

313 CARONDELET STREET NEW ORLEANS, LA 70112

Now Available for Lease One of the Most Uniquely Impressive
Historic Spaces in a Landmark Iconic New Orleans Building



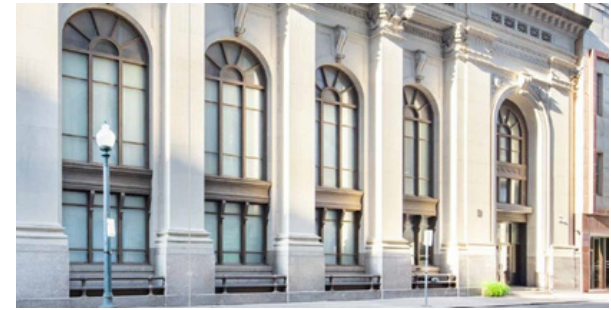
Priscilla Perry, CCIM

504-982-7653 Mobile

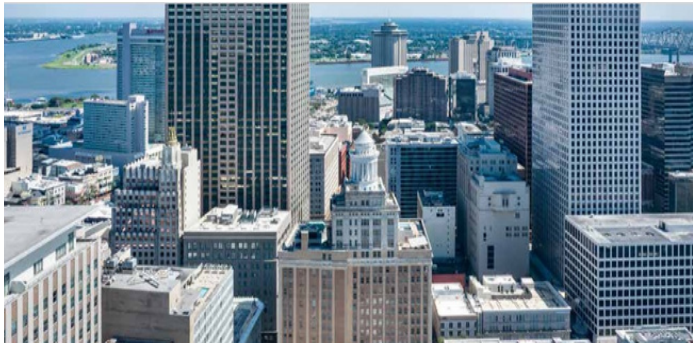
504-566-0204 Office

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812 Gravier Street #200
New Orleans, LA 70112







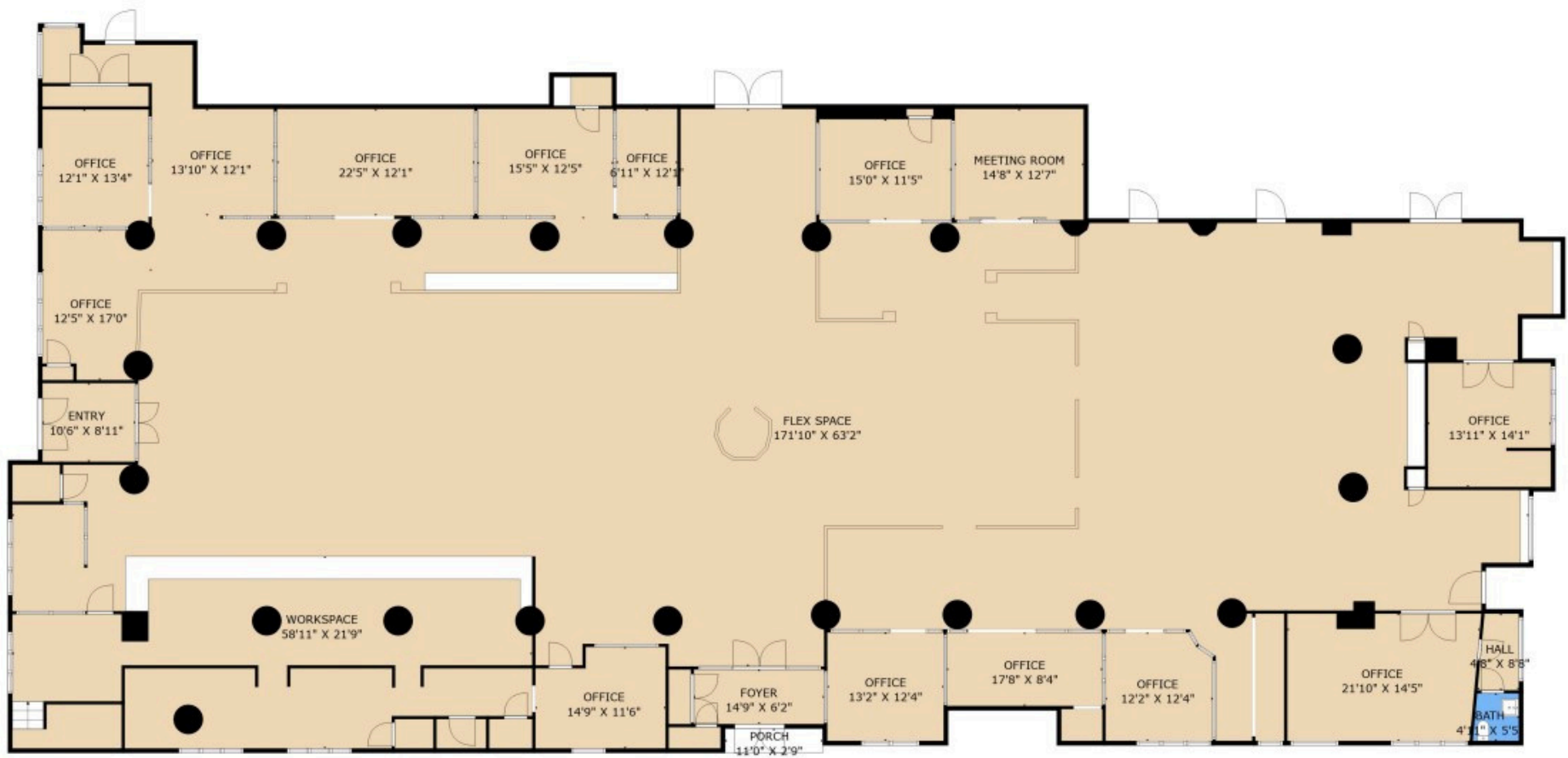
Commercial Co Tenants

HRI Properties, LA Dept. of Education
Becket Law Firm, Munos Law Firm,
Neville Development.



