RE/MAX COMMERCIAL®



Sale Price: $995,000

Total SF: 8,212 SF

Price Per SF: $121.16 psf

Land Size: 0.064 Acres

Zoning: CBD-1

OFFERING SUMMARY

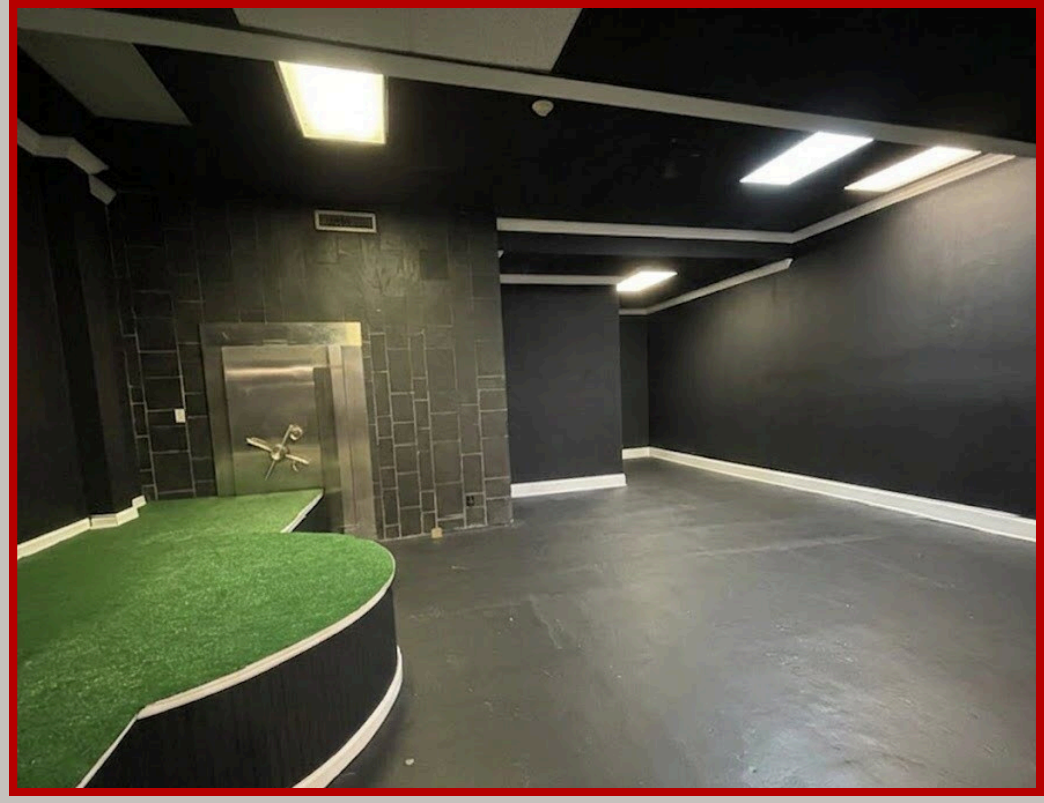
Located in the heart of Downtown New Orleans, 213 Baronne Street is a distinguished three-story historic building originally constructed in 1910. Rich in architectural character and positioned along one of the CBD's most vibrant corridors.

The building features classic early 20th-century detailing with strong street presence along Baronne Street, just steps from Canal Street, the French Quarter, and numerous hotels, restaurants, and retail destinations. Its flexible layout makes it well-suited for a variety of uses including office, boutique retail, mixed-use redevelopment, or hospitality.

A unique highlight of the property is the intimate fourth-floor penthouse level, complete with a private rooftop balcony overlooking Downtown New Orleans, an exceptional feature for executive office space, residential conversion, or hospitality use.

The property may qualify for state and federal historic tax credits, presenting significant value-add potential for investors and developers seeking to capitalize on adaptive reuse opportunities in a prime location.
213 Baronne Street offers historic charm, redevelopment upside, and irreplaceable CBD positioning in one of the most dynamic submarkets of New Orleans.















