



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Warehouse District Offices for Lease

541 Julia Street

NEW ORLEANS, LA 70130

Austin Lavin ccIM
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OFFICE SUITES IN THE WAREHOUSE DISTRICT

541 Julia Street, New Orleans, LA 70130

DESCRIPTION

Located at the corner of Julia and Camp streets, this mixed-use building combines modern convenience with historic charm. This prominent building offers a few different office options, which feature both private offices and open work areas, along with a small kitchenette for added functionality.

Highlights:

- Elevator access to the suites
- Exceptional location in the heart of the Warehouse District
- Office and/or retail spaces on the ground floor

OVERVIEW

SUITE 200

1,782 sf - \$20.00/sf, gross

includes exclusive access to wrap-around balcony

SUITE 300

1,882 sf - \$20.00/sf, gross

contains 5 private offices and a large lobby

SUITE 301+302

1,415 sf - \$20.00/sf, gross

consists of two large, shared workspaces, two offices, a private restroom, and a kitchenette

Third floor suites can be leased separately or as a single 3,297-sf space

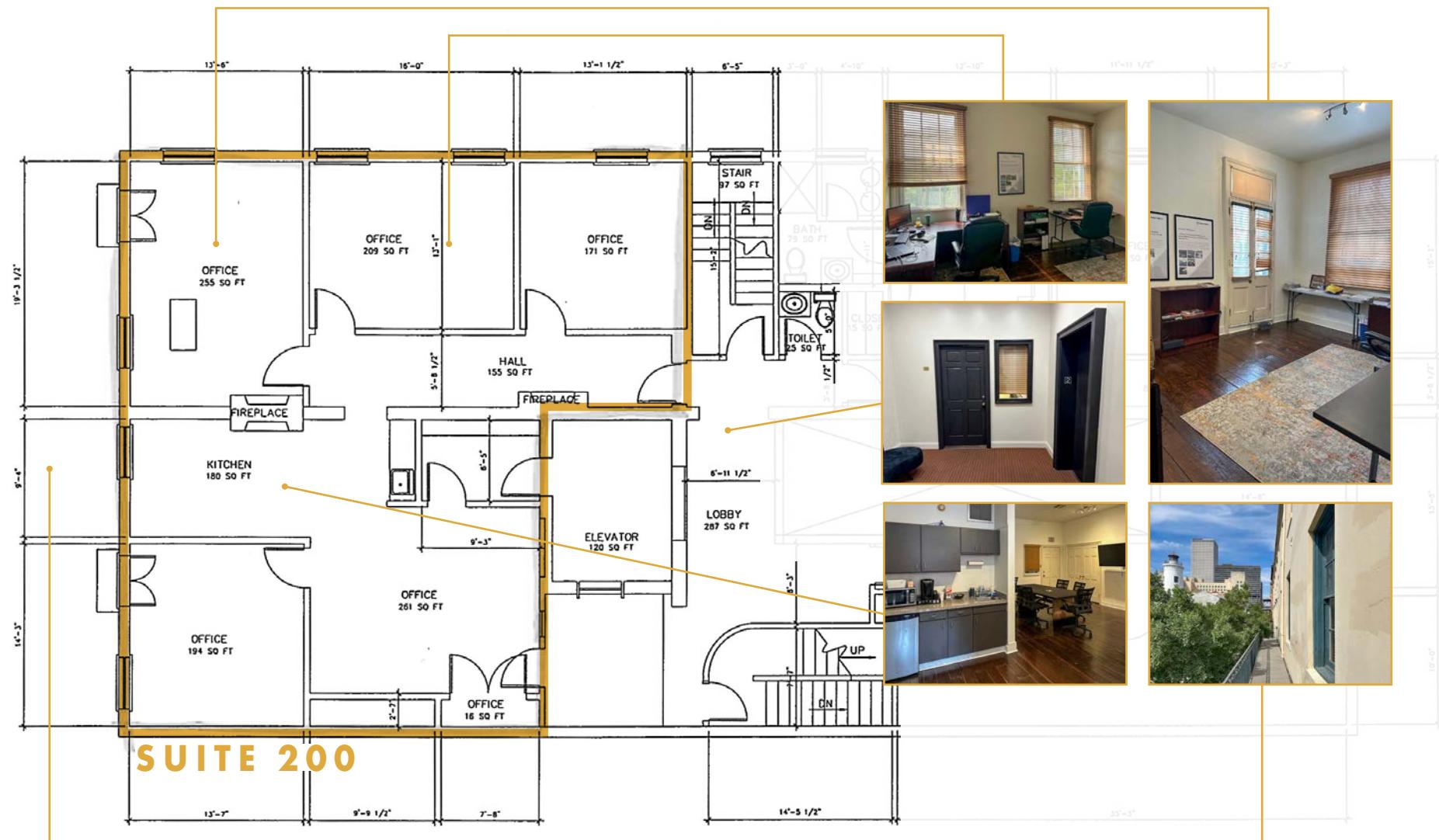


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541 JULIA STREET

FLOOR PLAN | SECOND FLOOR

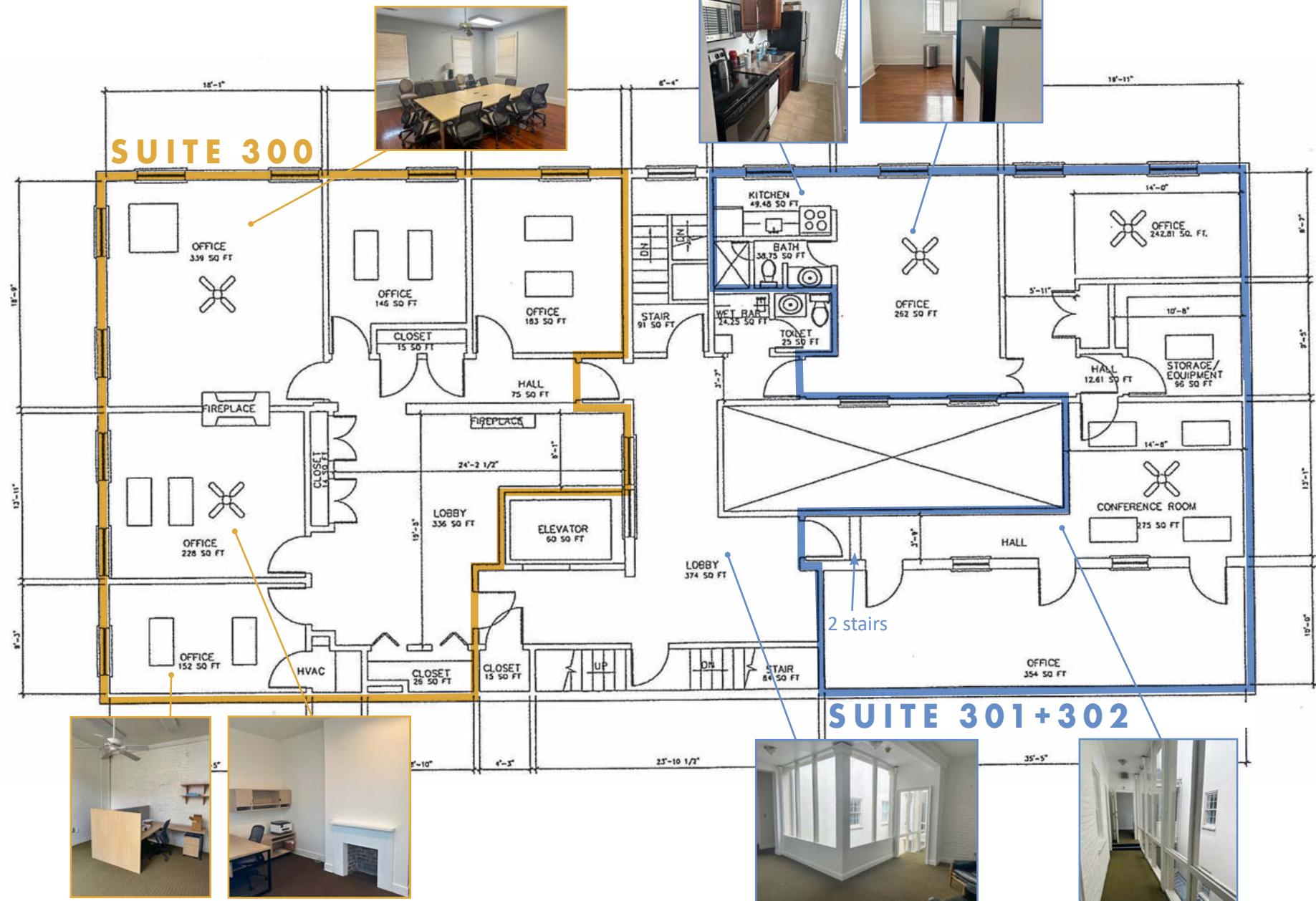


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541 JULIA STREET

FLOOR PLAN | THIRD FLOOR



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541 JULIA STREET NEIGHBORHOOD

The Lafayette Square Historic District region was a 19th-century industrial area that also included public buildings. It has morphed over the past three decades into a mixture of apartment/condominium units, arts destinations such as museums and "Gallery Row" on Julia Street, small office buildings, and a number of hotels including the Virgin Hotels New Orleans, The Barnett - JDV by Hyatt, the Maison Métier, and the Old No. 77 Hotel and Chandlery. Close adjacency to the CBD, a vital area for office towers and governmental buildings, affords easy walkability to courthouses, law firms, City Hall, banks, sports facilities, theaters, and more. It is also next to the Warehouse/Arts District, another vibrant mix of residential, arts, and commercial properties.