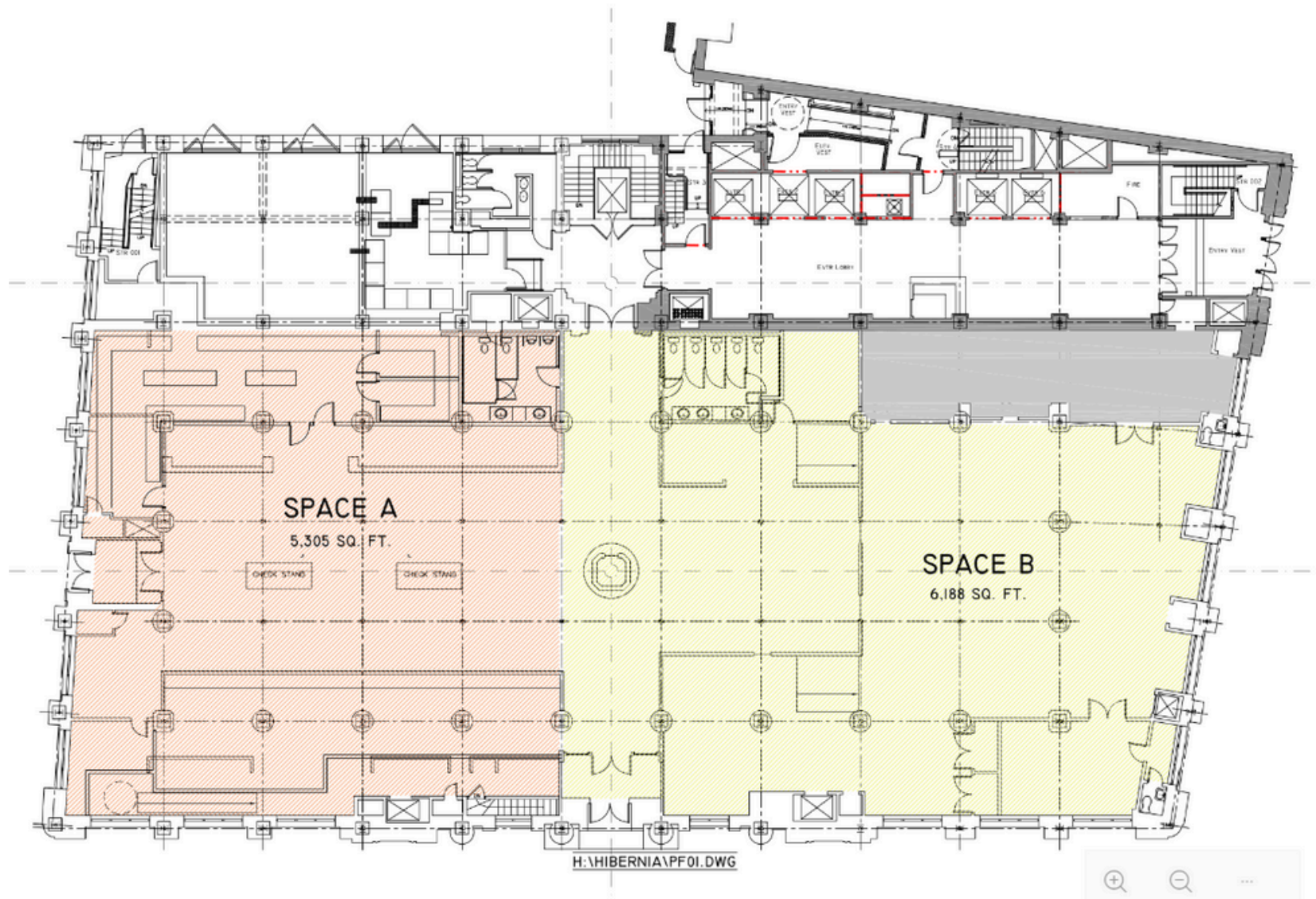
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NEW ORLEANS, LA 70112**