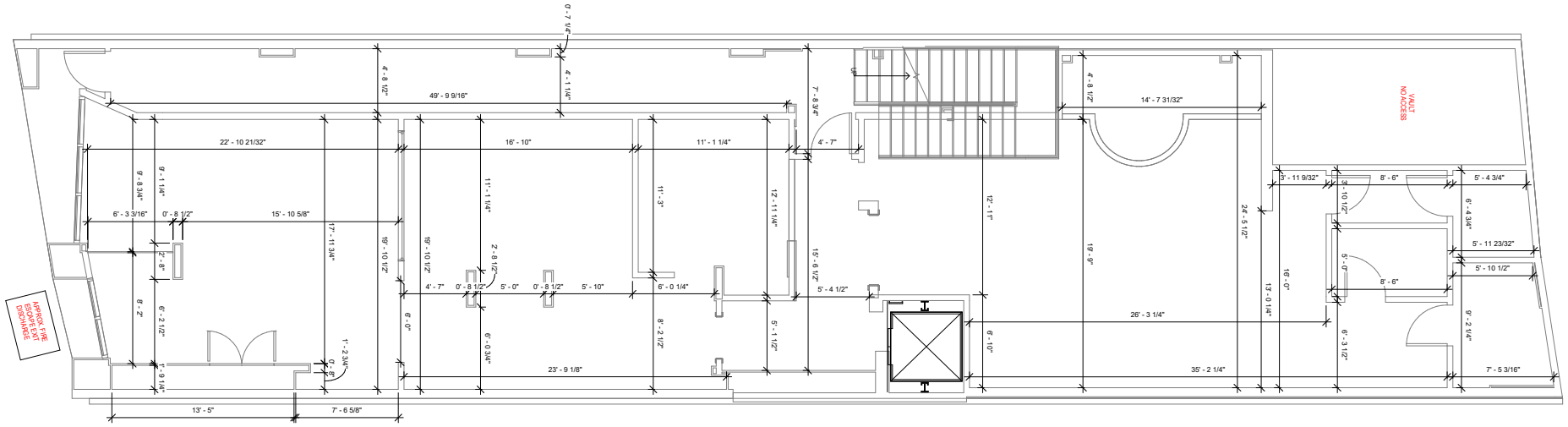


FLOOR PLANS

213 BARONNE STREET | NEW ORLEANS, LA | 8,212 SF OVER FOUR LEVELS

FIRST FLOOR

Ground-floor retail / restaurant space with direct Baronne Street frontage; vault, stair core and rear fire-escape discharge.



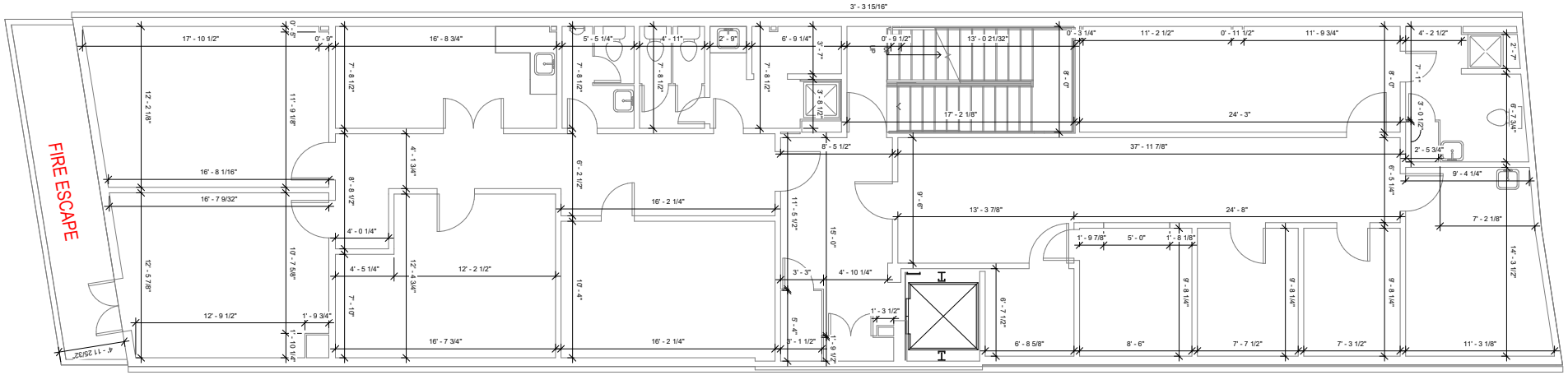
Plans prepared by John C. Williams Architects, LLC (Job No. 525035, dated 12/31/25). Dimensions are approximate - do not scale drawings. Buyer to verify all measurements.

FLOOR PLANS

213 BARONNE STREET | NEW ORLEANS, LA | 8,212 SF OVER FOUR LEVELS

SECOND FLOOR

Divided office layout with multiple private offices, restrooms and rear fire-escape egress.



