



Sale Price: \$995,000

Total SF: 8,250 SF

Price Per SF: \$120.61 psf

Land Size: 2,883 SF

Zoning: CBD-1

OFFERING SUMMARY

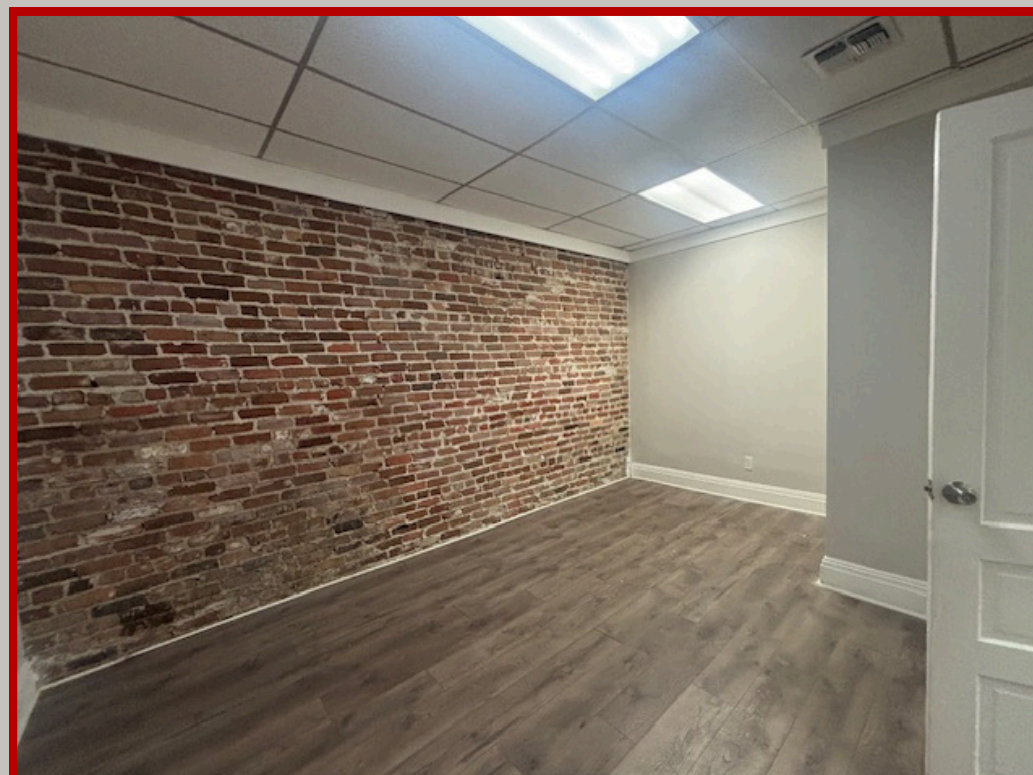
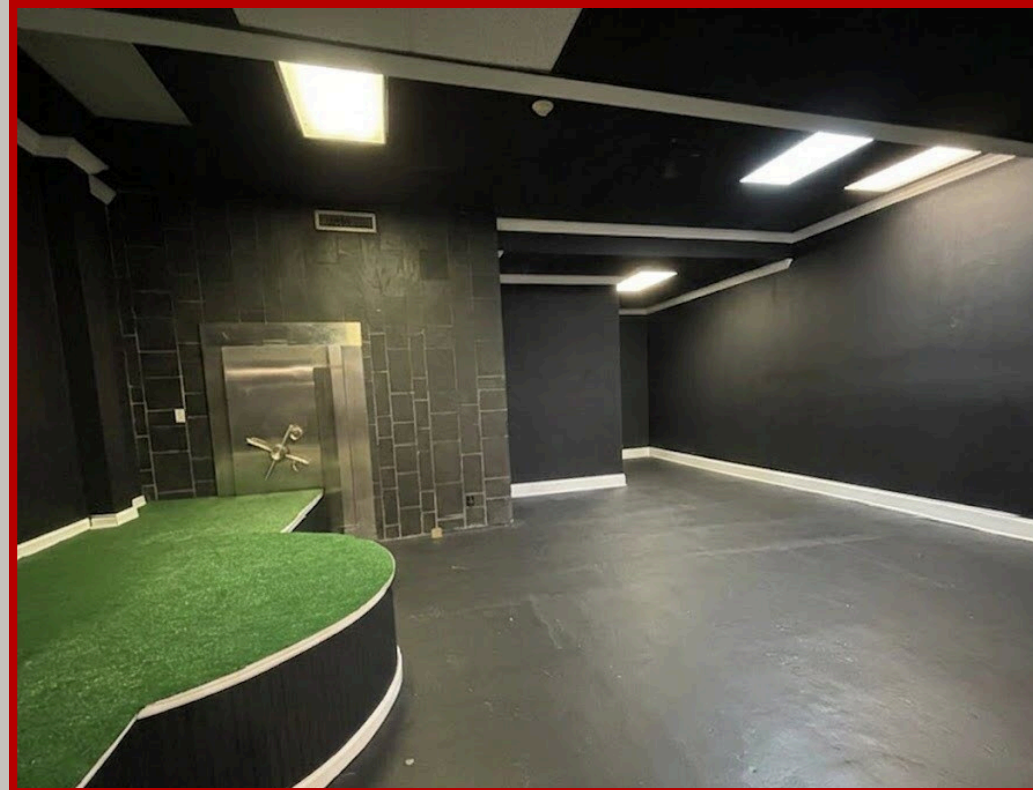
Located in the heart of Downtown New Orleans, 213 Baronne Street is a distinguished three-story historic building originally constructed in 1910. Rich in architectural character and positioned along one of the CBD's most vibrant corridors.

