

SUMMARY

AERIAL

FLOOR PLANS

EXTERIOR PHOTOS

1ST FLOOR PHOTOS 1

1ST FLOOR PHOTOS 2

2ND FLOOR PHOTOS

DEMOS

FOR LEASE

AVAILABILITY

Total Building Size: 3,500 SF

- **1st Floor:** 2,300 SF **Price:** \$20 PSF + NNN
- **2nd Floor:** 1,200 SF **Price:** \$15 PSF + NNN

ZONING

- HU-MU

LAND SIZE

- 10,920 SF

PROPERTY DESCRIPTION

Ideally positioned in the heart of Uptown New Orleans, 5521-23 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, while the second floor is built out to accommodate residential or office.

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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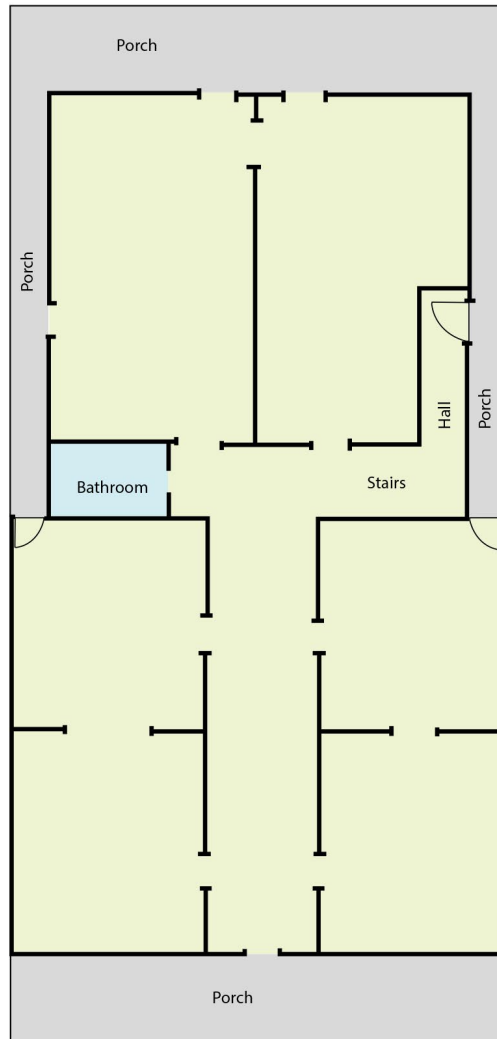
EXTERIOR
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1ST FLOOR
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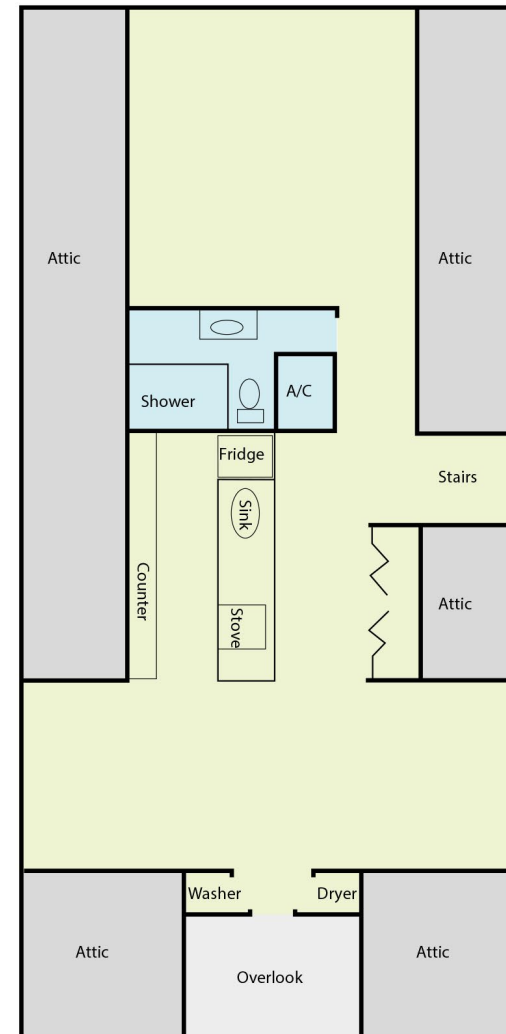
1ST FLOOR
PHOTOS 2

