

SUMMARY

AERIAL

FLOOR PLAN & EXTERIOR PHOTOS

1ST FLOOR PHOTOS 1

1ST FLOOR PHOTOS 2

DEMOS

FOR LEASE

AVAILABILITY

- 1st Floor: 2,300 SF Price: \$20 PSF + NNN

ZONING

- HU-MU

LAND SIZE

- 10,920 SF

PROPERTY DESCRIPTION

Ideally positioned in the heart of Uptown New Orleans, 5521 Tchoupitoulas is an historic two-story, center-hall Victorian offering unique flexibility for a wide range of users. The 2,300 SF ground floor features an efficient layout well-suited for office or destination/service-oriented retail. The second floor is currently leased to an architecture firm.

Located between Joseph and Octavia Streets, the property benefits from strong visibility along the well-trafficked Tchoupitoulas corridor, convenient access, and abundant off-street parking—an increasingly rare amenity in this neighborhood. With zoning that permits a large range of commercial uses, including general retail, restaurant, health club, office, medical/dental, multifamily, among many others, this historic building presents a compelling opportunity for an expanding business seeking character, functionality, and a prime Uptown location.



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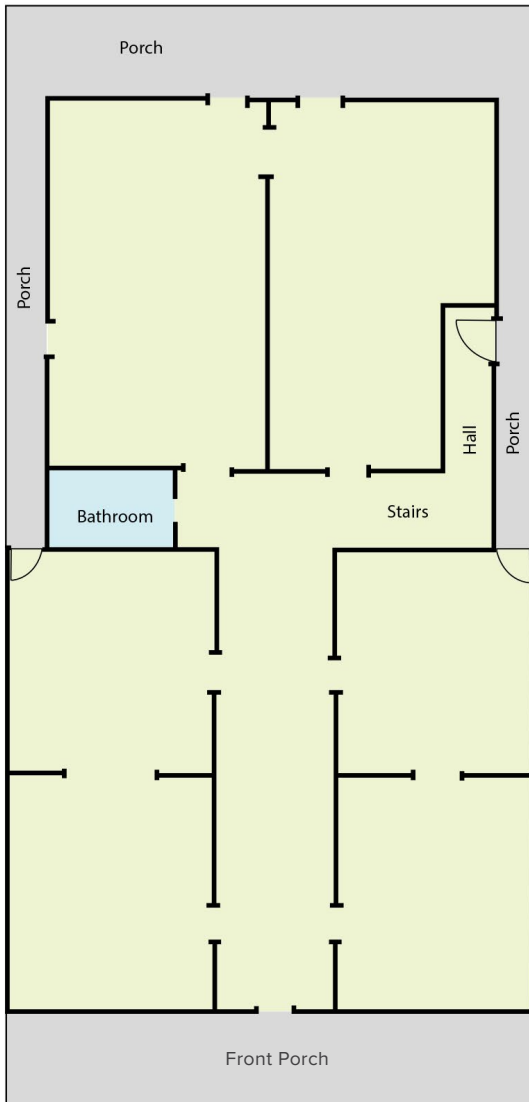
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1ST FLOOR PLAN



