CORPORATE REALTY



COMMERCIAL SPACE | **FOR SALE**

Oak Street Office Condo For Sale

8616 Oak Street, Suite 101

NEW ORLEANS, LA 70118

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

Michael J. Siegel SIOR
msiegel@corp-realty.com
504.581.5005

Seth Fawer
sfawer@corp-realty.com
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Ground-Floor Commercial Space at The Oak Lofts

8616 OAK STREET, SUITE 101, NEW ORLEANS, LA 70118

DESCRIPTION

This 1,473-sf ground-floor commercial space sits in a mixed-use building with 21 luxury residential units. Large windows facing Oak Street bring in plenty of natural light. The space is currently configured as an office and features a foyer with reception area, two enclosed office/conference room spaces, and a kitchen and bathroom. **The space comes with 7 dedicated parking spots: 6 assigned spots under the building and 1 behind the parking gate.**

Zoned HU-MU, this space works well for a wide range of businesses and can also be used for retail. It is surrounded by restaurants, shops, boutiques, and other businesses that line Oak Street. It is only a 10-minute walk to the St. Charles Streetcar line.

OVERVIEW

SALE PRICE
$549,000

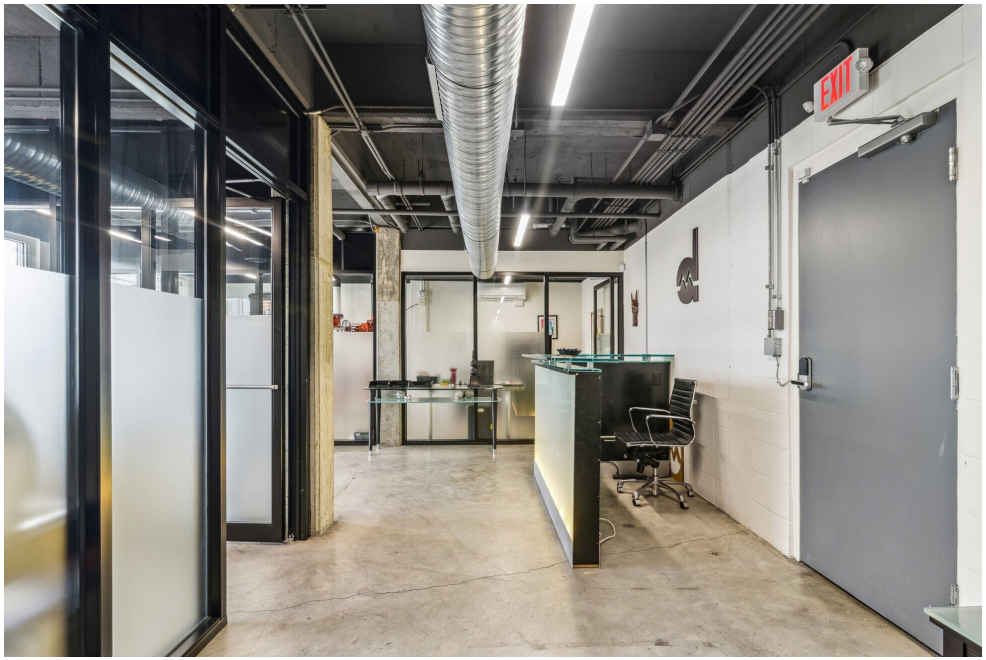
PARKING
7 spaces

ZONING
HU-MU

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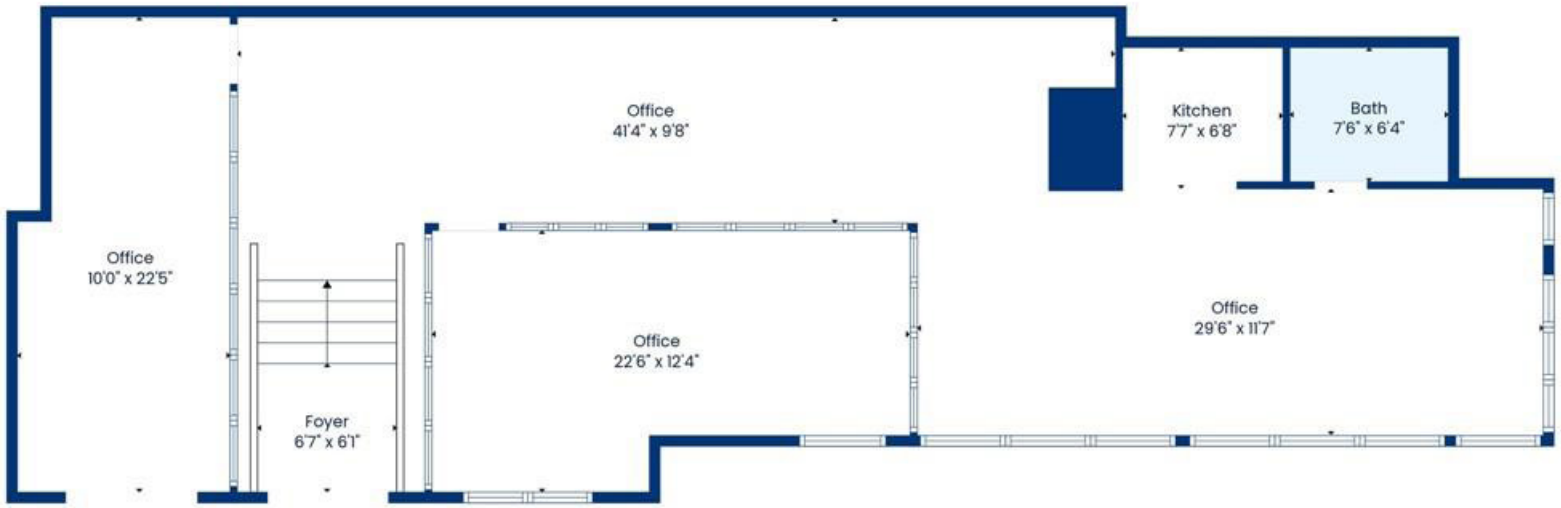
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FLOOR PLAN

8616 OAK STREET



Measurements Deemed Highly Reliable But Not Guaranteed.

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OAK STREET RETAIL CORRIDOR



1. Rue De La Course
2. Oak & Ale
3. Bobaluchi Pizza