2ND FLOOR
PHOTOS

DEMOS



Ground Floor



Second Floor

stirling

CARLY PLOTKIN

Office: 504-523-4481

Direct: 504-620-8120

cplotkin@stirlingprop.com

UPTOWN OFFICE FOR LEASE

5521-23 Tchoupitoulas Street, New Orleans, LA 70115

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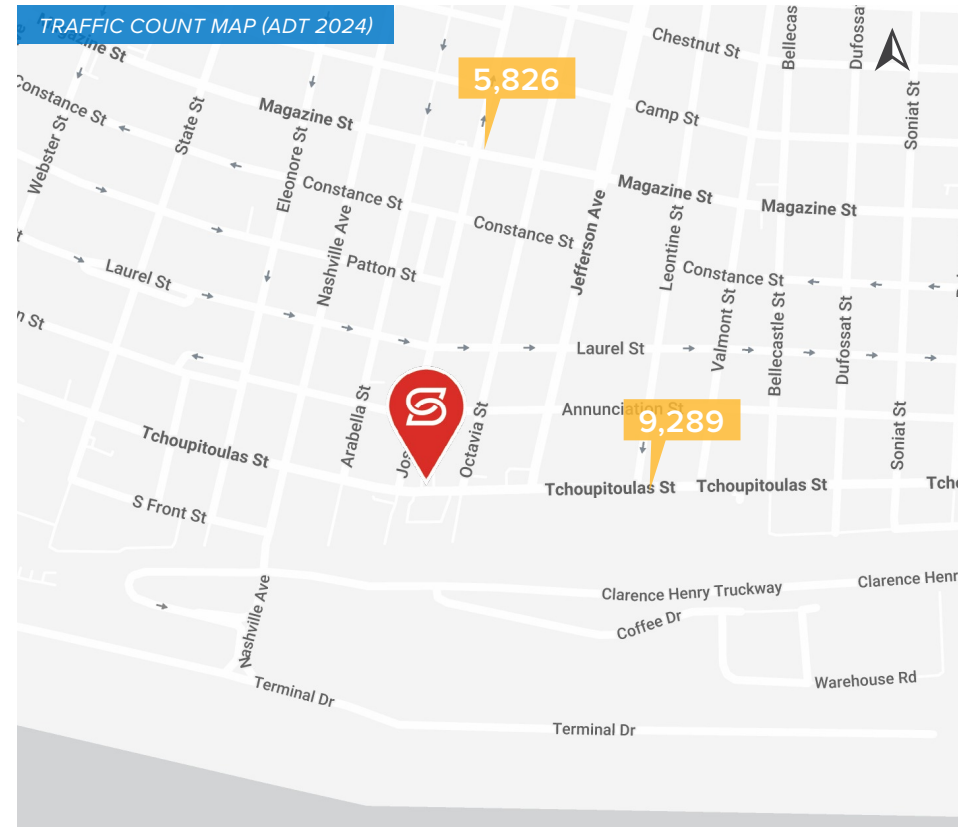
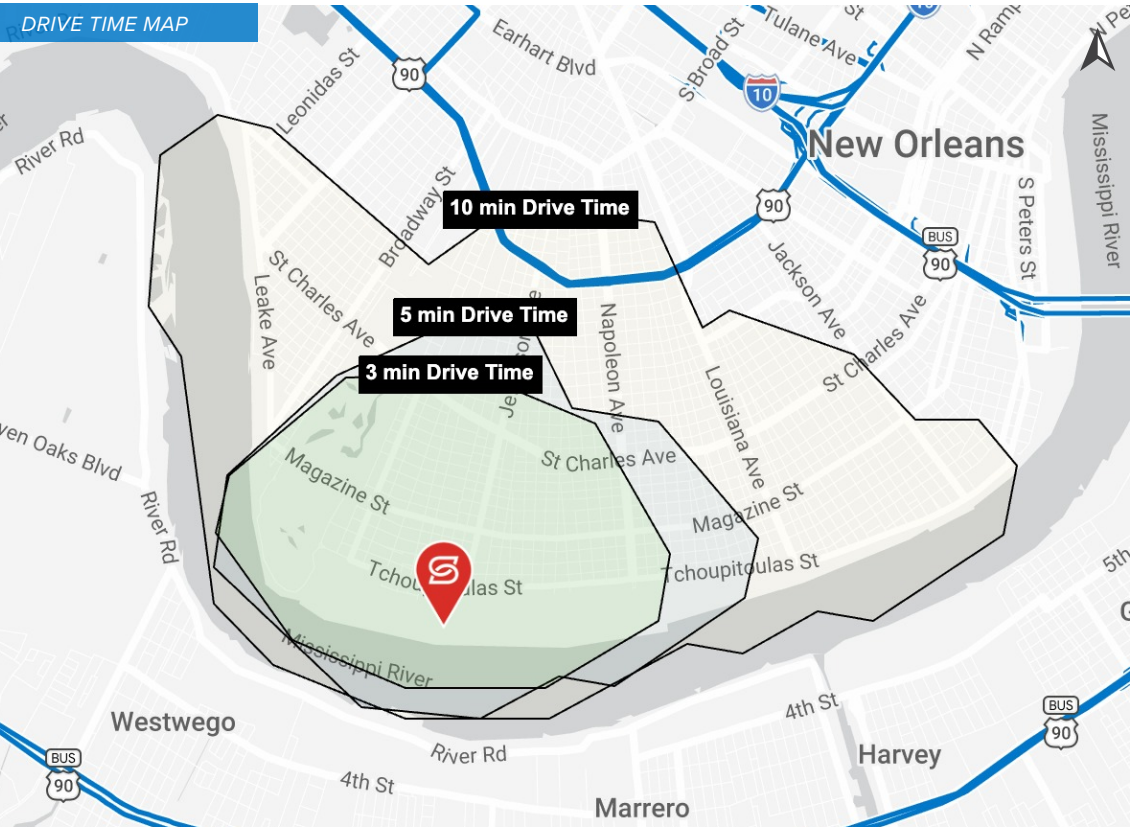
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DEMOS



2025 DRIVE TIME DEMOGRAPHICS



POPULATION

3 MIN

13,334

5 MIN

19,437

10 MIN

53,972



AVG. HH INCOME

3 MIN

\$208,459

5 MIN

\$195,720

10 MIN

\$157,754



HOUSEHOLDS

3 MIN

6,512

5 MIN

9,428

10 MIN

24,689