

OFFICE | **FOR LEASE**

New Orleans CBD Office Space Available

615 Baronne Street

NEW ORLEANS, LA 70113

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

Matt Crowell
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William Sadler
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Dynamic Opportunity in Historic Downtown District

615 BARONNE STREET, NEW ORLEANS, LA 70113

DESCRIPTION

Now under new ownership, 615 Baronne is a 25,700-sf, three-story, multi-tenant office building at the intersection of the New Orleans Arts, Sports, and Warehouse districts. Existing office spaces can be reconfigured to meet tenant needs, and current leases are month to month. There is secure access to the building, one elevator, and a lobby directory.

The property features a non-contiguous gated parking lot at 641 Baronne Street, on the corner of Girod Street containing a total of 3,885 sf.

615 Baronne was built in 1910 and then renovated in 1999. This Class B office building is in good condition and is located in a desirable office area with great access to I-10. The surrounding area has seen some significant new development such as the South Market District, The Julia and Garage apartments, the Virgin Hotel, and more.

New ownership is actively investing in property enhancements and willing to work with tenants on flexible lease delivery timelines to meet specific needs.

OVERVIEW

GENERAL OFFICE SPACE

Floors 2-3 - 929 rsf to 17,813 rsf available

$17.50/rsf, full service

PARKING off-street parking in gated lot located within the same block

ZONING CBD-5

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SUITE 205 (1,474 SF)

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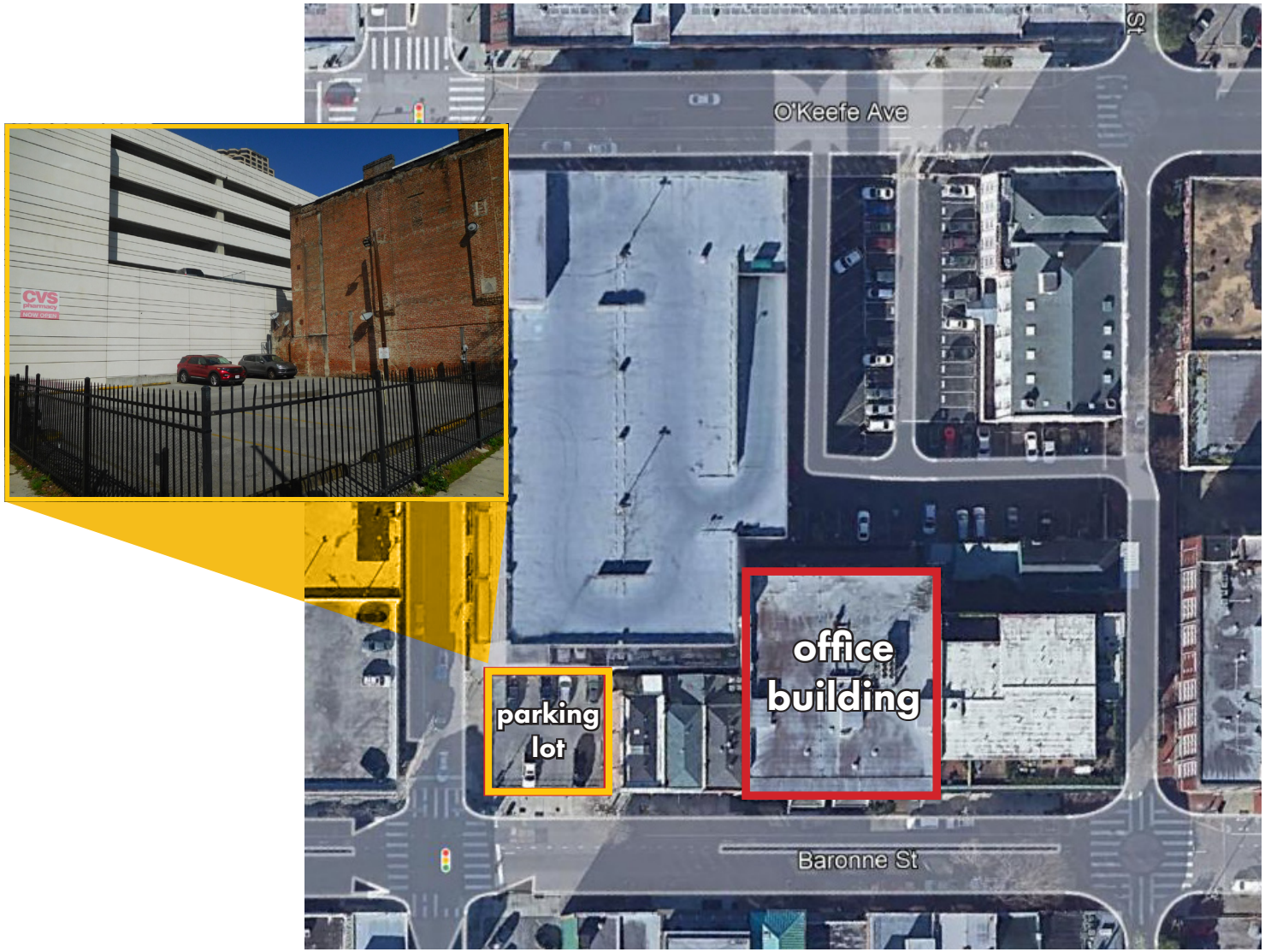
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PARKING