LOCATION



Lafayette Square Historic District, bounded by Lafayette Street on the north, O'Keefe Avenue to the west, Calliope Street to the south, and Magazine Street to the east, is an extremely active development market.

RESTAURANTS



World-class restaurants include Herbsaint, Pêche Seafood Grill, Gianna, Seaworthy, and more.

TRANSPORTATION



The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located within one block of the St. Charles streetcar line heading downtown and has convenient access to buses.

NEIGHBORHOOD

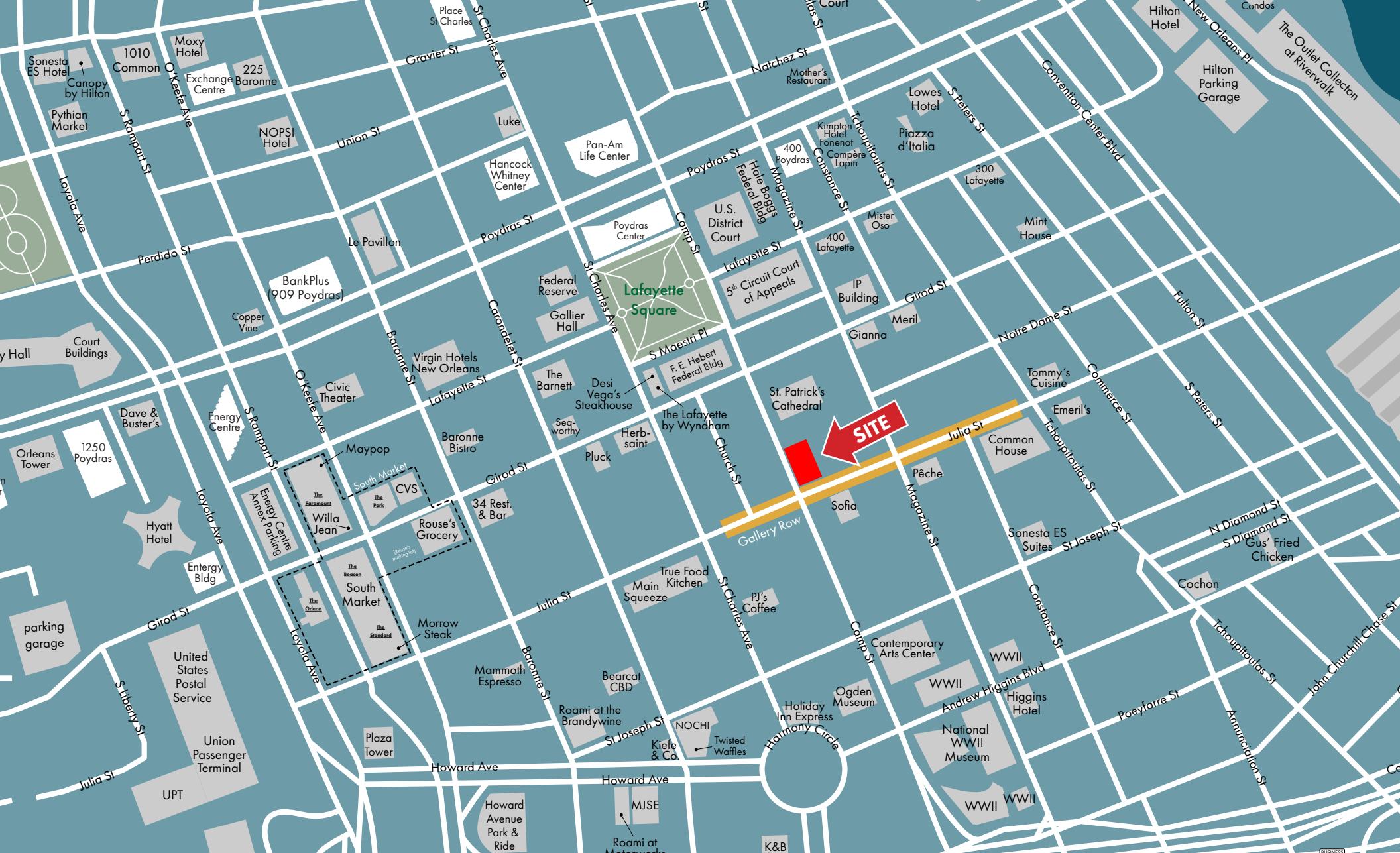


There are approximately 7,800 units in downtown New Orleans with a daytime population of 143,764.



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