AS-IS Floor Plan



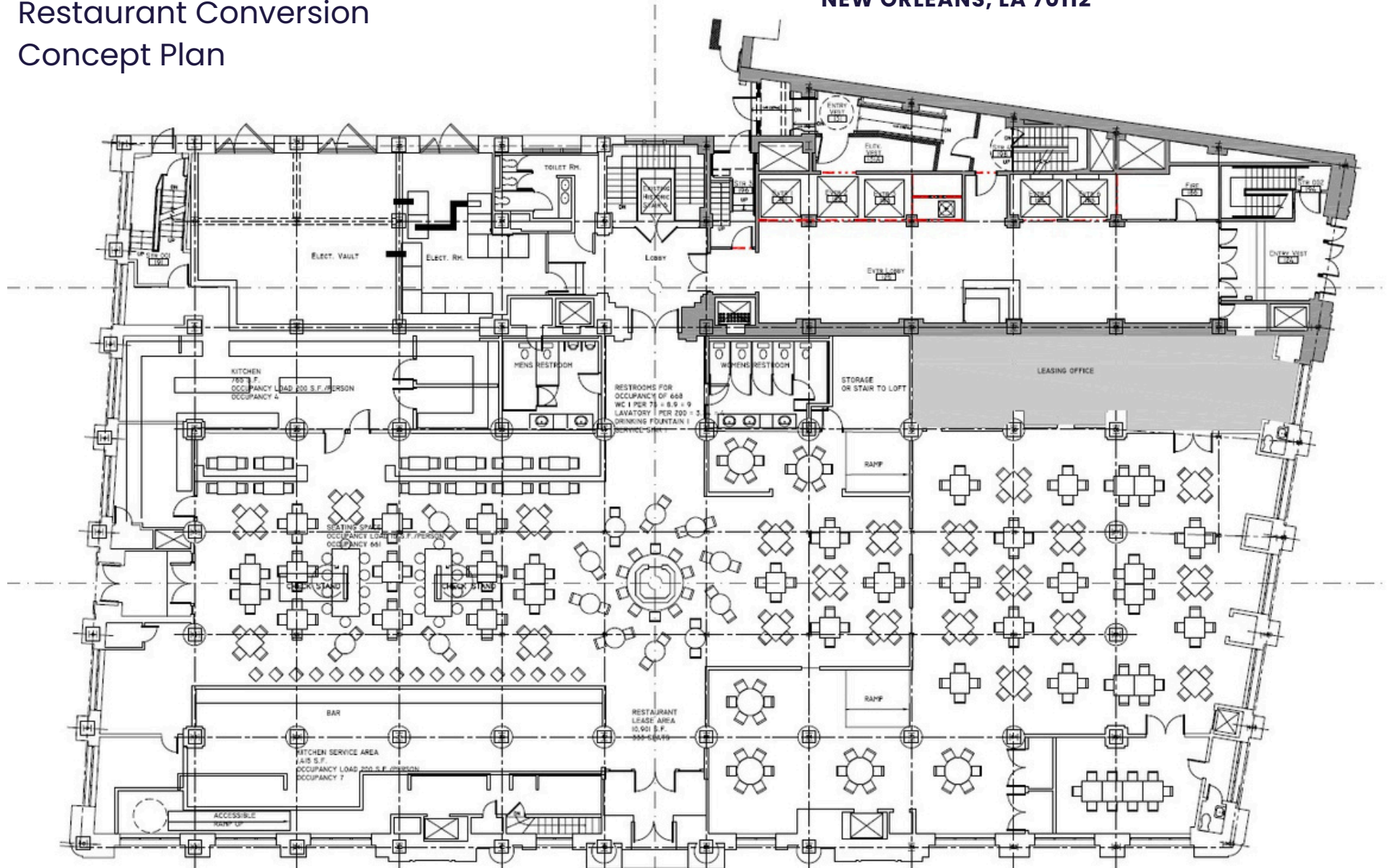
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Subdivision Option Plan



**313 CARONDELET STREET
NEW ORLEANS, LA 70112**

Restaurant Conversion Concept Plan



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Now available 5,305 to 12,384 square feet of premiere historic ground floor lease space at Hibernia Tower featuring ornate plaster cathedral ceilings, marble columns, open floor plan with private meeting space and one of the best walkable street level opportunities in New Orleans today. Previously leased to Capital One Bank, this iconic space is available to be reimaged as a restaurant, event venue, retail, office, recreational facility and much more. A highly experienced, local ownership team is ready to explore possibilities for this ground floor iconic space with you.

The building is located in the heart of downtown New Orleans in the busy Central Business District. It faces the downtown St. Charles streetcar line, is two blocks from Canal Street and the French Quarter, and is within easy walking distance of office buildings, restaurants, hotels, nearby districts like the South Market District, Warehouse District, Riverfront, Convention Center.

