



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

Scott Graf CCIM
sgraf@corp-realty.com
504.233.2108

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.615.5390

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Lawless Turner
lturner@corp-realty.com
504.756.2749



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

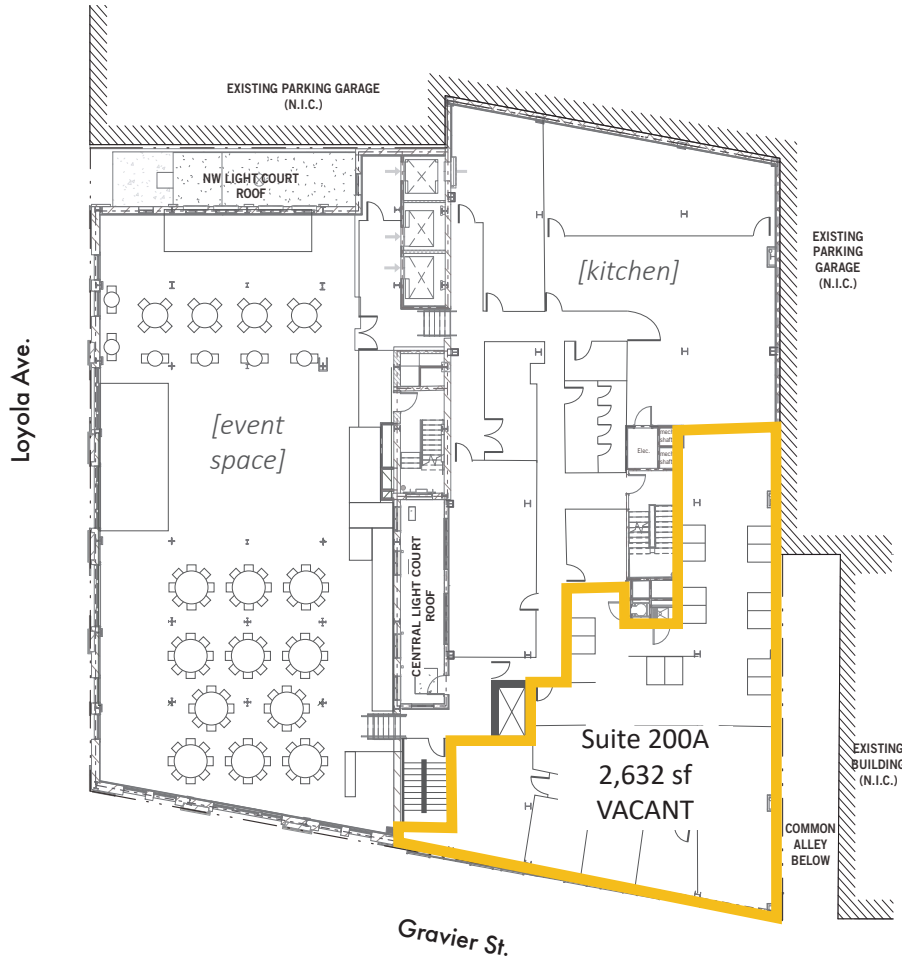
- Suite 300A - 4,935 sf
- Suite 300C - 2,786 sf

