

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

LAND SIZE

- HU-MU

- 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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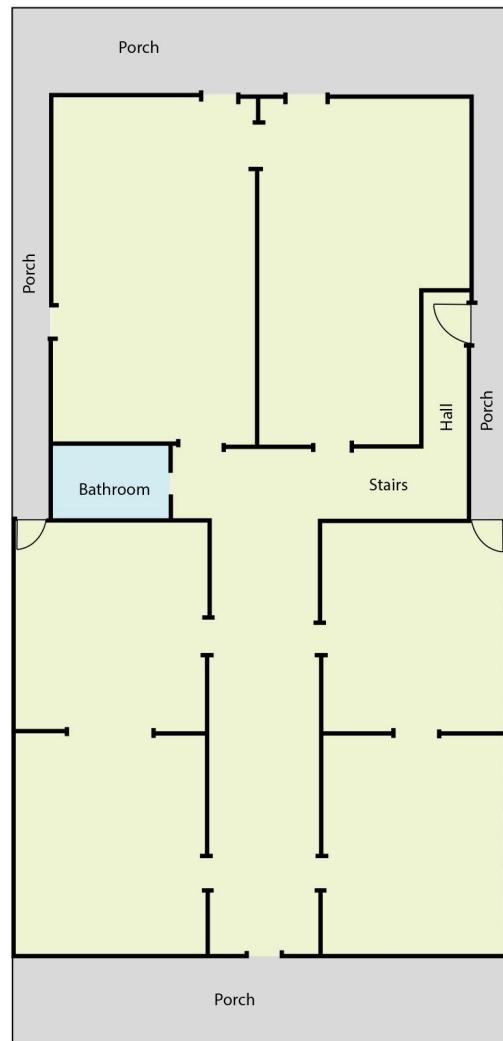
EXTERIOR
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1ST FLOOR
 PHOTOS 1

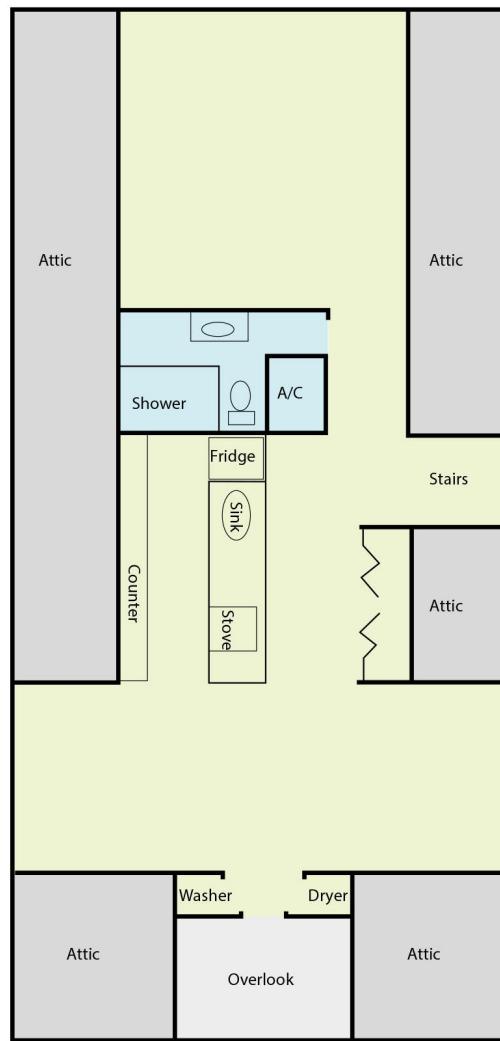
1ST FLOOR
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Ground Floor