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.





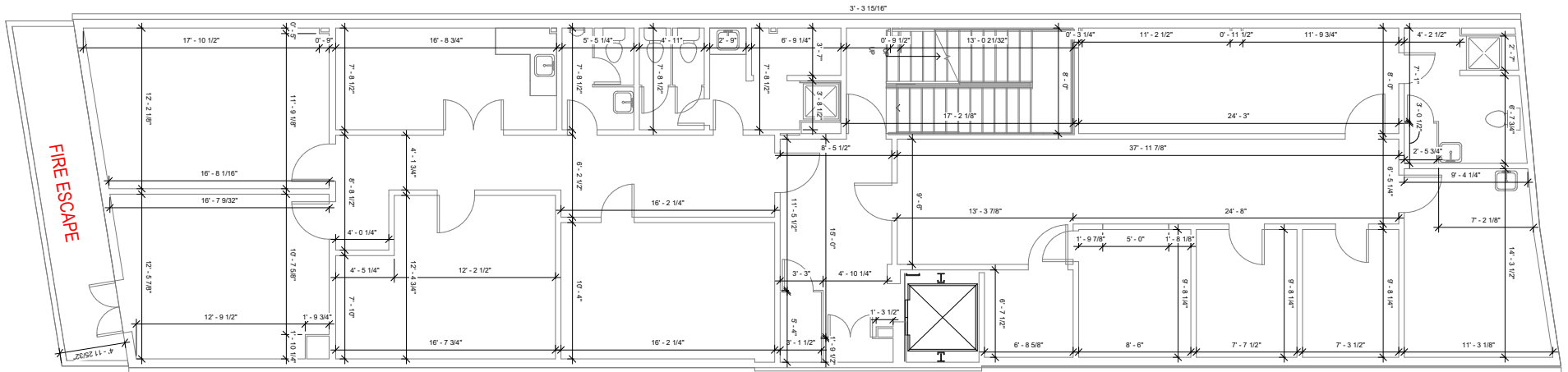
Architectural floor plan of the first floor of a building. The plan shows a large rectangular layout with various rooms, corridors, and a central staircase. Dimensions are provided for most walls and openings. A red label "WALL NO ACCESS" is placed in the upper right corner. A red label "APPROXIMATE EXISTING DIMENSIONS" is placed in the lower left corner. The plan includes a north arrow pointing towards the top right.

