



Offering Memorandum

Historic CBD Office Building

300 St. Charles Ave.
New Orleans, Louisiana



Offering Price	\$2,950,000
Building Size	19,560 SF +-
+Zoning	CBD-1
Property Type	Multi-Tenant Office Building
Investment	1031 Exchange Opportunity

Property Overview

Historic CBD office building offered as a premier blue-chip investment opportunity. This four-story, elevator-served building sits prominently on the corner at St. Charles Avenue and Gravier Street and underwent a complete façade renovation in 2025.

Anchored by stable, creditworthy tenants, the property is an excellent candidate for a 1031 exchange. The first floor is leased to Bank of Louisiana, while the second and third floors are under a long-term lease to a historic New Orleans private club. The fourth floor features two renovated office suites with a shared breakroom, one of which is currently leased, providing both immediate income and additional leasing upside.

Investment Highlights

- Prominent corner location in the New Orleans CBD
- Four-story elevator-served office building
- Complete façade renovation completed in 2025
- Stable, creditworthy tenant roster
- Bank of Louisiana ground-floor tenancy
- Long-term lease with historic New Orleans private club
- Additional leasing upside with one available fourth-floor suite
- Excellent 1031 Exchange opportunity
- CBD-1 Zoning
- 19,740 SF building

Contact Information



George Jeansonne, CCIM

Broker | Partner FQR Realtors

Direct: 504-616-0990 Office 504-949-5400 Email george@fqr.com

Contact the listing agent for financial information and additional property details. Please do not disturb the tenants. All showings are by appointment only.