4. Haase's Shoe Store
5. Sukeban
6. Blue Cypress Books
7. Ra Shop #8 Uptown Nola
8. Juan's Flying Burrito - Oak Street
9. More Fun Comics
10. Paulie's Delicatessen Italiano NOLA
11. Glue Clothing Exchange
12. Z'otz Cafe
13. Eclectic Home
14. Malarky
15. Castellon Pharmacy
16. Old Alker Distillery
17. Aguasanta
18. Maple Leaf Bar
19. Jacques-Imo's
20. Frenchy Gallery
21. Yes Yoga
22. Coutelier NOLA
23. Donovan Ceramics - Pottery & Tile
24. Credit Human | Oak Street Financial Health Center
25. Euphorbia Kava and Coffee Bar
26. Dakar NOLA
27. Brigtsen's Restaurant
28. The Camellia Grill
29. Carrollton Station
30. Jimmy's Music Club

ACTIVE STREET LIFE

Oak Street is active almost round the clock, from an early morning breakfast to late night live music.

YEARLY EVENTS

The Oak Street Po-Boy Festival has been an annual fall festival which draws large crowds for enjoying many delicious po-boys as well as live music. Mid-Summer Mardi Gras, hosted by the Krewe of OAK, marches through Carrollton, always beginning and ending at the famous music destination Maple Leaf Bar.

LOCAL BUSINESSES

Oak Street is a two-lane picturesque main street that includes long-time merchants like Haase's Shoes & Young Folks Shop (opened in early 1920s), the old-fashioned Castellon Pharmacy, and independent retailers such as coffee shops, comic book shop, yoga studios, and a local bookstore.

Oak Street also draws a diverse clientele. Eclectic Home, Malarky, and Coutelier are among several shops that cater to home and decorative needs. Other services are located in one of the many historic shotgun houses that have been converted for office and commercial use.

