



CORPORATE REALTY

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

OFFICE SPACE | FOR LEASE

Boutique Office Space in the Warehouse District

400 Lafayette Street

NEW ORLEANS, LA 70130

Austin Lavin CCIM
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HISTORIC RENOVATION CREATES EXCEPTIONAL SPACES

400 Lafayette Street, New Orleans, LA 70130

PROPERTY DESCRIPTION

This handsome, historic three-story structure commands the corner of Lafayette and Magazine streets in the New Orleans Warehouse District, adjacent to the CBD. It consists of three former warehouses seamlessly combined to create striking office and retail spaces featuring original details like exposed brick walls, high ceilings, and large windows. 400 Lafayette provides an easily accessible, central location.

The third floor is occupied by Eskew Dumez Ripple who built out a showcase office space on the third floor which highlights their architectural work.

The second floor is accessed via Lafayette Street through a modern lobby and is ready for build-out for large tenants. The space is currently in a shell condition. Landlord intends to deliver this space per building standard or provide on equivalent tenant improvement allowance.

Corporate Realty both manages and leases this building. Retail space on the ground is listed separately.

AVAILABLE SPACES

- » Suite 200 - 11,922 rsf
- » Suite 201 - 4,231 rsf

PARKING

The building is flanked by two parking garages (618 Magazine St and 601 Tchoupitoulas St) that provide convenient and ample parking options.