14 spaces at 641 Baronne Street, a non-contiguous lot within the same block.



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NEIGHBORHOOD

The Lafayette Square Historic District region was a 19th-century industrial area that also included public buildings. It has morphed over the past three decades into a mixture of apartment/condominium units, arts destinations such as museums and "Gallery Row" on Julia Street, small office buildings, and a number of hotels including the Virgin Hotels New Orleans, The Barnett - JDV by Hyatt, the Maison Métier, and the Old No. 77 Hotel and Chandlery. Close adjacency to the CBD, a vital area for office towers and governmental buildings, affords easy walkability to courthouses, law firms, City Hall, banks, sports facilities, theaters, and more. It is also next to the Warehouse/Arts District, another vibrant mix of residential, arts, and commercial properties.

Location

Lafayette Square Historic District, bounded by Lafayette Street on the north, O'Keefe Avenue to the west, Calliope Street to the south, and Magazine Street to the east, is an extremely active development market.

Restaurants

World-class restaurants include Herbsaint, Pêche Seafood Grill, Gianna, Seaworthy, Maypop, and more.

Transportation

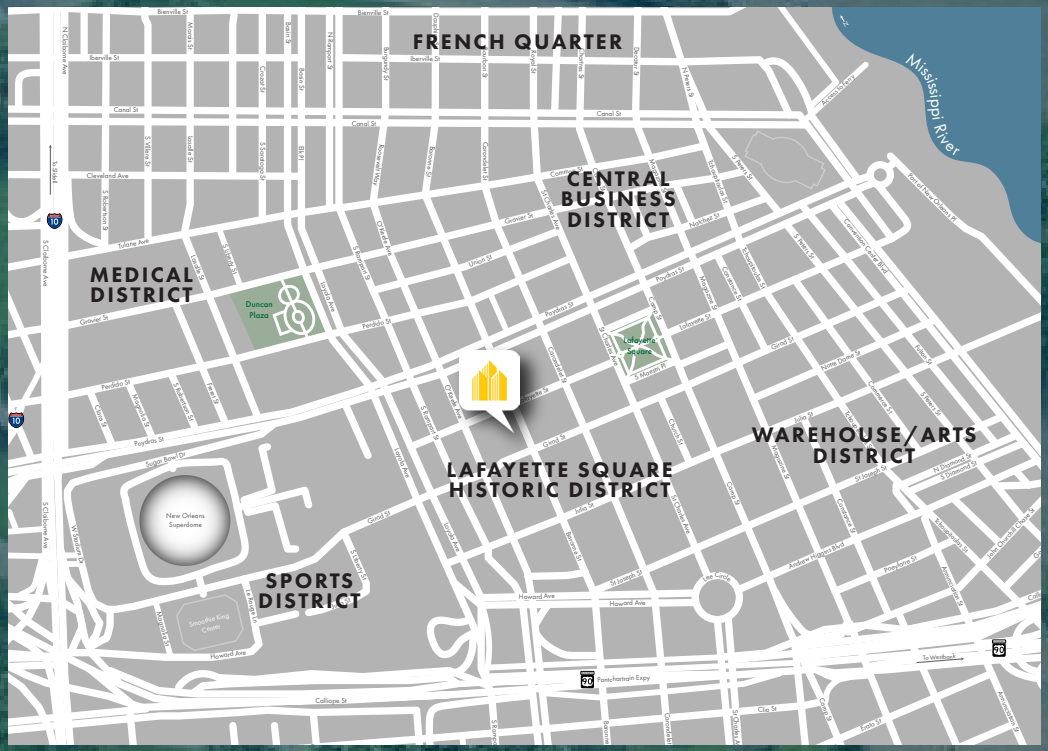
The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located within one block of the St. Charles streetcar line heading downtown and has convenient access to buses.

