



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

OFFICE BUILDING | FOR SALE

Historic Warehouse District Office Building

616 Girod Street

NEW ORLEANS, LA 70130

William Sadler

wsadler@corp-realty.com
504.581.5005



PERFECT FOR OWNER/OCCUPANT OR REDEVELOPMENT

616 Girod Street, New Orleans, LA 70130

DESCRIPTION

This stately three-story historic building anchors the corner of Girod and Church streets in downtown New Orleans and boasts a highly desirable central location. It is directly across the street from the F. Edward Hebert Federal Building and around the corner from Lafayette Square Park, the Hale Boggs Federal Building, and the U.S. Court of Appeals. It is half a block from both the uptown and downtown St. Charles streetcars while having proximity to hotels, restaurants, Class A office towers, and the Warehouse District art galleries and museums. In excellent condition, this is an exceptional opportunity for an owner/user for office or redevelopment.

OVERVIEW

SIZE: 10,300 sf building on
3,267 sf of land

SALE PRICE: \$2,430,000

ZONING: CBD-5

Economic Tax Incentives may be available

- State and Federal Historic Tax Credits (HTCs)
- Opportunity Zone



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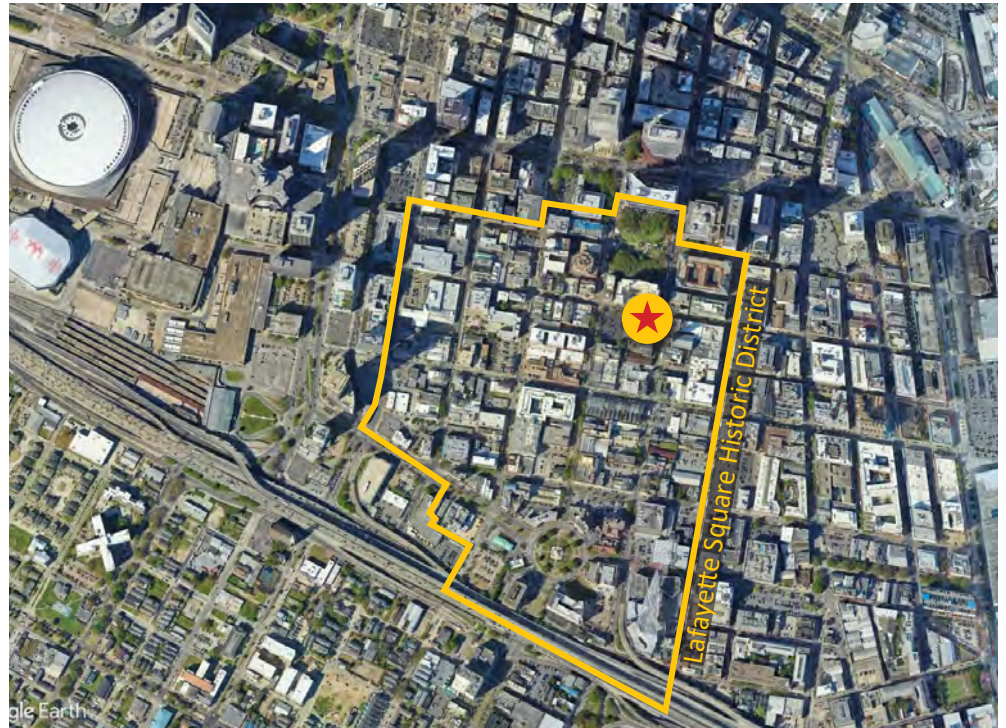
616 GIROD STREET

ABOUT THE BUILDING



Built between 1873 and 1876, this building's architectural details include stone lintels above windows, a balcony with cast iron railing that extends full width of the property, and double folding doors on the ground floor. The interior features exposed brick walls, wood floors, and tall windows that allow ample natural light. It has primarily served as a mixed-use property, with retail operating on the ground floor and residents occupying the upper floors, but currently all three floors are occupied by a law firm. As such, the interior space includes private offices, conference rooms, and kitchens. There is an elevator.

The building is part of the Lafayette Square Historic District and is listed on the Upper Central Business District in the National Register of Historic Places.