RENTAL RATE

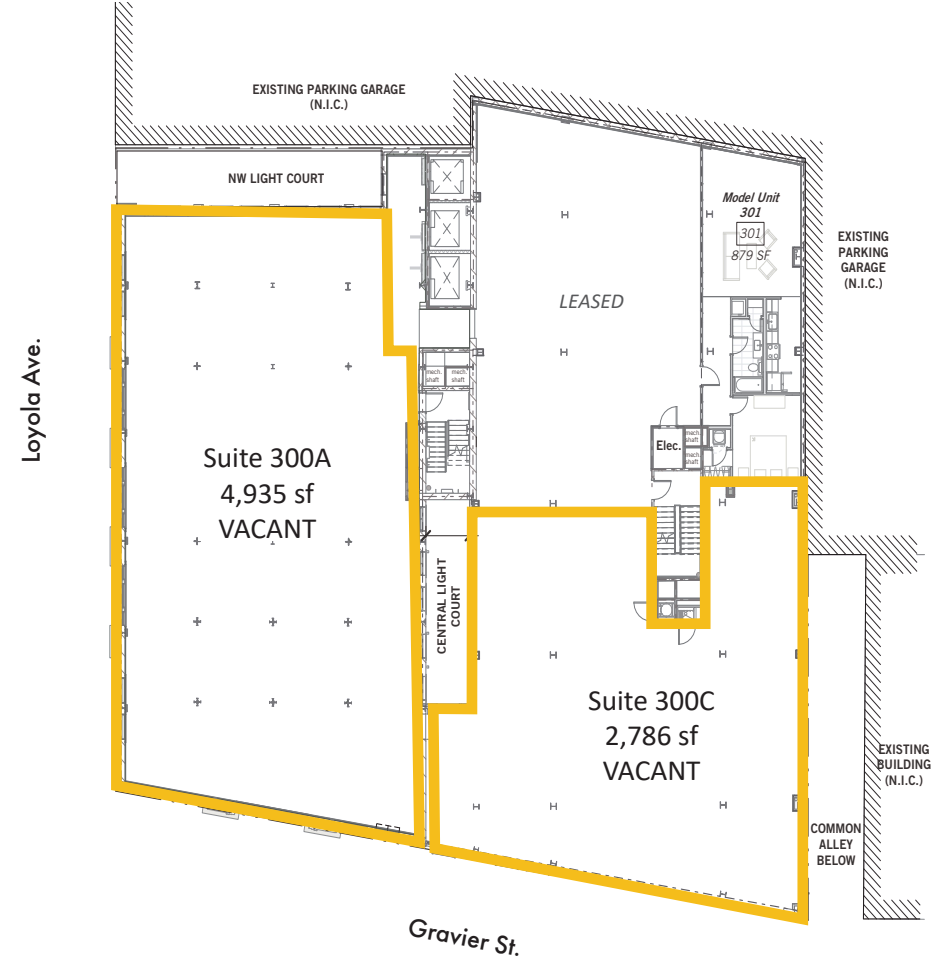
\$22.00/sf, gross

THE PYTHIAN BUILDING

FLOOR PLANS



2ND FLOOR



3RD FLOOR



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Lobby

lobby area leading to office space



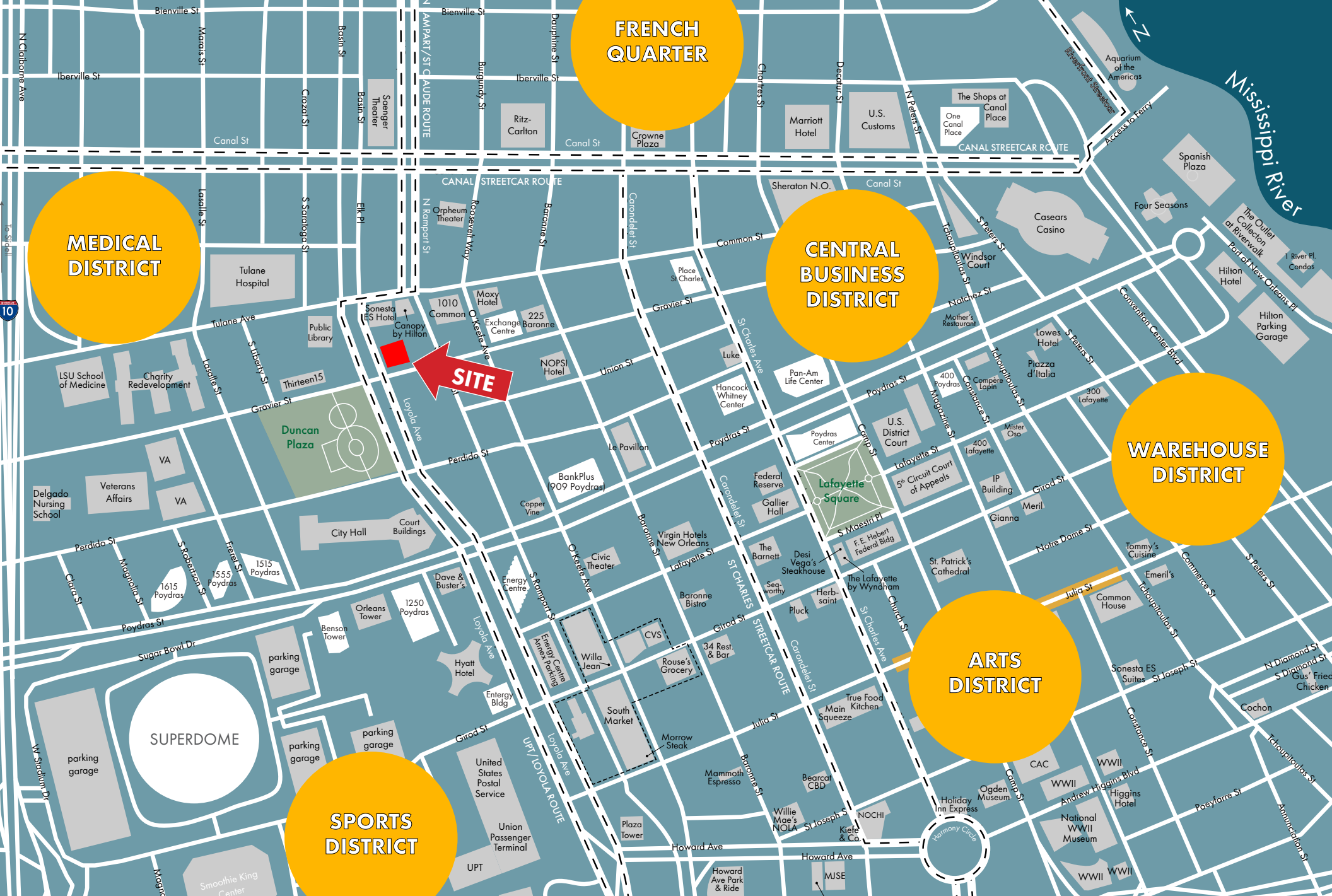
Office Space

unfinished space ready to be built out



Office Space

images of existing office space



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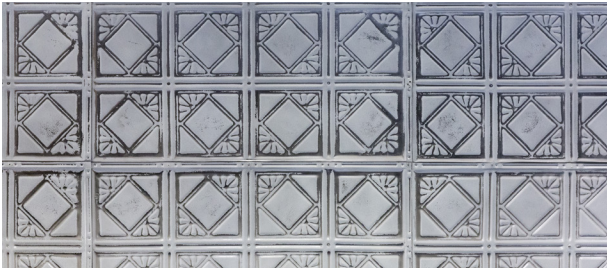
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THE PYTHIAN BUILDING

