

FOR SALE or LEASE

*Exceptional Retail or
Office Opportunity*

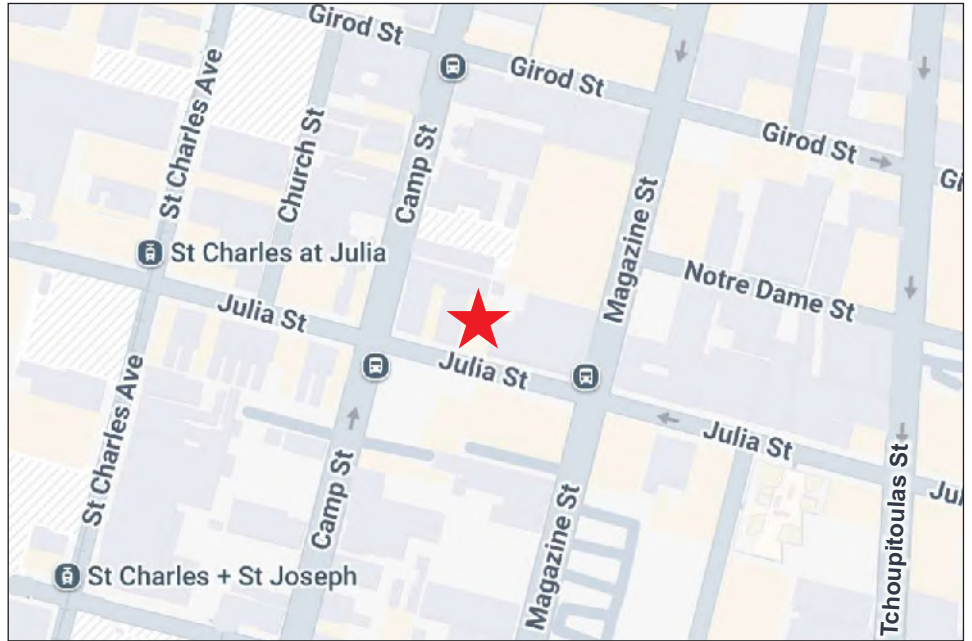
527 Julia Street, New Orleans, LA



Presented By:

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This multi-use building, in previous service as both a restaurant and a gallery, is located in the Julia Street corridor of the New Orleans Warehouse Arts District, a vibrant hub of creativity and culture that is brimming with contemporary art galleries, chic boutiques, and stylish eateries. Known as "Gallery Row," Julia Street houses an array of galleries showcasing works from local and international artists, adding dynamic visual energy to this historic area. The corridor's architecture retains its industrial roots, featuring brick buildings and loft-style spaces that nod to the area's origins as a 19th-century shipping and manufacturing district. Today, this fusion of old and new provides a distinctive backdrop for cultural events, including art walks and annual festivals like White Linen Night, drawing art enthusiasts from around the world. The neighborhood is also close to the Convention Center, the Mississippi River, and other city attractions, making it a lively destination for both locals and tourists.

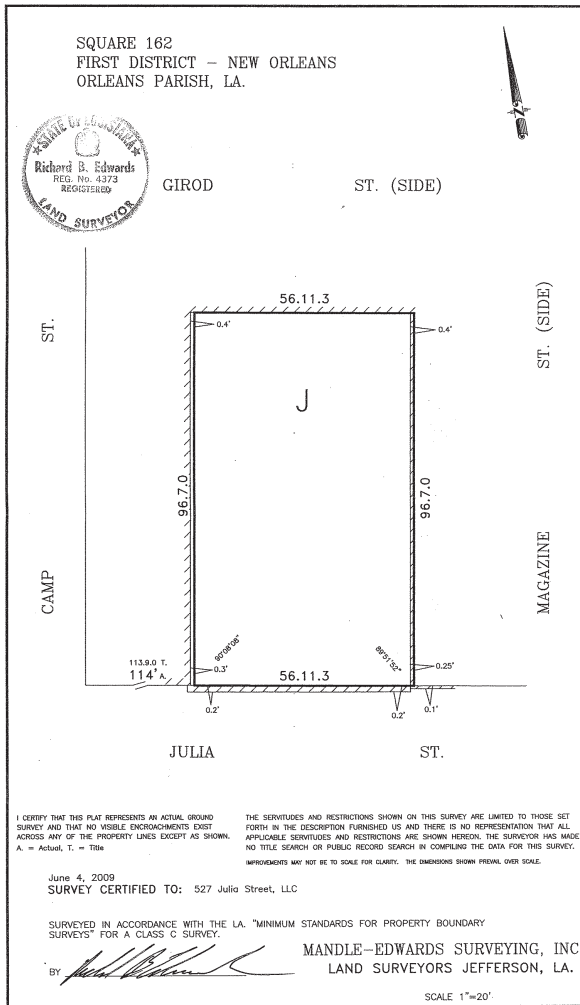
- ❖ 6,083 SF of finished retail/office space, most recently configured for restaurant use.
- ❖ The building features 629 SF of partially finished 2nd floor space, providing a versatile area for various purposes. Additionally, there is 3,497 SF of unfinished 2nd floor storage space, awaiting potential redevelopment for alternative uses such as offices, meeting rooms, residential or other functional areas.
- ❖ *CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District* zoning provides for a variety of residential, retail, office, gallery and mixed-use opportunities
- ❖ **Priced at \$1,550,000, or \$10,000/month NNN (\$19.72 psf/yr)**