Base Rent \$32 PSF NNN \$5.50

PSF Square Footage 12,384 SF

Term: 5-10 years with options

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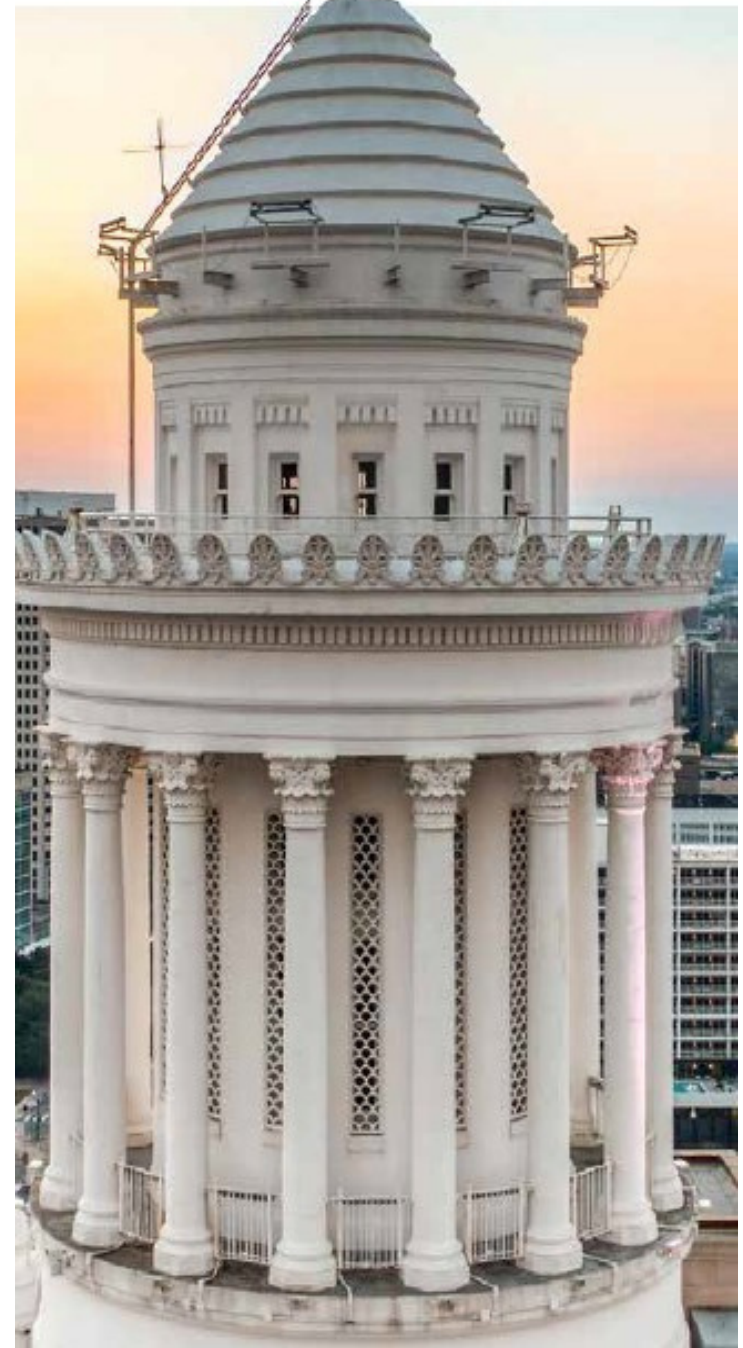
Once the tallest buildings in the state of Louisiana, Hibernia Tower, to this day, stands as one of the city's most iconic landmarks. The property's intricate, breath-taking architecture highlights the historic charm woven throughout the growing metropolitan area.

HISTORICAL PRESTIGE & IMPACT

Located in the heart of the Central Business District (CBD), Hibernia Tower served as the 23-story Hibernia National Bank Headquarters for more than 80 years. After acquiring Hibernia Bank in 2005, Capital One sustained ground-level tenancy at the property for nearly 20 years. In October 2012, construction was finalized and 93% of the building was successfully converted to a 175-unit class A apartment community. In addition to the 134K SF of converted multifamily, the mixed-use asset offers a remaining 43.5K SF of architecturally-rich office/retail space as well as an attached parking garage which was constructed in 2013. Today - a majority of the commercial space is occupied by a mix of professional service offices.

Hibernia Tower's revitalization incentivized neighboring CBD owners, acting as a catalyst for improvements across existing, historic properties as well as the initiation of new hotel, retail, and multifamily investments in the surrounding area.

Since 1921, Hibernia Tower has been a fixture in the New Orleans Skyline. Originally used as a navigational beacon for ships traveling along the Mississippi River, today it serves as a visual reminder of the City's progress. In 2018, ahead of Hibernia Tower's 100th anniversary, the cupola underwent a \$1 Million Dollar restoration.



Hibernia Tower is situated at the heart of Downtown's Central Business District (CBD) a highly desirable live-work-play location with impressive resident demographics. The centralized location provides unbeatable walkability to a diverse range of retail/ restaurant offerings, entertainment destinations, greenspace/public park and white collar employment opportunities. NOLA's robust public transit system, rooted in Downtown, amplifies connectivity across the region.



