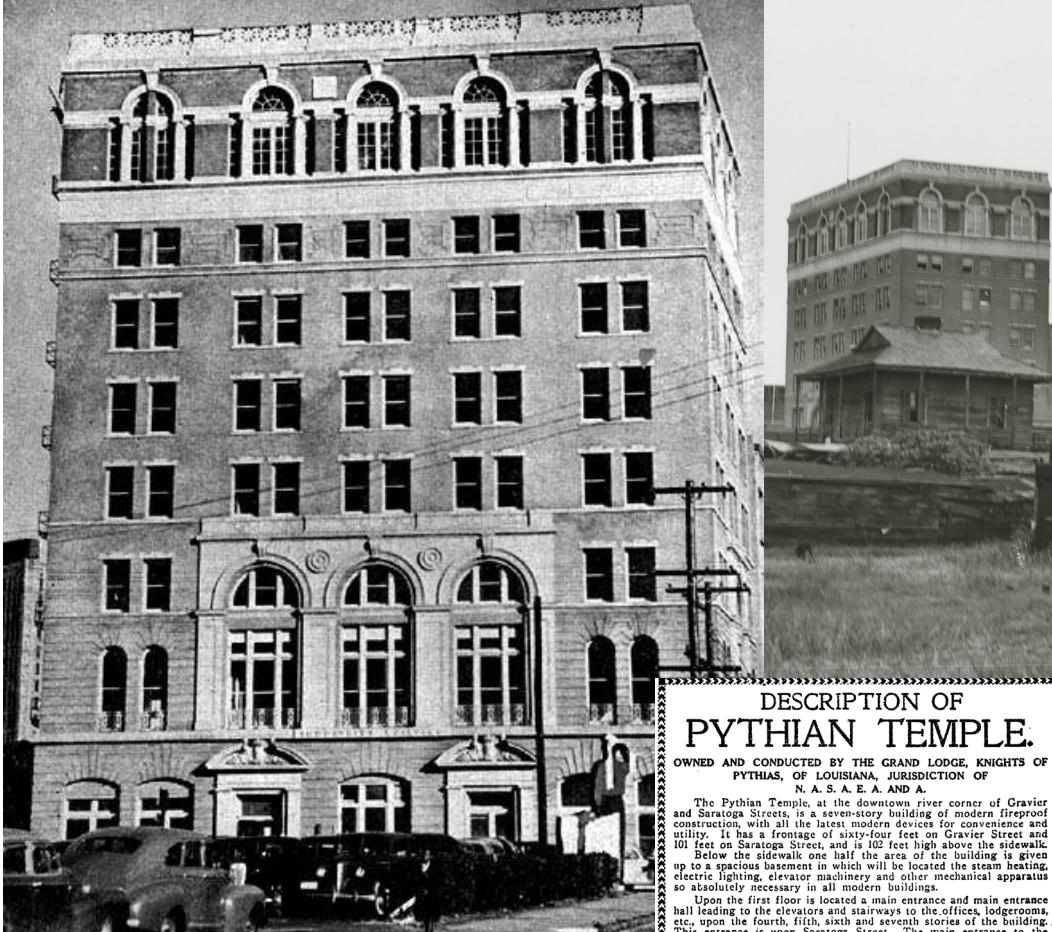
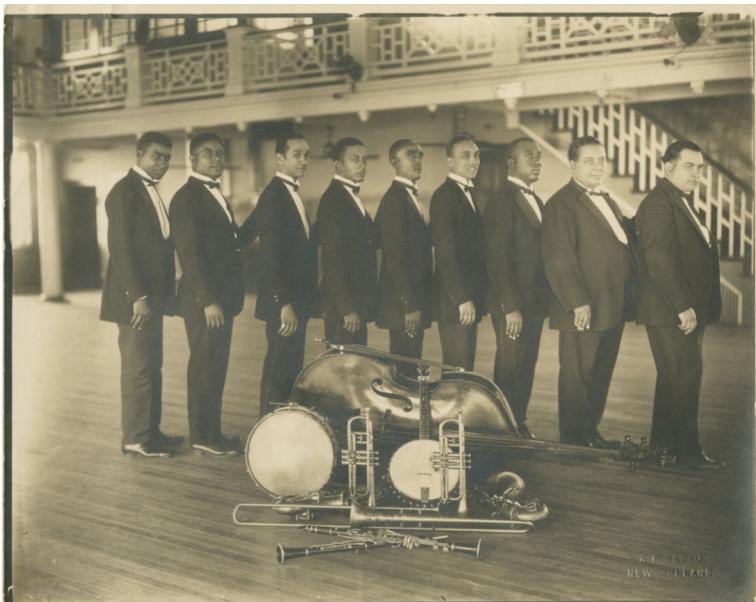
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THE PYTHIAN BUILDING