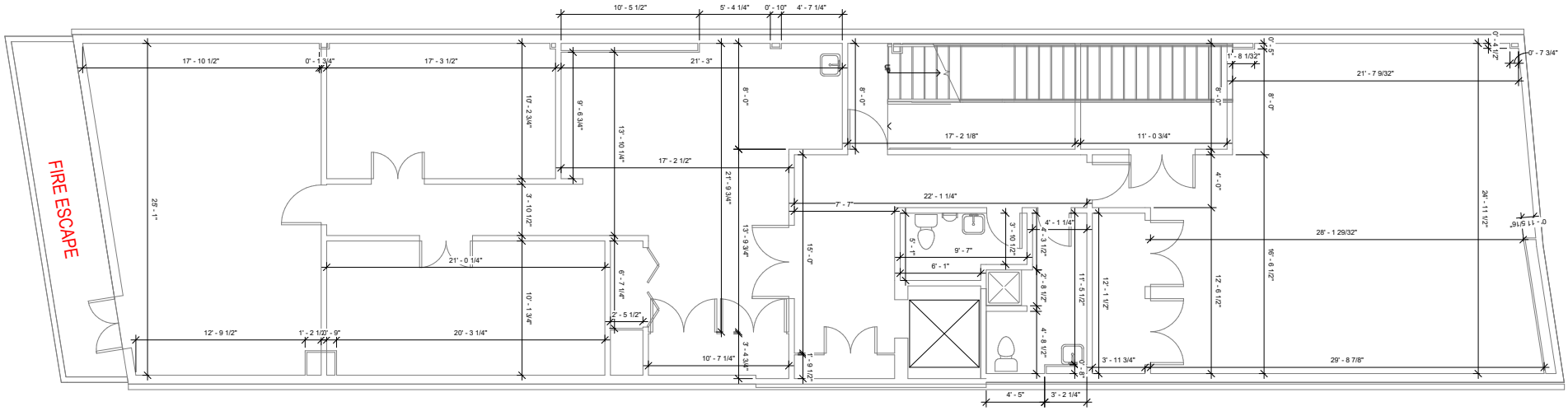
Plans prepared by John C. Williams Architects, LLC (Job No. 525035, dated 12/31/25). Dimensions are approximate - do not scale drawings. Buyer to verify all measurements.

FLOOR PLANS

213 BARONNE STREET | NEW ORLEANS, LA | 8,212 SF OVER FOUR LEVELS

THIRD FLOOR

Open office / conversion floor with fewer partitions and full-depth flexibility.



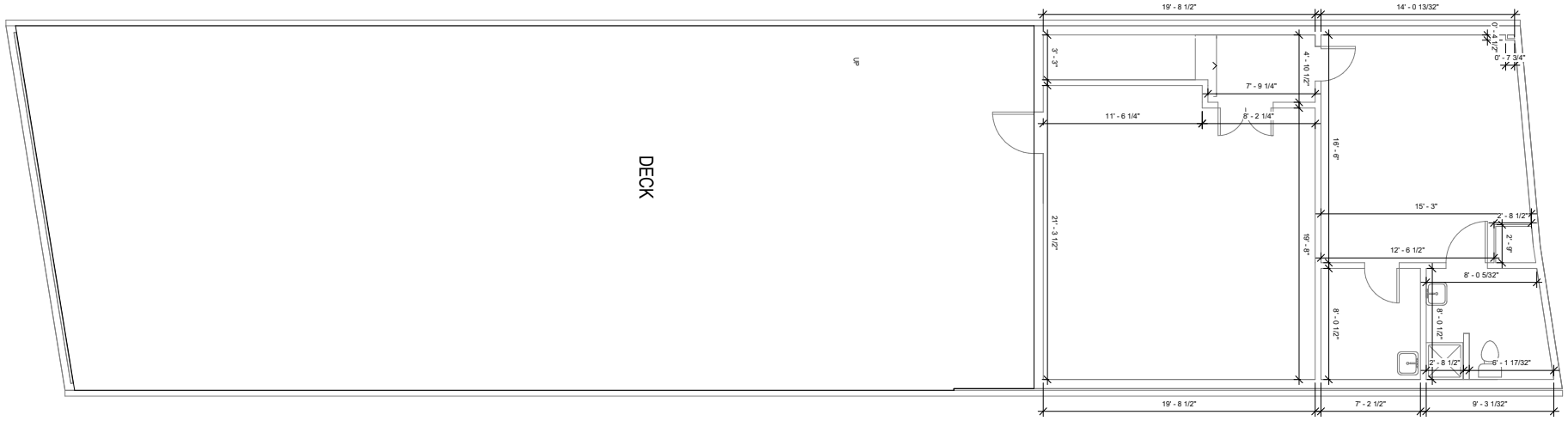
Plans prepared by John C. Williams Architects, LLC (Job No. 525035, dated 12/31/25). Dimensions are approximate - do not scale drawings. Buyer to verify all measurements.