Owner is a licensed Louisiana real estate broker

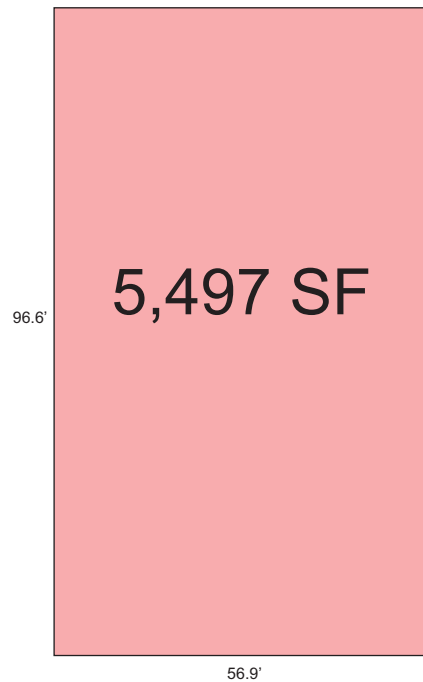
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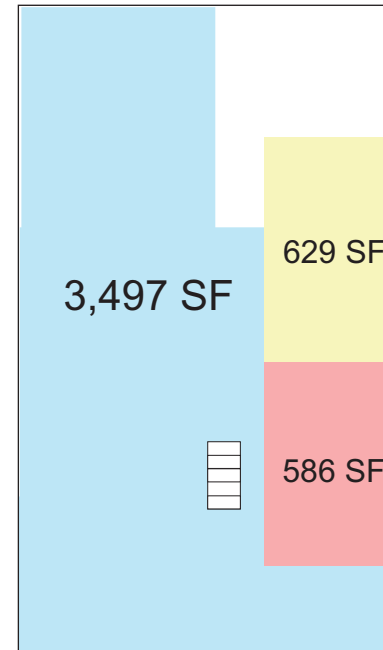


First Floor

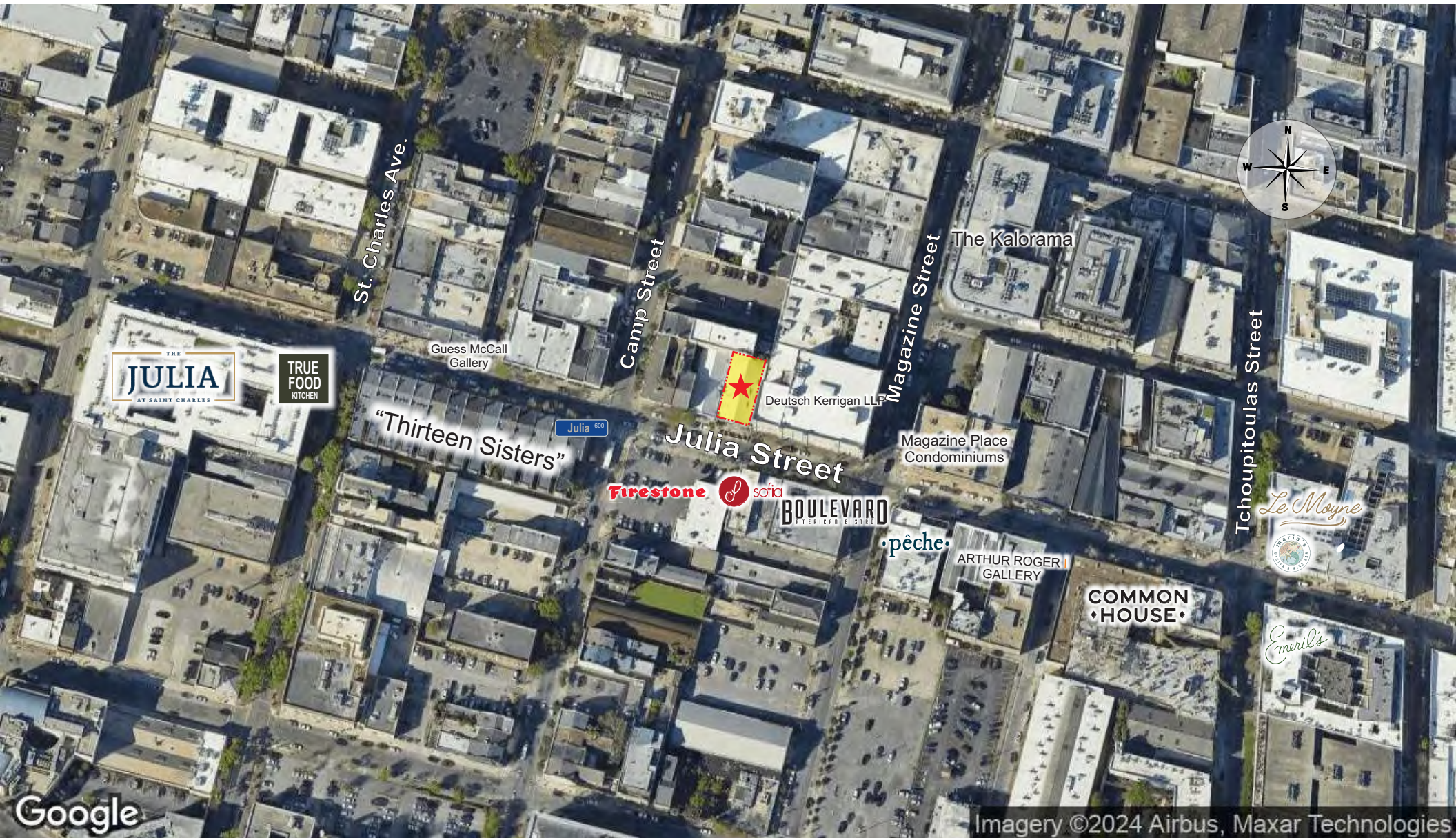


- Finished space
- Partially finished space
- Unfinished storage space

Second Floor



Note: the measurements and dimensions provided herein are approximate values, and may not be precisely accurate. The information provided is intended for general guidance only.



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