HISTORY

Founded in 1880, Knights of Pythias of North America, South America, Europe, Asia, Africa, and Australia, also known as the **Colored Knights of Pythias**, was an offshoot of the whites-only Knights of Pythias, a fraternal organization established by an act of U.S. Congress. It functioned nationwide as a benevolent organization. Smith Wendell Green served as Grand Chancellor of the Knights of Pythias for New Orleans. He was born into slavery but freed as an adult and became one of the most prominent New Orleans businessmen, amassing a fortune first as a grocer, then as president of the Liberty Independent Insurance Company, and also an NAACP leader.

The Pythian Temple, or Grand Lodge, for which Green provided funding would open in 1909 and serve for decades as an incubator for African American business, politics, and culture. It then went through several iterations before its 2018 renovation brought it to its current state as a mixed-use building.



DESCRIPTION OF PYTHIAN TEMPLE.

OWNED AND CONDUCTED BY THE GRAND LODGE, KNIGHTS OF PYTHIAS, OF LOUISIANA, JURISDICTION OF N. A. S. A. E. A. A.

The Pythian Temple, at the downtown river corner of Gravier and Saratoga Streets, is a seven-story building of modern fireproof construction, designed for the Knights of Pythias, a benevolent and social organization. It has a frontage of sixty-four feet on Gravier Street and 101 feet on Saratoga Street, and is 102 feet high above the sidewalk.

Below the sidewalk one half of the area of the building is given up to a garage, in which may be located motor-cars, and the other half to the main entrance to the building, and to the offices of the lodgerooms, so that the two portions of the building are entirely distinct, admitting of no interference in their particular functions.

The first story, besides the entrance, includes a tonsorial parlor with adequate bathroom, and all necessary up-to-date fixtures, suitable for a barbers or offices, which may be used by the Grand Lodge Knights of Pythias for such purposes as may be deemed advantageous by them. In this connection, it may be well to state that one of the large rooms is adapted for banking purposes, and is furnished as a convenient vault.

The second story is occupied by a large auditorium of good seating capacity, having four ornate boxes, a large stage, a substage for the orchestra, and dressing-rooms. The offices for manager, etc., are located on this floor.

The third story is taken up with a large balcony in the front portion of the building, including two large office-rooms, and behind the proscenium arch is located the fly galleries for the proper manipulation of scenery.

The fourth story of the building contains a meeting hall and two office-rooms, besides ample space above the stage for scenery and the theatre gridiron.

The fifth story is occupied by a large room twenty-six feet by fifty-six feet with adjacent ante and parphernalia rooms. It has also a balcony overlooking the fourth story, and a large serving-servants' room. The serving-room is supplied with a large serving elevator, sinks, china closets and gas for range; in fact, everything necessary for the concoction of delicacies for the inner man.

Besides the rooms mentioned, the fifth story also has ten office-rooms.

The sixth story has two large lodgerooms with the necessary ante-rooms and parphernalia rooms, together with ten office-rooms.

The seventh story has also two large lodgerooms with adjacent subsidiary rooms for anterooms and parphernalia rooms and also includes a large serving-room.

The roof is fitted for roof garden purposes and will make a delightful gathering place during hot summer nights.

Each floor is provided with ample corridor facilities with all necessary stairs, landings, etc., supplied with lavatories. All office floors have mail chutes, also passenger and freight elevators. The entire building is supplied with steam heat, electric and gas lighting. The building is well ventilated from all sides, cooling being provided at all times by the cool, bracing encroachment of future building in the thickly settled portion of the city can never affect the building in any way to its damage.

The building is of thoroughly fire-proof construction as now carried out, the floors, ceiling and partitions being of tile and reinforced concrete, placed and supported by a steel skeleton frame.

The exterior of the building is faced with manganese pressed brick, running the entire width and ornamented with the emblem of the order. It is being built to be a home for its owners for a long time to come. The planning of the building by the architects, Diboll, Owen & Goldstein, Limited, was done with great care and ability to meet the requirements of the Knights of Pythias. The Knights are well congratulated in having the near prospect in sight for a magnificent home calculated to give them a pleasant abiding place during the years to come.

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