Neighborhood

There are approximately 7,800 units in downtown New Orleans with a daytime population of 143,764.

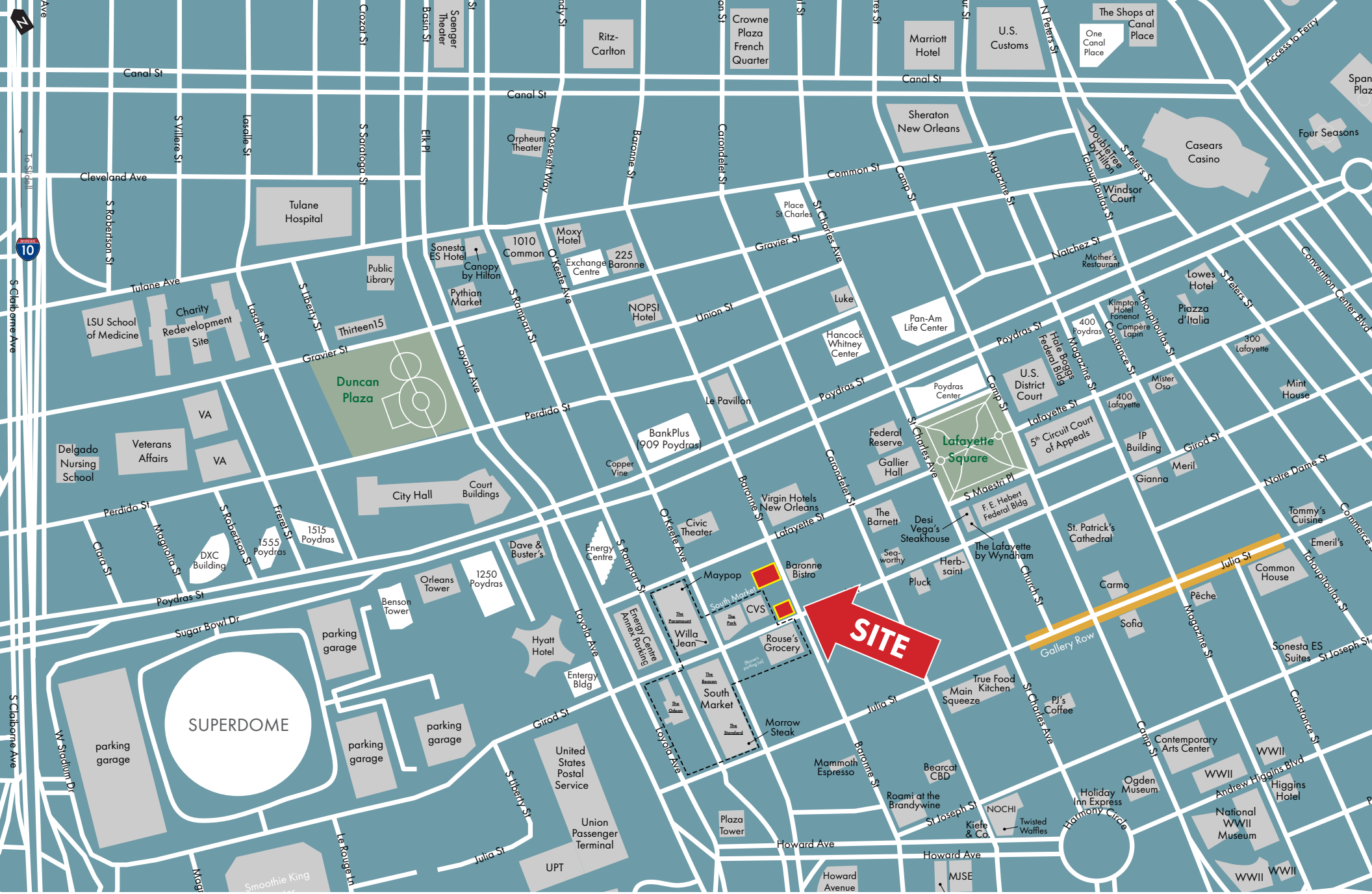
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Customer Information Form

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:	_____