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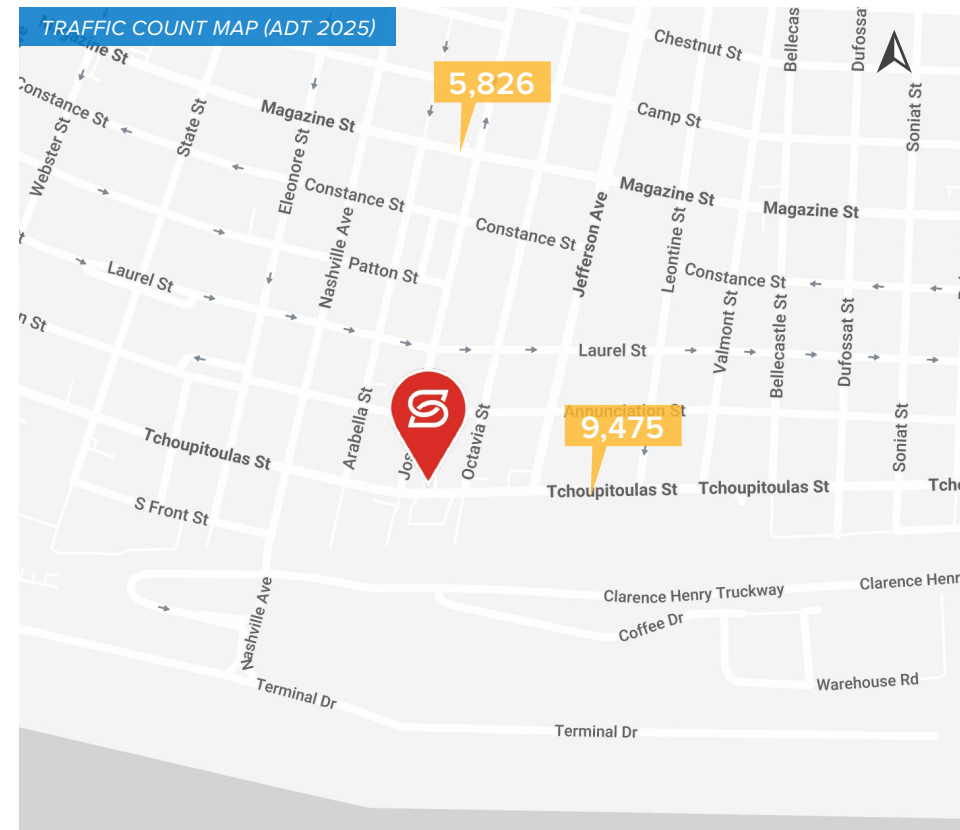
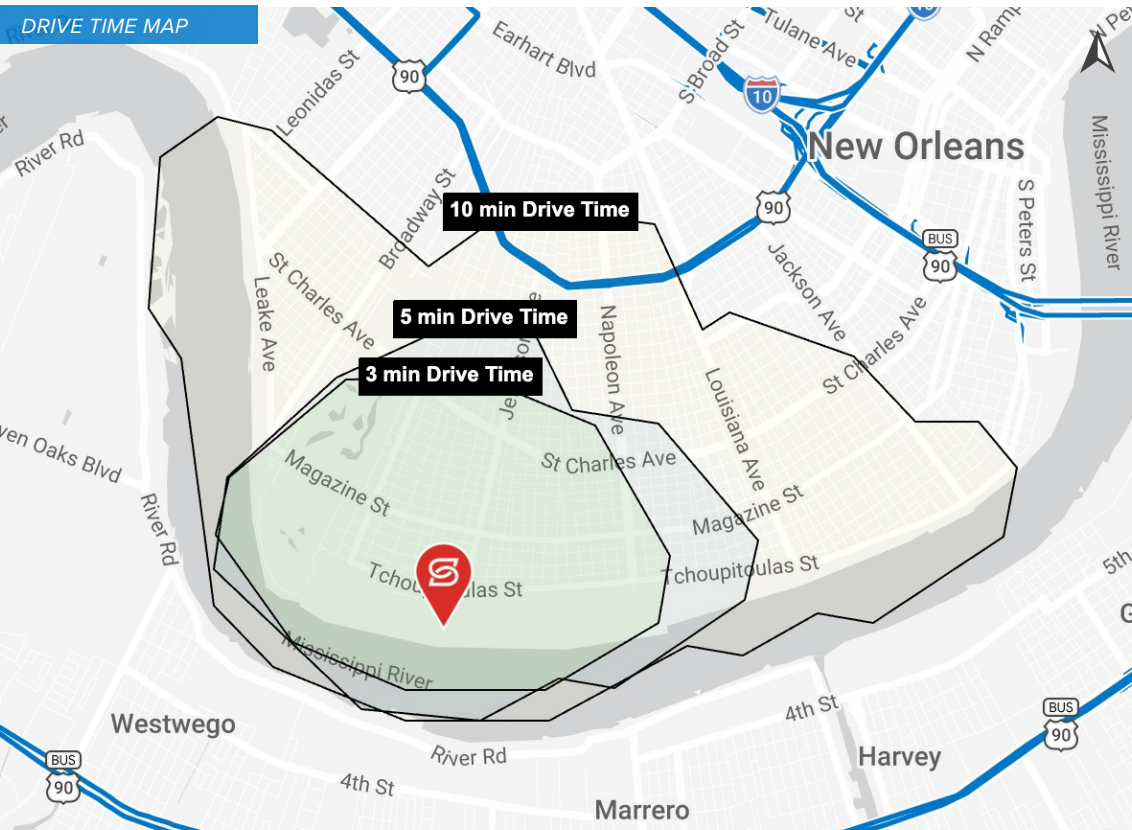
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2025 DRIVE TIME DEMOGRAPHICS