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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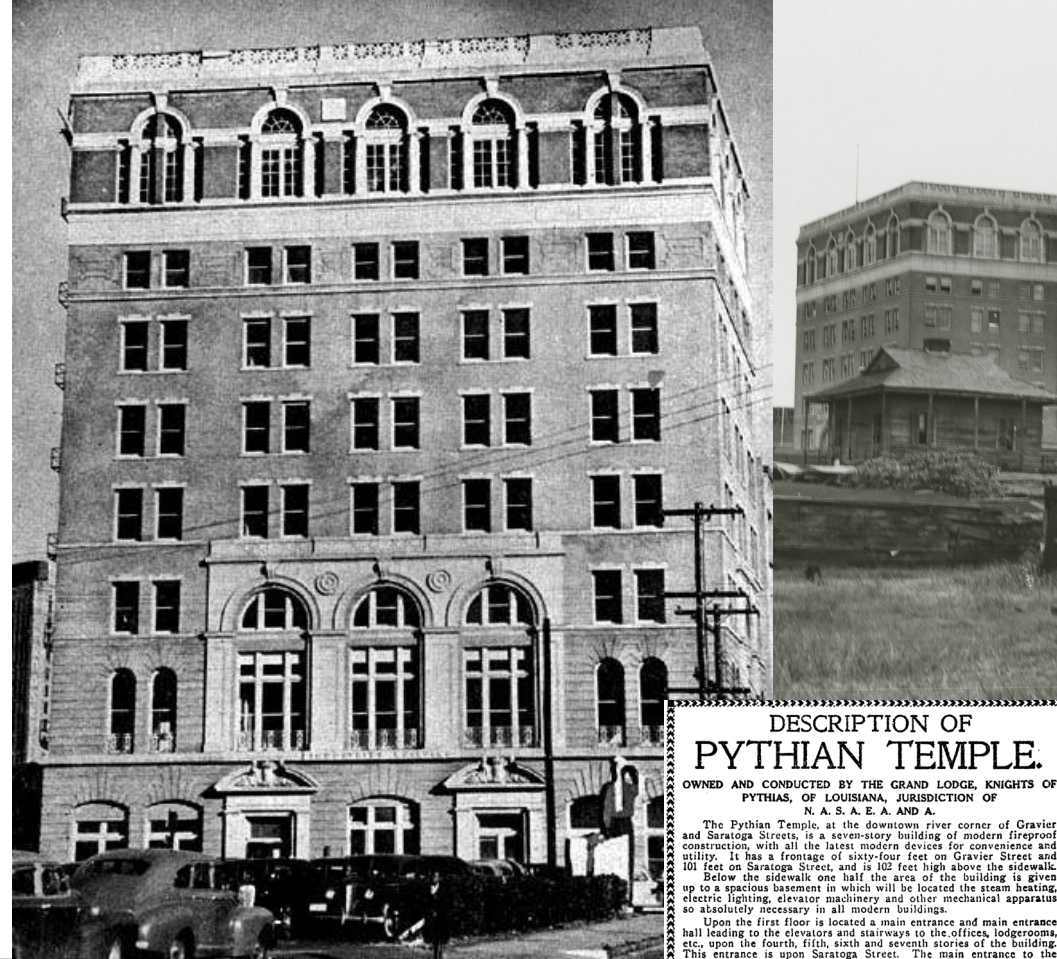
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THE PYTHIAN BUILDING

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. AND A.

The Pythian Temple, at the downtown river corner of Gravier and Saratoga Streets, is a seven-story building of modern fireproof construction, with all the latest modern devices for convenience and utility. 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 the area of the building is given up to a spacious basement in which will be located the steam heating, electric lighting, elevator machinery and other mechanical apparatus so absolutely necessary in all modern buildings.

Upon the first floor is located a main entrance and main entrance hall leading to the elevators and stairways to the offices, lodgerooms, etc., upon the fourth, fifth, sixth and seventh stories of the building. This entrance is upon Saratoga Street. The main entrance to the opera house or auditorium floor in the second story and to the balcony in the third story is from the Gravier Street front. This entrance is entirely separate and apart from the entrance to the offices and 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 bathrooms, well supplied with all necessary up-to-date fixtures and seven store or office-rooms which may be rented 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 seven rooms is adapted for banking purposes, and is furnished with a commodious vault.

The second story is occupied by a large auditorium of good seating capacity, having four ornate boxes, a large stage, a substage story for the orchestra, and dressing-rooms. The offices for manager, etc., are at the front of the building near the main stairway.

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 twelve 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 paraphernalia rooms. It has also a banquet hallroom twenty-four feet by forty feet with an ante-room and a large serving-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 paraphernalia rooms, together with ten office-rooms. The seventh story has also two large lodgerooms with adjacent subsidiary rooms for ante-rooms and paraphernalia rooms and also includes a large meeting hall.

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 toilet-rooms and all offices are 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, courts being provided, so that the possible encroachment of future buildings in a 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 upon and supported by a steel skeleton frame.

The exterior of the building is faced with manganese pressed brick, trimmed with terra cotta 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 various uses for which it was intended. The Grand Lodge can well be 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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