FLOOR PLANS

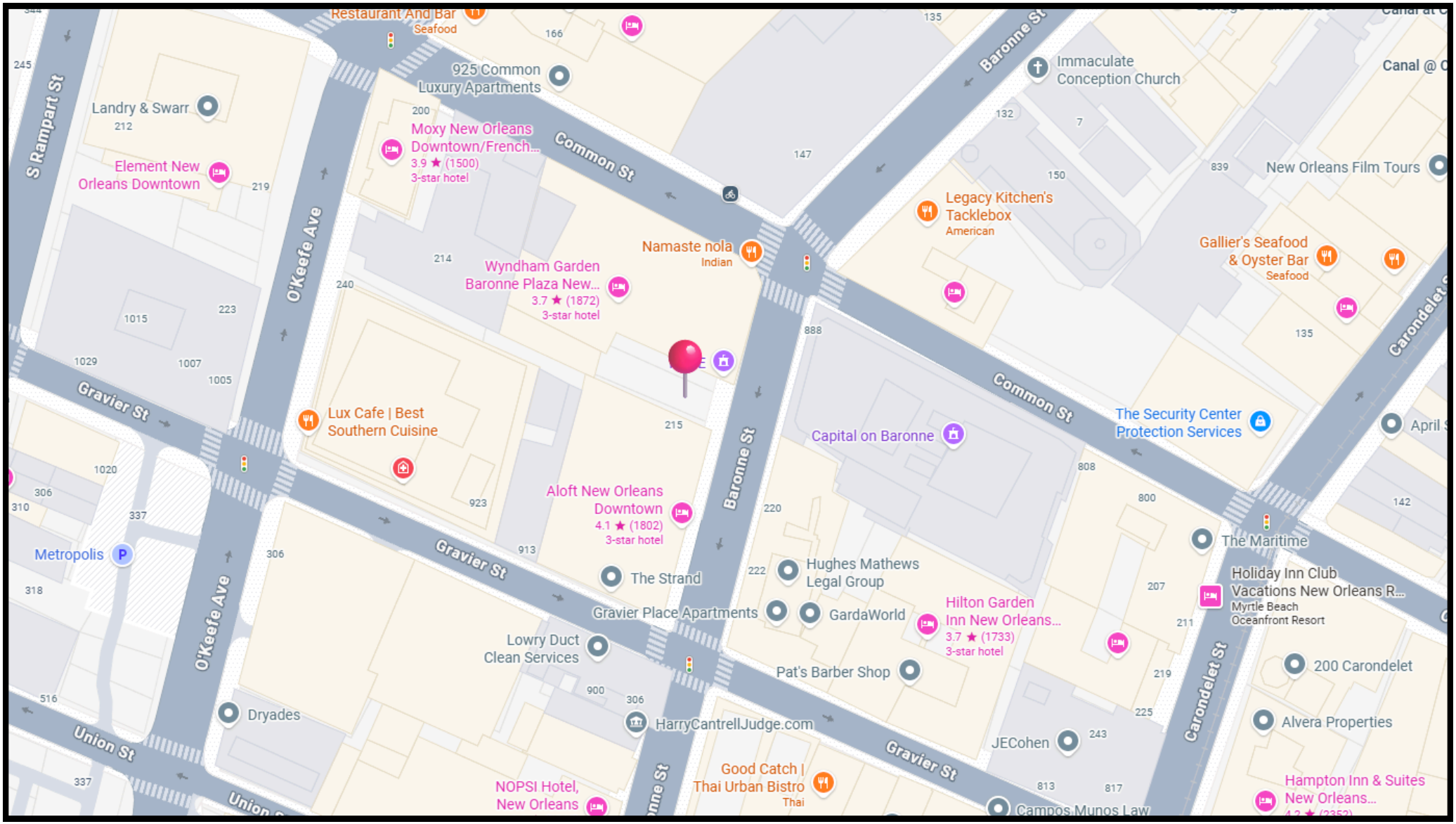
213 BARONNE STREET | NEW ORLEANS, LA | 8,212 SF OVER FOUR LEVELS

FOURTH FLOOR

Penthouse level: interior suite plus the large private rooftop deck overlooking the CBD.