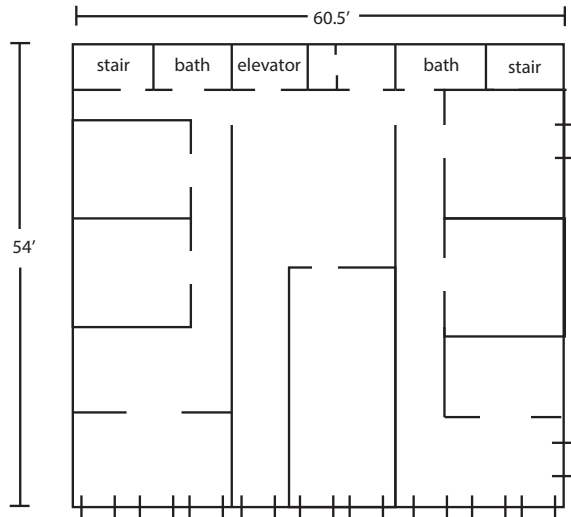
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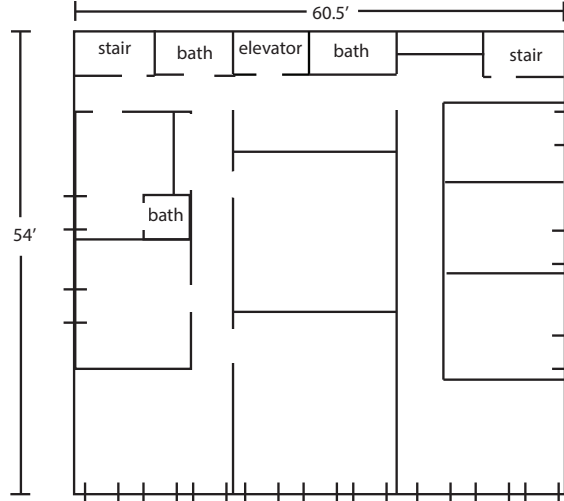
FLOOR PLAN

1ST FLOOR



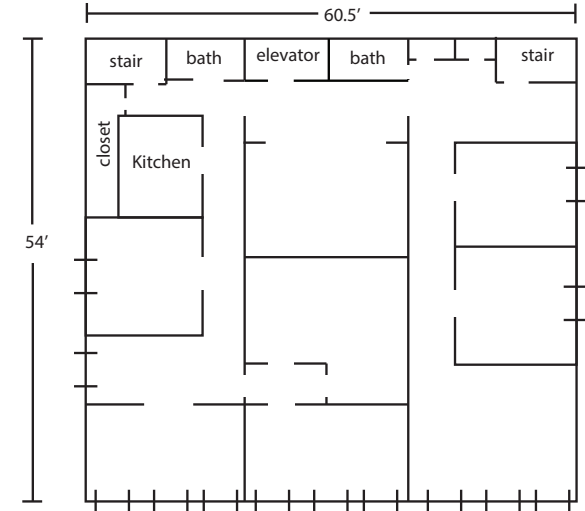
- » 7 offices
- » Work area
- » Large conference room
- » Receptionist area
- » Storage closet
- » 2 bathrooms

2ND FLOOR



- » 9 offices
- » Work area/receptionist area
- » Kitchen
- » 3 bathrooms

3RD FLOOR



- » 8 offices
- » Work area/receptionist area
- » Kitchen
- » Storage room
- » 2 bathrooms

Sizes and dimensions are approximate and should be verified by purchaser.

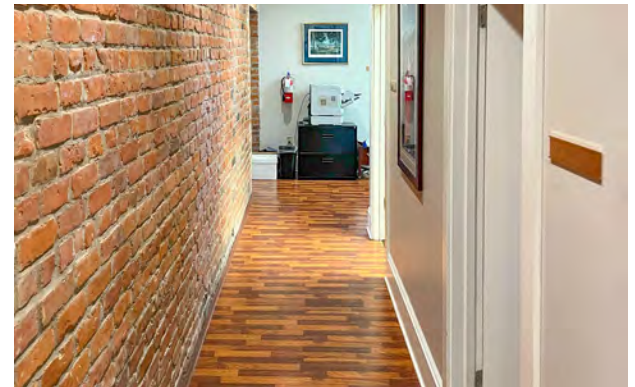
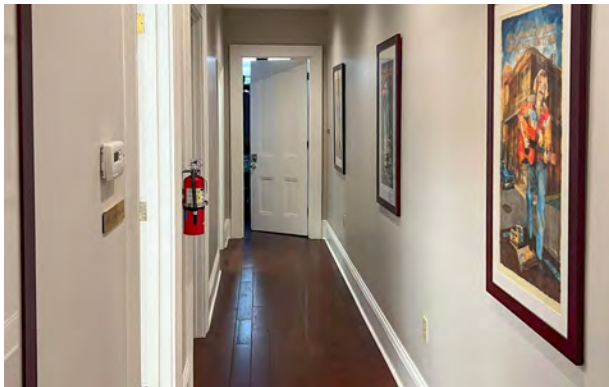


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IMAGES



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OFFICE BUILDINGS

1. One Canal Place
2. Place St. Charles
3. 400 Poydras Tower
4. Poydras Center
5. Pan American Life Center
6. Hancock Whitney Center
7. BankPlus (909 Poydras)
8. Energy Centre
9. Energy Building
10. 1250 Poydras
11. Benson Tower
12. 1515 Poydras Building
13. 1555 Poydras Building
14. 1615 Poydras Building



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