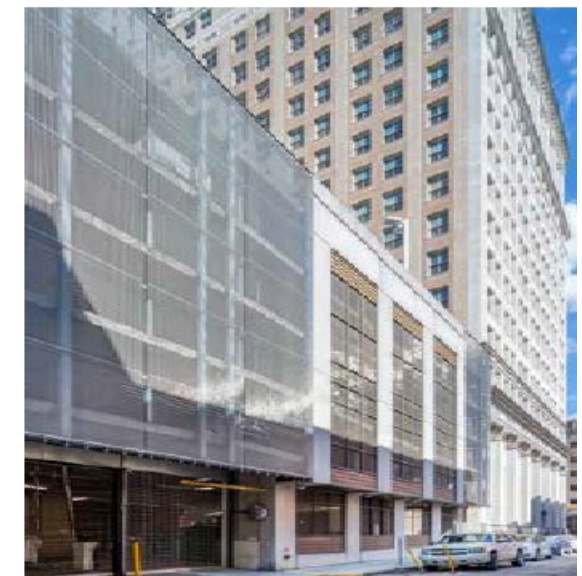
NEW ORLEANS SINGLE-FAMILY HOUSING MARKET

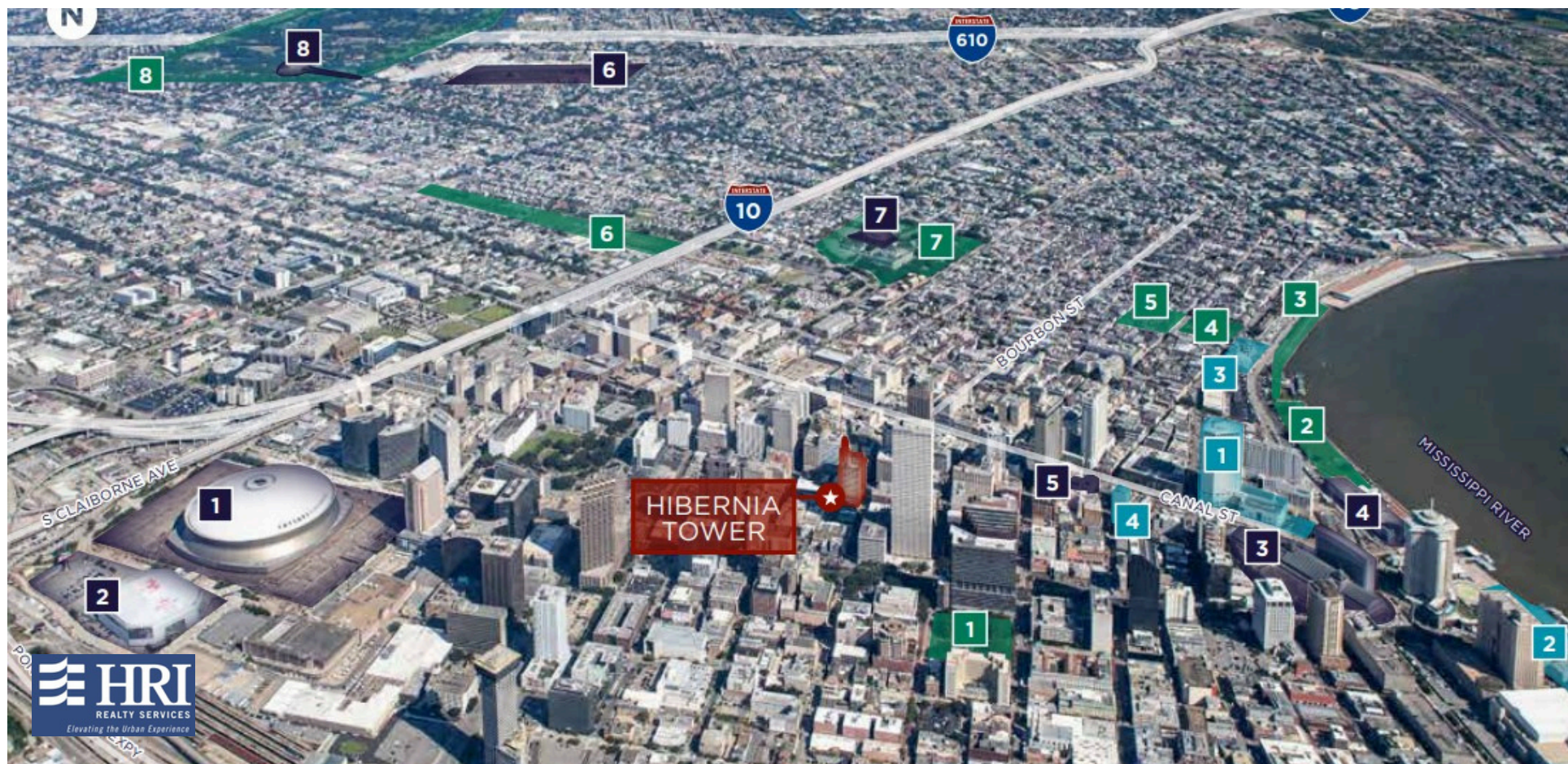
In the last 24 months, roughly 450 homes sold for \$500K+ within a 5-mile radius of Hibernia Tower. Home to NOLA's industrial skyline, the CBD holds a highly limited traditional single-family housing supply.

With a composition of high-value, historic residences, juxtaposed with new, top-of-the-line builds, home ownership in the overarching Downtown district is unattainable for a large proportion of residents, creating strong demand from a dense, highly-qualified renter pool.

AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$85,77	\$76,75	\$78,70
3	9	0





NOTABLE RECREATION & HISTORIC LANDMARKS

1. **Lafayette Square** | 2.5-Acre Park/Event Venue
2. **Woldenberg Park** | 16-Acre Riverfront Park with Walking Paths
3. **French Quarter River Walk** | Hiking Area
4. **Jackson Square** | 2.5-Acre Historic Landmark/Park/Event Venue
5. **St. Louis Cathedral** | Historic Landmark
6. **Lafitte Greenway** | 2.6-Acre Park with Walking/Bike Paths, Sports Fields, Playgrounds & Pool
7. **Louis Armstrong Park** | 32-Acre Park, Home to Historic Landmark - Congo Square, Mahalia Jackson Theater & Treme Recreation Center
8. **City Park** | 1.3K-Acre Park with Walking/Bike Paths, Driving Range, Tennis Courts,

ENTERTAINMENT DESTINATIONS & ATTRACTIONS

1. **Caesars Superdome** | 166K SF Stadium/Venue, Home to the New Orleans Saints (NFL)
2. **Smoothie King Center** | 17K SF Arena/Venue, Home to the New Orleans Pelicans (NBA)
3. **Caesars New Orleans Hotel & Casino** | 340-Room Hotel, 151K SF Casino
4. **Audubon Aquarium** | #2 Best U.S. Aquarium (*USA Today Readers' Choice* - 2024)
5. **The Sazerac House** | Historic Building, Interactive Mixology Museum, Bar & Distillery
6. **Fairgrounds Race Course** | Site of the Annual New Orleans Jazz Fest
7. **Mahalia Jackson Theater** - Performing Arts Theater | 2.1K-Seat Venue, Host of Broadway Acts, Opera, Orchestra & Ballet Performances



NEW ORLEANS 'BIODISTRICT'

Established in 2005, the BioDistrict is a state-enabled economic development district, created to grow the bioscience sector and lies just 0.5 miles from Hibernia Tower. With a 1.5K-acre presence across Downtown and Mid-City, the BioDistrict provides a growing number of stable, high-paying jobs while serving the NOLA community as a premier healthcare destination.

- **University Medical Center NOLA:** \$1.1B Investment, 2.3M SF, 444-bed facility
- **Veterans Affairs Hospital:** \$1B Investment, 1.6M SF, 260-bed facility
- **Louisiana Cancer Research Center (LCRC):** \$105M Investment, 180K SF facility
- **New Orleans BioInnovation Center:** \$47M Investment, 66K SF facility

34K

New Jobs Created

\$3B

Annual Economic Impact

HEALTHCARE SYSTEMS

- **LCMC Health:** Nine hospitals & dozens of clinics/practices (Children's Hospital New Orleans, East Jefferson General Hospital, New Orleans East Hospital, Touro, University Medical Center, West Jefferson Medical Center, LCMC Health Center, Lakeview Hospital and Lakeside Hospital Center)
- **Ochsner Health:** Region's largest healthcare provider; five regional hospital locations; dozens clinics/practices

HIGHER EDUCATION

Partnership between the biomedical industry and education institutions provide top-notch workforce training and research opportunities. The nationally accredited teaching hospitals of the **Tulane University School of Medicine**, **LSU School of Medicine** and **Xavier Ochsner College of Medicine** as well as the nursing programs of **Loyola University**, **University of Holy Cross**, **Northshore Technical & Delgado Community College**, empower the prolific biomedical district by supplying a stream of highly qualified employees.

EMBEDDED IN THE FINANCIAL DISTRICT

The property's centralized Downtown location amongst Class-A office space, provides unparalleled access to the city's top white-collar employment centers. Between 2023 and 2024, the Louisiana Economic Forecast projects the region to gain a total of 9.5K new jobs. Estimates suggest continued positive job growth in 2026, with the projected addition of roughly 11.3K jobs by the end of 2025.

20.8%

Projected New Jobs
(in 2024 and 2025)



PLACE ST. CHARLES

1.0M SF of Class-A Office
3-Minute Walk Time



HANCOCK WHITNEY CENTER

1.2M SF of Class-A Office
5-Minute Walk Time



ENERGY CENTRE

822K SF of Class-A Office
10-Minute Walk Time



ONE CANAL PLACE

630K SF of Class-A Office
13-Minute Walk Time



BENSON TOWER

486K SF of Class-A Office
14-Minute Walk Time

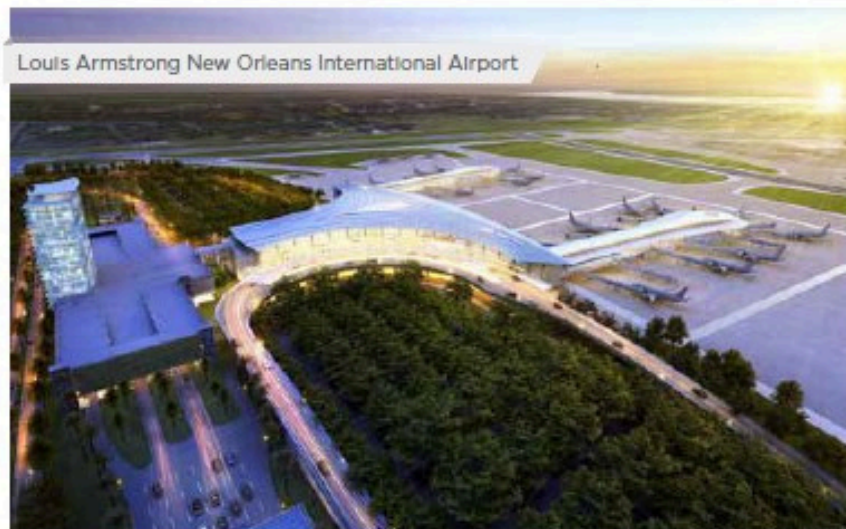


MAJOR REVITALIZATION & DEVELOPMENT

Louisiana generated \$25B in capital investment and more than 177K direct, indirect and retained jobs in 2023.

LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT

The new, \$1B world-class terminal complex at Louis Armstrong New Orleans International Airport (MSY) is the first new terminal of its kind to be built in more than a decade. The 972K SF terminal, which completely replaced the old facility, features three concourses, 35 gates, a consolidated security checkpoint, an in-line baggage system and an adjacent 2,190-space parking garage and surface parking.



CHILDREN'S HOSPITAL NEW ORLEANS EXPANSION

In November 2021, Children's Hospital New Orleans completed a \$300M campus transformation that included 230K SF of new clinical care space and a new, free-standing Behavioral Health Center. The most significant expansion in the hospital's nearly 70-year history, this project required 1,400+ days of construction with more than 3,500 professionals working throughout. Now with a 50% larger footprint, Children's Hospital is better able to serve New Orleans and the state at large.



NEW ORLEANS RIVERFRONT DISTRICT

Plans for a new \$1B riverfront entertainment district were announced in March 2021. The 2.4M SF entertainment venue will be located along the riverfront next to the New Orleans Convention Center. Construction began in 2022 and will be complete by 2026. The project is estimated to provide 9,000 construction jobs and 5,900 permanent jobs once fully developed.

AVONDALE MARINE

Formerly Avondale Shipyard, Avondale Marine is a joint venture between T. Parker Host and Hilco Redevelopment Partners. The plan is to redevelop the 254-acre property into a world-class global logistics hub. The joint venture is projected to spend \$100M+ on the development and create more than 2K jobs.

CONVENTION CENTER DISTRICT DEVELOPMENT PLAN

The New Orleans Ernest N. Morial Convention Center (MCCNO) is undergoing a five-year capital improvement plan that includes more than \$557M in developments and updates to the facility. The overall Convention Center District Development Project will revitalize 47 acres of land upriver from the Center with new dining, retail, entertainment and venue options.



New Orleans By the Numbers

MSA Population (2020 U.S. Census)	1,271,845
MSA Population (2010 U.S. Census)	1,189,866
Gross Domestic Product (2022 U.S. BEA)	\$94.0B
Unemployment Rate (2023 U.S. BLS)	3.8%
Key Industries: Energy, Manufacturing, Logistics & Trade, Health Sciences, Tourism	

Awards and Accolades

- 2024: #1 City for Food & Drink
- Food & Wine
- 2024: #1 City for College Students & Graduates
- Forbes
- 2024: #2 Leading Logistics City
- Business Facilities
- 2024: #3 Best Airport in North America (>15M Passengers)
- Airports Council International
- 2024: #5 Best City in the South
- Southern Living
- 2024: #5 Best City in the U.S.
- Travel + Leisure
- 2024: #6 Largest Port (by Total Tonnage)
- U.S. Dept. of Transportation
- 2023: #5th Largest U.S. Exporter
- Observatory of Economic Development
- 2023: #14 Most Educated City in U.S.
- Forbes

Economic Hub for the Gulf Coast

Nestled along the Mississippi River with direct access to the Gulf, New Orleans operates one of the busiest cargo ports in North America. Its location along the Mississippi River and Gulf of Mexico has played a prime role in New Orleans' cultural and economic history, which is heavily rooted in maritime and port-related industries.

Positioned on Lake Pontchartrain 70 miles southeast of Baton Rouge, New Orleans holds a prominent position for offshore oil and gas, transportation, shipping, tourism and hospitality. New Orleans, which fronts a bend in the Mississippi River, is world-renowned for its historic French Quarter entertainment district, grand Garden District residences and annual Mardi Gras festival. The Crescent City is home to major hospitals and universities, as well as numerous oil, natural gas and petrochemical companies.

PORT OF NEW ORLEANS: AN ECONOMIC ANCHOR

Connected by a 14.5K-mile inland waterway system and the interstate highway system, the Port of New Orleans (Port NOLA) has long been the most desirable port for moving cargo through the Midwest.

Port NOLA offers the only deepwater port in the country and is served by six Class 1 railroads, providing port users direct and economical rail service to or from anywhere in the country. The Port NOLA is one of the fastest-growing container ports in the United States. Nationwide, the Port supports more than 119K jobs and generates an economic impact of almost \$29B+. Port-related industries support one in five jobs in Louisiana.

LOUISIANA INTERNATIONAL TERMINAL (LIT)

In the last 10 years, shipping traffic in the U.S. has amplified. The Louisiana International Terminal (LIT), set to begin construction in 2025, will help meet these growing needs, enabling Port NOLA to serve vessels of all sizes, a capability that is currently limited, and to remain competitive on the international trade scale.