LEASE RATE

\$27.00-\$29.00/sf, gross

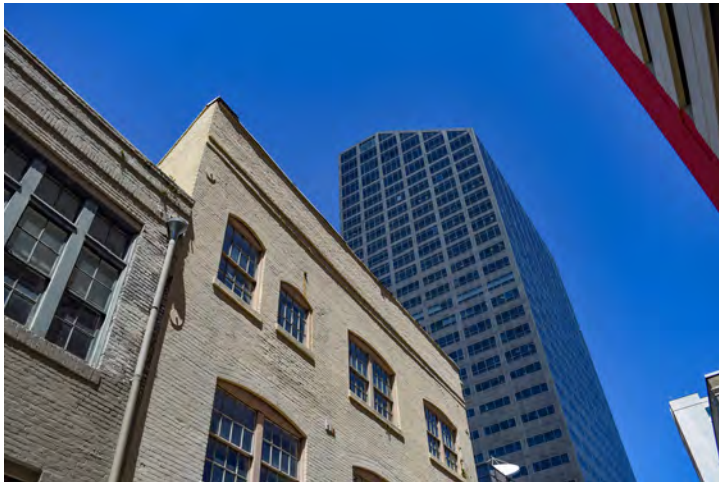


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400 LAFAYETTE

IMAGES

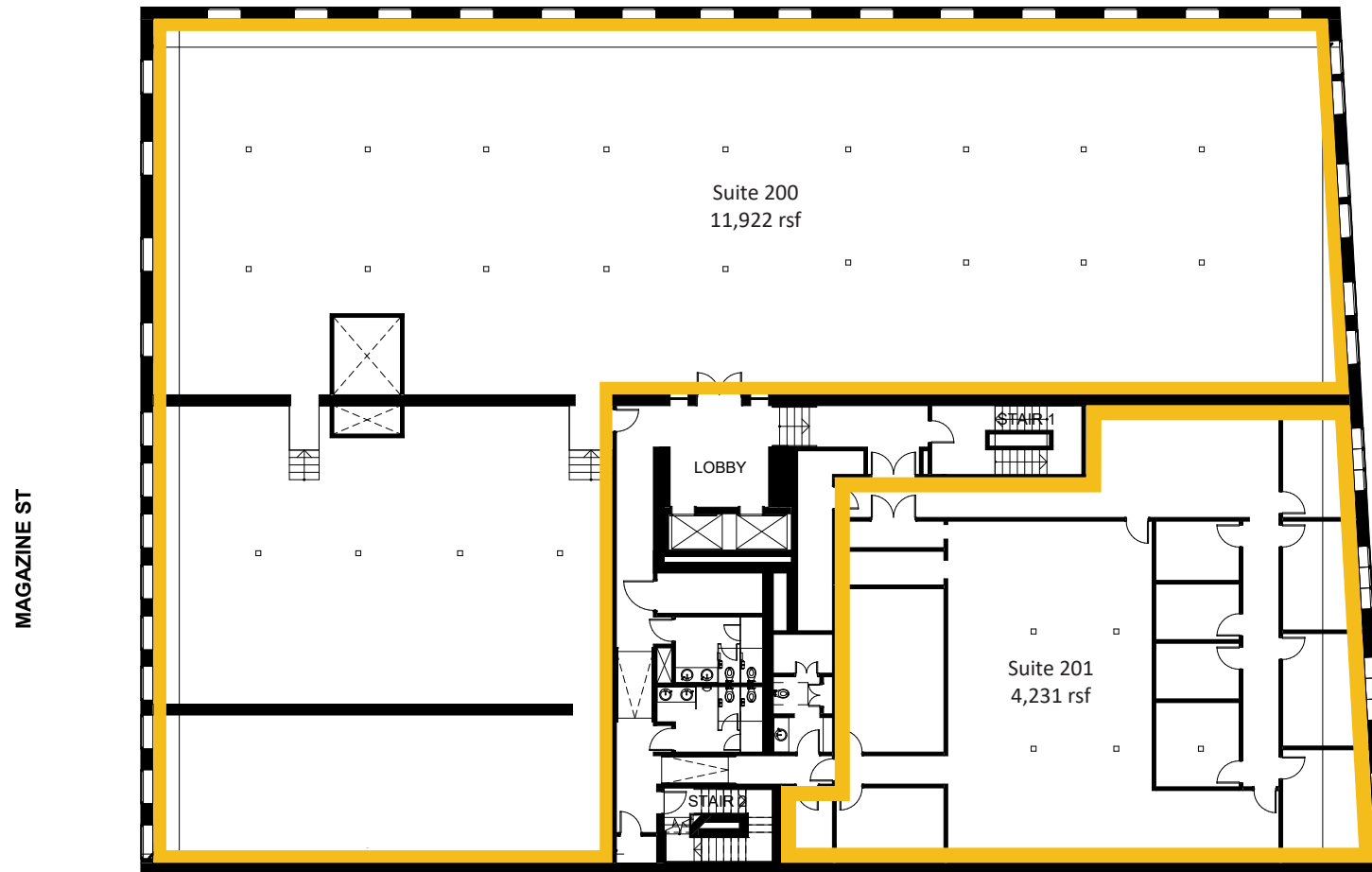


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FLOOR PLAN: SECOND FLOOR



The entire second floor can be leased for a total size of approximately **17,705 rsf**



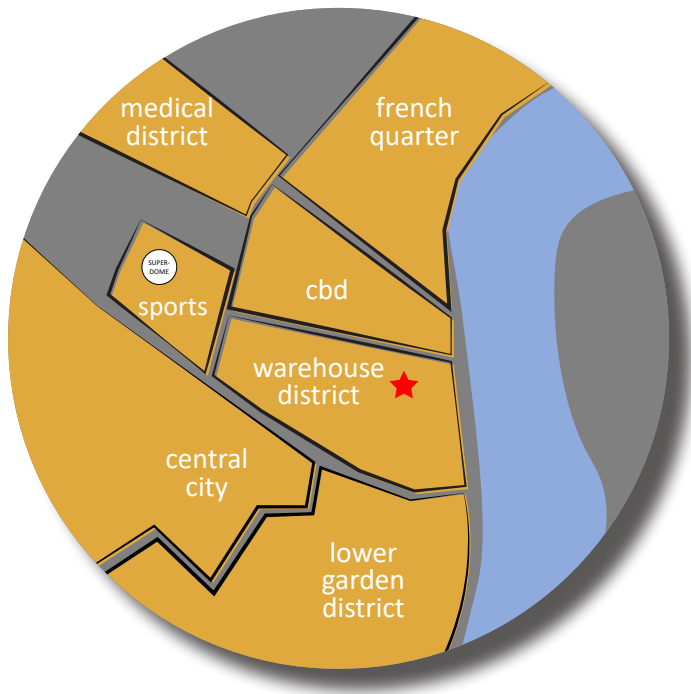
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NEIGHBORHOOD AMENITIES

The Warehouse District Historic District today has achieved an enviable balance of downtown lifestyle in its combinations of residential and commercial, art galleries and museums, and entertainment and fine dining. The 1984 World's Fair spurred economic rejuvenation, with warehouses that were primarily used for businesses related to the Port of New Orleans and now repurposed as office buildings, fashionable residential units, and boutique hotels. This is a dynamic location.



PROXIMITY



The Warehouse District is directly adjacent to the Central Business District, the primary hub of New Orleans business and government. The New Orleans Ernest N. Morial Convention Center, the nation's sixth largest, is also within walking distance.