Second Floor

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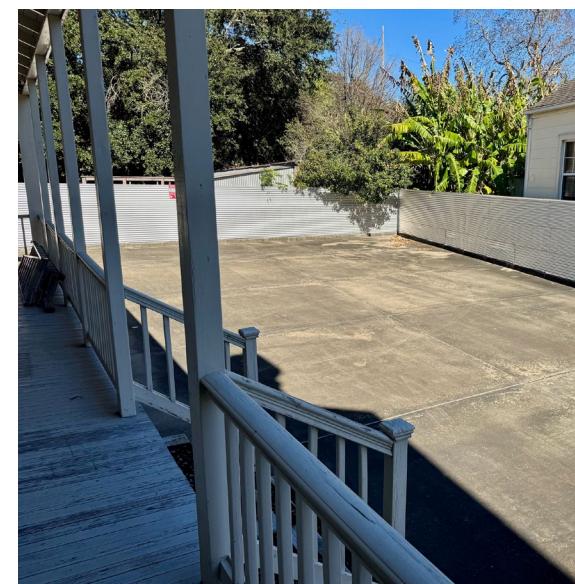
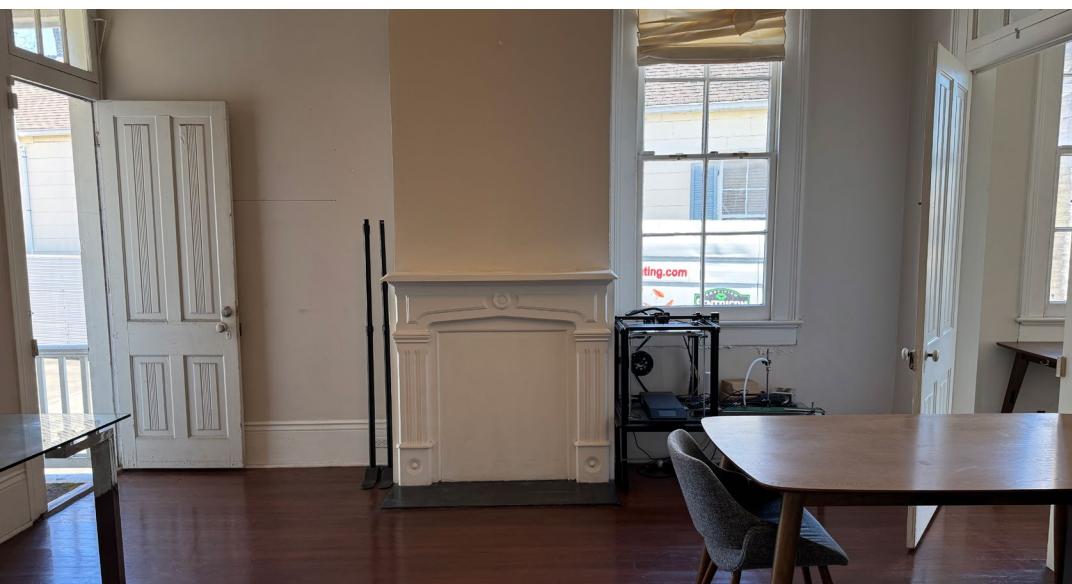
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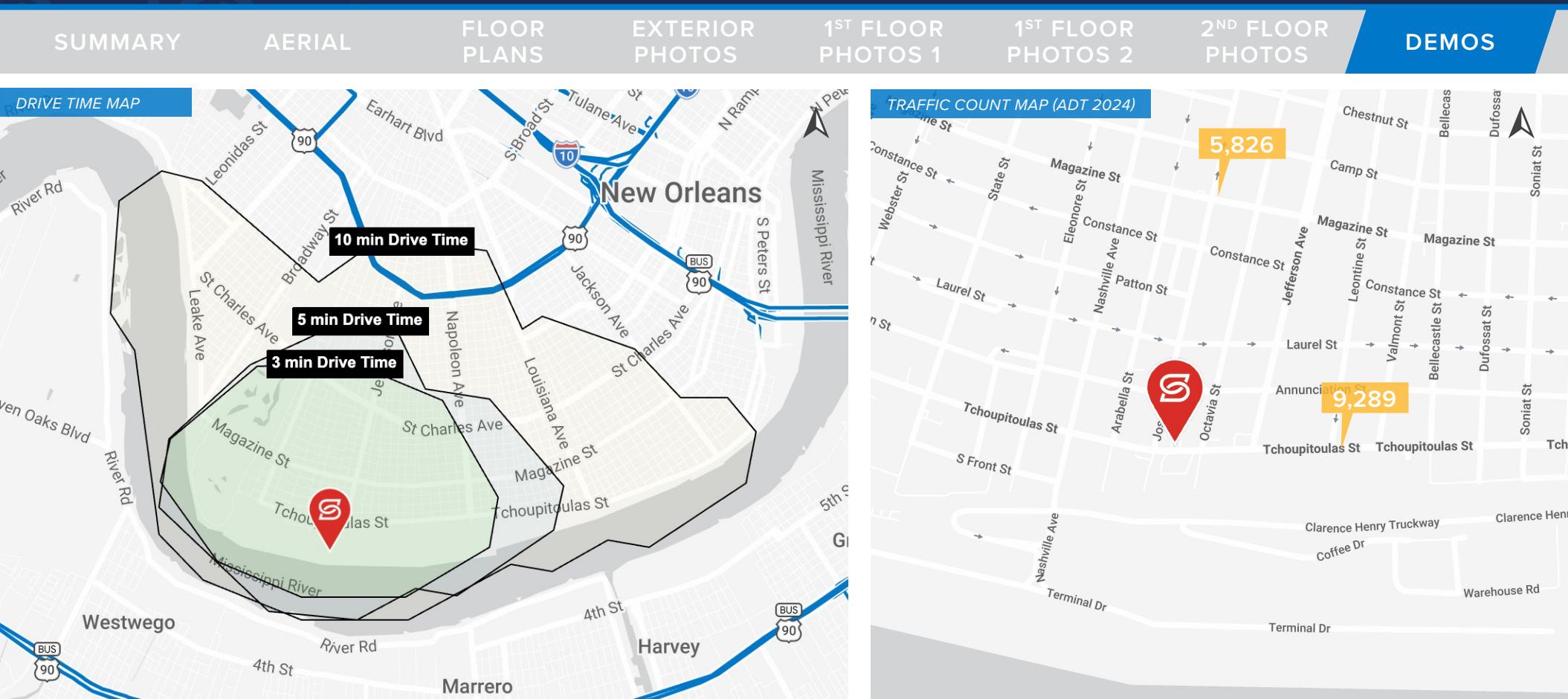
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1ST FLOOR
PHOTOS 2

2ND FLOOR
PHOTOS

DEMOS





2025 DRIVE TIME DEMOGRAPHICS



3 MIN 5 MIN 10 MIN

13,334 19,437 53,972



3 MIN 5 MIN 10 MIN

\$208,459 \$195,720 \$157,754



3 MIN 5 MIN 10 MIN

6,512 9,428 24,689