Plans prepared by John C. Williams Architects, LLC (Job No. 525035, dated 12/31/25). Dimensions are approximate - do not scale drawings. Buyer to verify all measurements.


Restaurant And Bar
Seafood
925 Common
Luxury Apartments
Landry & Swarr
Moxy New Orleans
Downtown/French...
3.9 ★ (1500)
3-star hotel
Element New
Orleans Downtown
Common St
Immaculate
Conception Church
Canal @ C
New Orleans Film Tours
Legacy Kitchen's
Tacklebox
American
Gallier's Seafood
& Oyster Bar
Seafood
Namaste nola
Indian
Wyndham Garden
Baronne Plaza New...
3.7 ★ (1872)
3-star hotel
S Rampart St
O'Keefe Ave
Gravier St
Lux Cafe | Best
Southern Cuisine
Capital on Baronne
The Security Center
Protection Services
Baronne St
Aloft New Orleans
Downtown
4.1 ★ (1802)
3-star hotel
Metropolis
The Strand
Hughes Mathews
Legal Group
Gravier Place Apartments
GardaWorld
Hilton Garden
Inn New Orleans...
3.7 ★ (1733)
3-star hotel
The Maritime
Holiday Inn Club
Vacations New Orleans R...
Myrtle Beach
Oceanfront Resort
Lowry Duct
Clean Services
Pat's Barber Shop
200 Carondelet
Carondelet St
Dryades
HarryCantrellJudge.com
Union St
JECohen
Alvera Properties
Good Catch |
Thai Urban Bistro
Thai
Hampton Inn & Suites
New Orleans...
NOPSI Hotel,
New Orleans
Campos Munos Law

AREA DEMOGRAPHICS & MARKET SNAPSHOT

DOWNTOWN DEVELOPMENT DISTRICT | NEW ORLEANS CENTRAL BUSINESS DISTRICT

DOWNTOWN ACTIVITY

39.6 Million
Visits to Downtown New Orleans in 2025

57,000+
Jobs supported within the Downtown district

142,764
People Downtown on a given day

1.2 Sq. Mi.
Walkable Downtown core — property sits at its center

GROWTH TRENDS

+7%
Year-over-year Downtown population growth

+8%
Year-over-year growth in median household income

24
New businesses opened Downtown in the last year

$7.6 Billion+
Invested in Downtown New Orleans since 2005

TOURISM & HOSPITALITY

19.46 Million
Visitors to New Orleans in 2025 (+2% over 2024)

$10.8 Billion
Total visitor spending in 2025

20,747
Hotel rooms in the Downtown district

2.5 Million
Annual visitors drawn by sporting & cultural events

OFFICE MARKET

12.0%
Downtown office vacancy vs. 20.5% nationally

8.8M SF
Class A office inventory in the Downtown district

85%+
Vacant / underutilized properties redeveloped since 2012

ECONOMIC WEIGHT

~30%
Share of Orleans Parish sales tax generated Downtown

~14%
Share of the city's taxable real estate value

$89,000
Average household income of a Downtown resident

CITY & REGION

362,154
City of New Orleans population (2025 estimate)

$56,631
Median household income, City of New Orleans

1.2 Million
Population of the greater New Orleans region

IMMEDIATE WALKING DISTANCE

Canal Street · French Quarter · Roosevelt Hotel · Aloft, Hilton Garden Inn, Wyndham Garden, Moxy, Element and NOPSI Hotels · Saenger and Orpheum Theaters · Caesars Superdome · Ernest N. Morial Convention Center · St. Charles and Canal streetcar lines

Sources: Downtown Development District of New Orleans (2026 State of Downtown Report; Downtown By The Numbers); New Orleans & Company / MMGY Global 2025 Visitor Profile Study; U.S. Census Bureau. Figures are compiled from third-party sources, are believed reliable but are not guaranteed, and are subject to change. Buyer to verify independently.

CONTACT DETAILS

RE/MAX Commercial Brokers, Inc
201 Evans Road, Suite 444
New Orleans, LA 70123
www.nolacommercial.com
504-838-0001

Licensed in Louisiana



Richard Juge, CCIM SIOR
Principal | Broker

504.915.8877

rjuge@nolacommercial.com



Cameron Lombardo, CCIM
Senior Sales Associate

504.444.7897

clombardo@nolacommercial.com