FLOOR PLANS

213 BARONNE STREET | NEW ORLEANS, LA | 8,250 SF OVER FOUR LEVELS

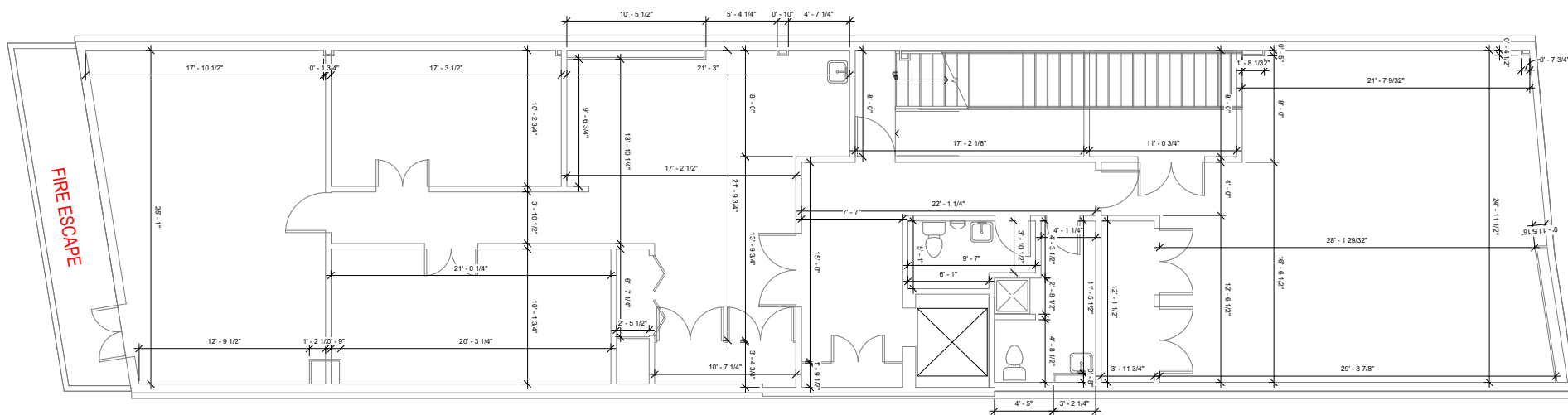
SECOND FLOOR

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



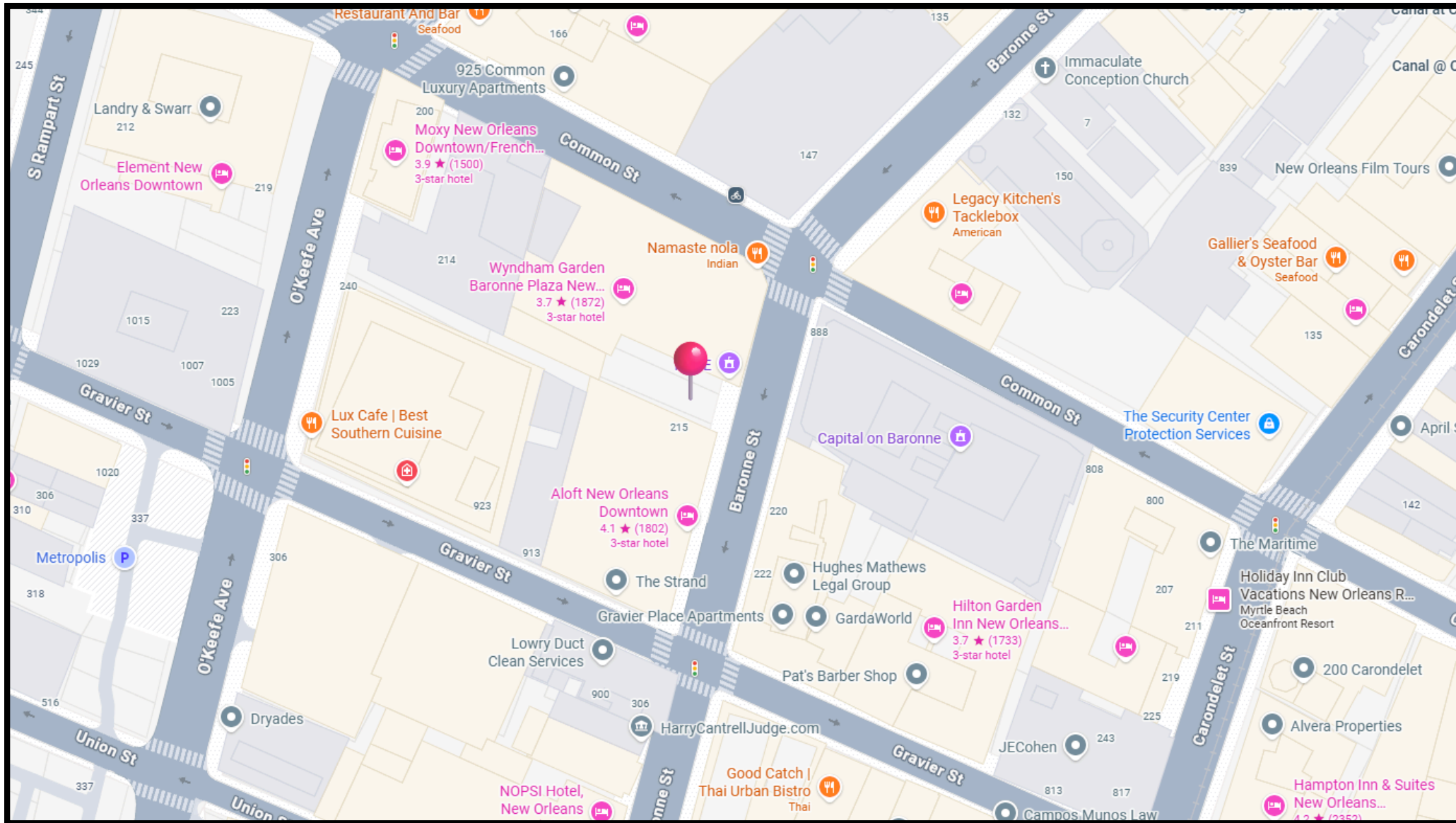
Plans prepared by John C. Williams Architects, LLC (Job No. 525035, dated 12/31/25). Dimensions are approximate - do not scale drawings. Buyer to verify all measurements.

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



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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.

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