TRANSPORTATION



The area is serviced by the St. Charles streetcar line and 24-hour bus lines along Magazine Street and other corridors.

RESTAURANTS



The area has a rich variety of food, from award-winning restaurants to casual bistros. Easily accessible destinations include the new Four Seasons Hotel, Fulton Street, and the French Quarter.

ARTS

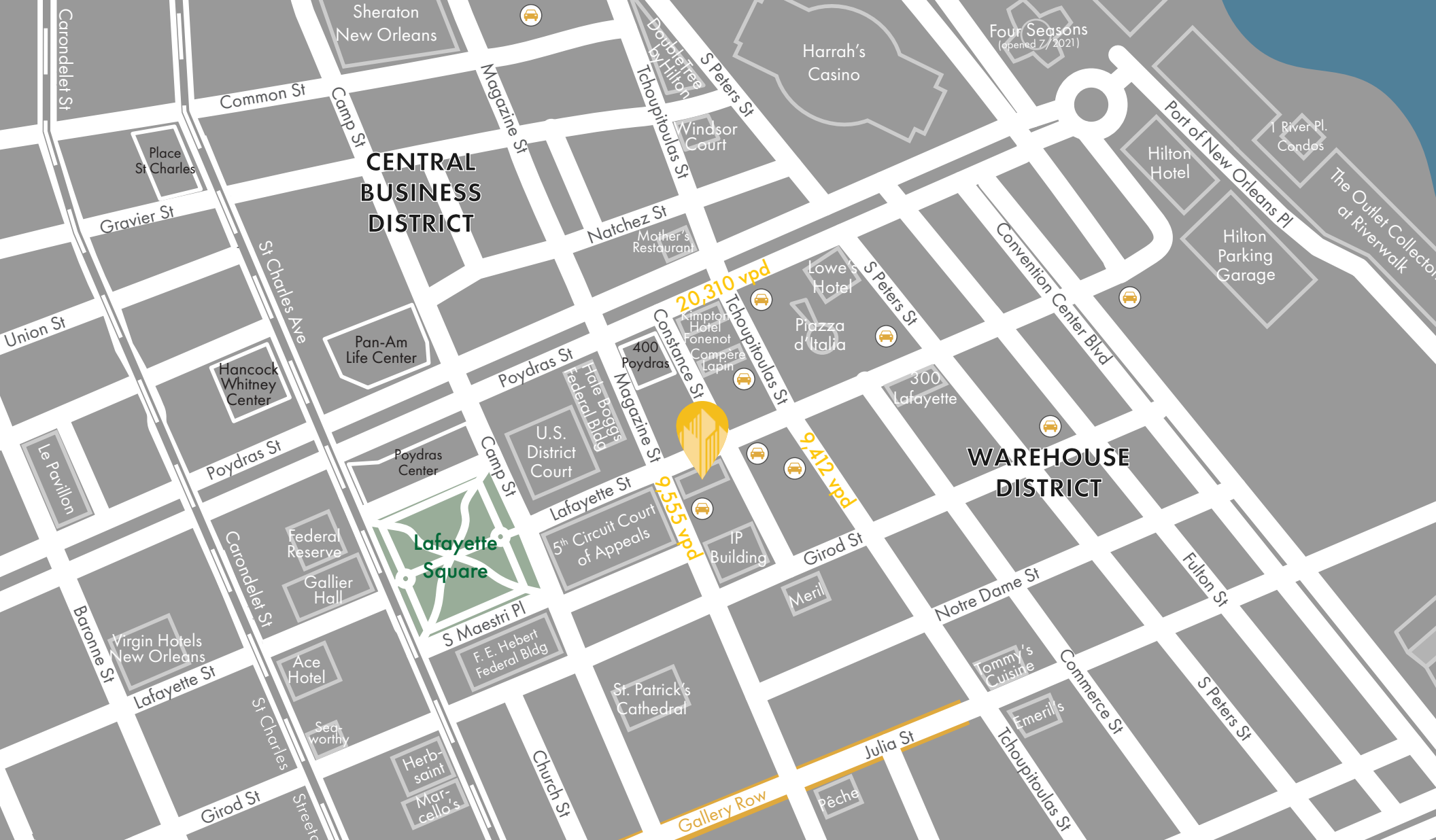


The Arts District, a subsection of the Warehouse District, is known for the large number of galleries and nationally-renowned museums in the surrounding blocks.



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