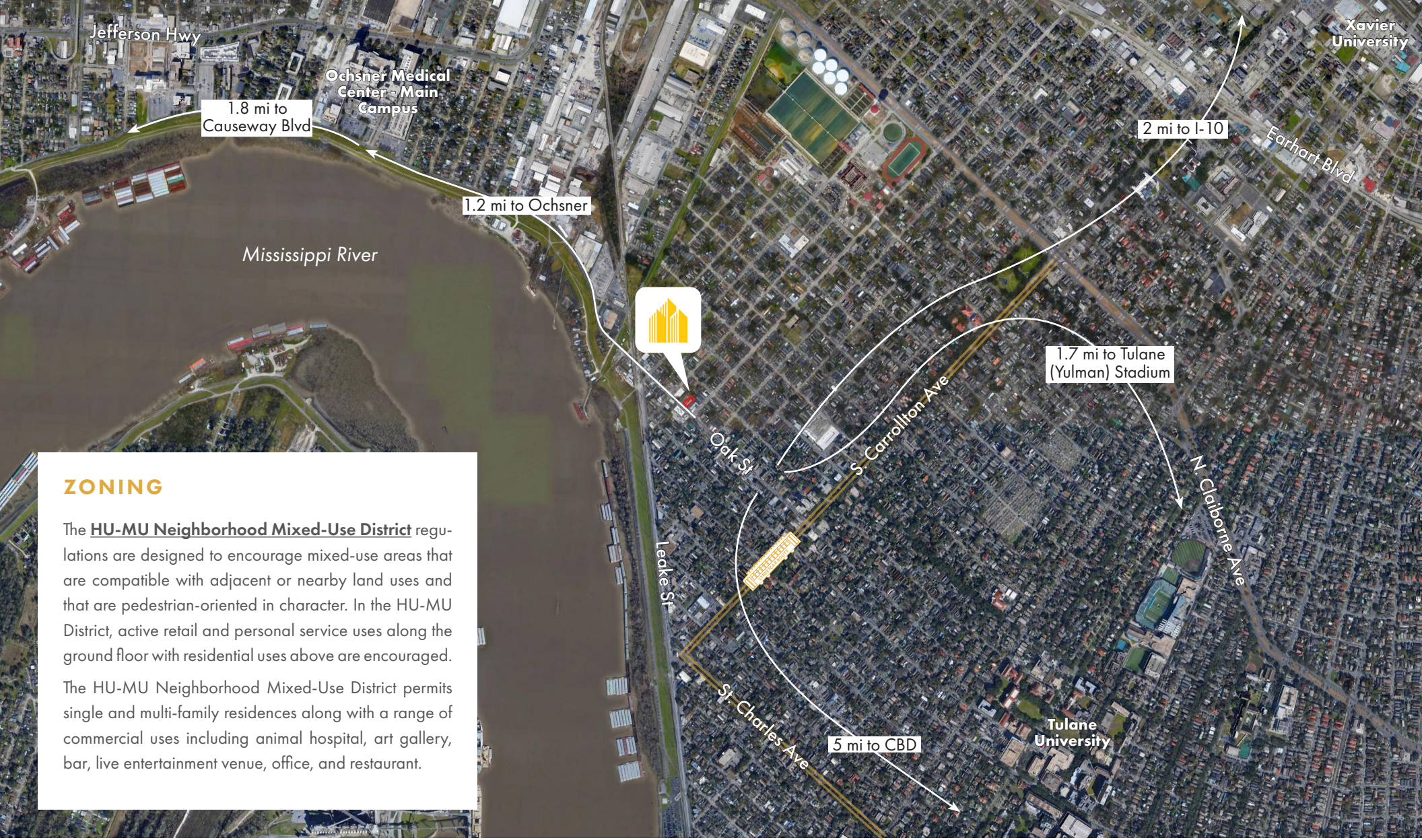
For dining, the area serves up premium local and global flavor along every block. These range from alligator sausage and locally roasted 100% Arabica coffee beans to an eggplant parmigiano hero and temaki made with Louisiana blue crab. Start your day with pancakes at the counter of The Camellia Grill. After work, treat yourself to a modern Senegalese tasting menu at the award-winning Dakar NOLA or choose from the variety of wine and beer at Oak & Ale. There are enough choices to tempt any palate.

GETTING THERE

Oak Street is on the route of the St. Charles Streetcar line, which connects Uptown to Canal Street and the French Quarter. Along the way, the streetcar passes Tulane and Loyola Universities, the Garden District, the Warehouse District, and the Central Business District.

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ZONING

The **HU-MU Neighborhood Mixed-Use District** regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and that are pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged.

The HU-MU Neighborhood Mixed-Use District permits single and multi-family residences along with a range of commercial uses including animal hospital, art gallery, bar, live entertainment venue, office, and restaurant.

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____