The \$1.8B container terminal project will establish a maritime gateway to the Gulf Coast, creating new, high-paying jobs, increasing industrial revenue and generating significantly higher state tax revenue. The container terminal is set to open in 2028 with one ship berth (worth) and is set to allow 180K - 280K containers annually. The remaining terminals will open in phases over time.

\$1.8B

Investment in Louisiana International Terminal (LIT)

18K

Estimated New Direct & Indirect Jobs by 2050

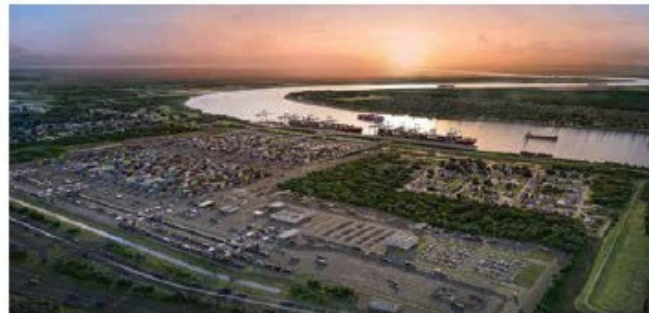


119K

U.S. Jobs Supported by Port NOLA

\$29B

U.S. Economic Impact of Port NOLA



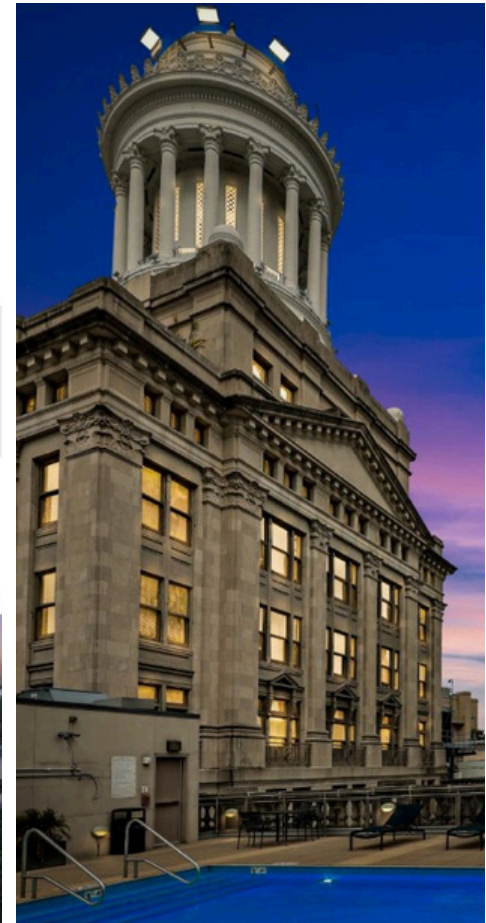
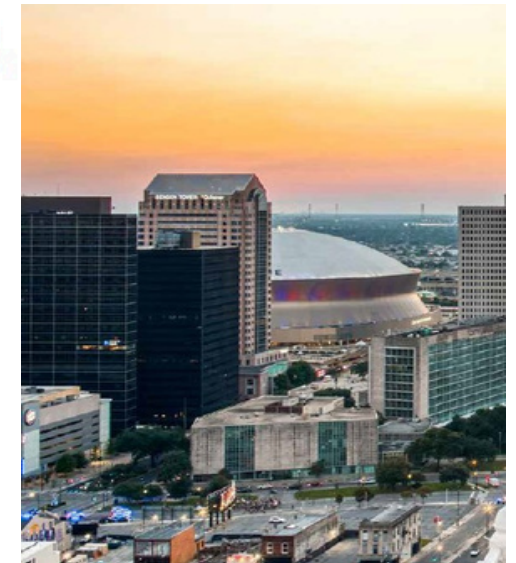
\$1B+

Estimated New State Tax Revenue by 2050



\$97.3B

Estimated Industrial Sales Gain by 2050



Tourism is the single largest provider of jobs in New Orleans. In a normal year, the local leisure and hospitality industry is responsible for over \$9B in economic impact, or over 12% of New Orleans' GDP. Known for jazz music, Creole cuisine and an eclectic mix of cultures, New Orleans is like no other city. According to WalletHub, New Orleans has more festivals, museums, music venues and nightlife options per capita than any other U.S. city.

MARDI GRAS

Mardi Gras is the city's most notable festival. The two week period is all about daily parades, music, costumes and entertainment. Economic impact reports estimate that Mardi Gras generates more than \$1B in annual spending.

MUSEUMS & ATTRACTIONS

New Orleans is also home to numerous museums and attractions, including the National WWII Museum, Louisiana



SUPERBOWL LIX: CAESARS SUPERDOME

The New Orleans Saints (NFL) are an integral part of the culture and economy of the city, which hosted the Super Bowl for the 11th time in 2025.

When the Caesars Superdome (formerly Mercedes-Benz) hosted in 2013, the event generated more than \$480M in economic impact. The city of New Orleans allocated \$560M for a large-scale renovation of the Superdome as well as infrastructure support



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