



SILVERTOWN

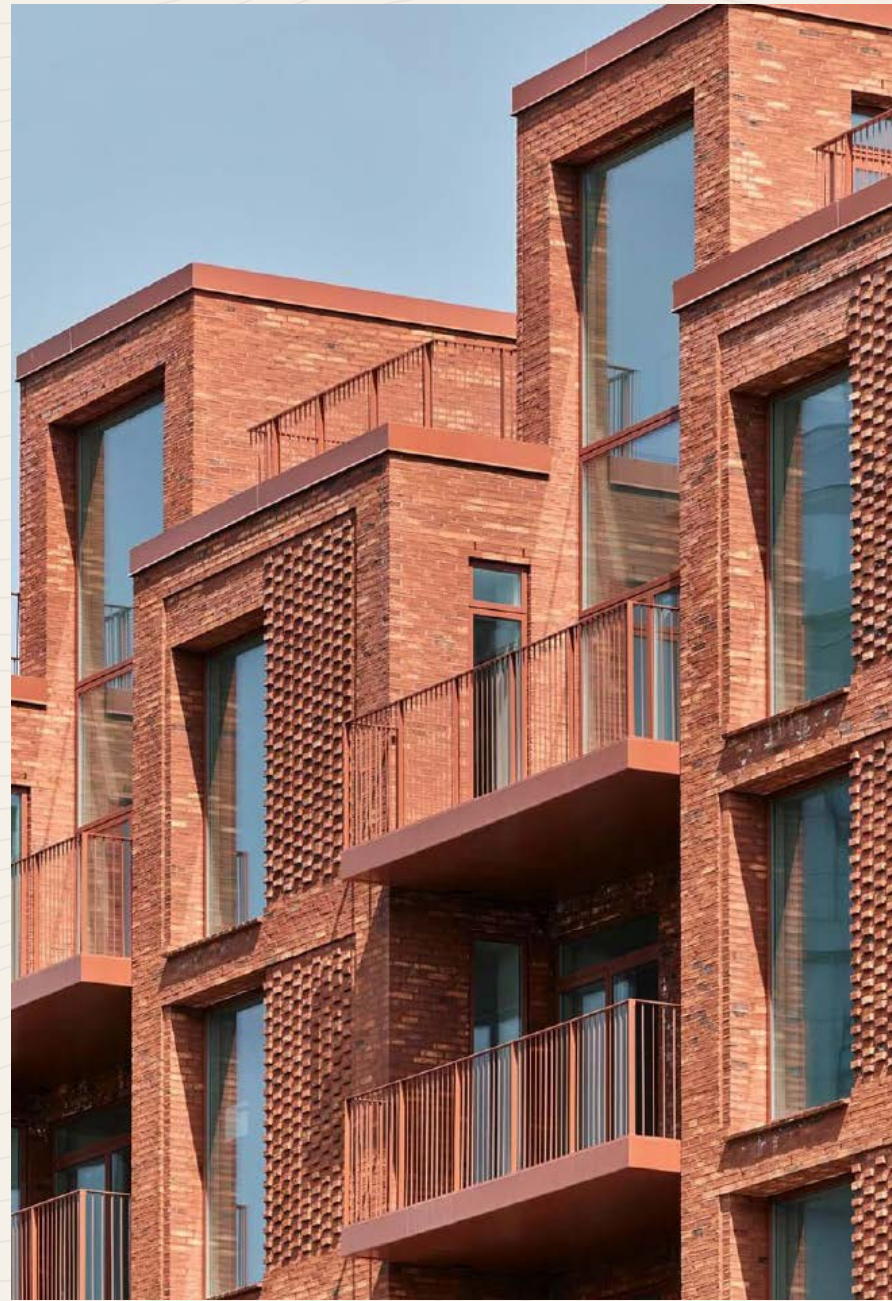
740 - 750 CARONDELET ST.
NEW ORLEANS | WAREHOUSE DISTRICT

Retail + Office Leasing Opportunity



Luis Banos

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BRAND STORY

A Vision for the Block

The name Silvertown represents the next phase of life for this property while honoring the grit and charm that make this corner of New Orleans unique.

Originally developed as a BF Goodrich Silvertown shop, a premium line of tires known for its aesthetics and authenticity.

Goodrich selected the name Silvertown inspired by London's Silvertown—an industrial district known for housing the premiere manufacturers of the time.

Silvertown blends old soul with new energy: original materials, open layouts, and flexible design create a place that's built for connection, creativity, and commerce.

All photos are reference images provided by the Rome Office.

SILVERTOWN





Reference Image

PROJECT OVERVIEW

A Rare Mixed-Use Opportunity

Welcome to a one-of-a-kind opportunity in the Warehouse District, where culture, creativity, and commerce come together. At Silvertown, you'll find 28,000 SF of inspired restaurant, retail, and office space—designed for brands and businesses ready to stand out.



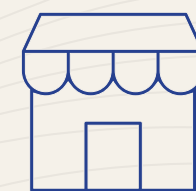
28,000 Sqft

ACROSS TWO FLOORS



Parking

UP TO 39 SPACES OF OFF-STREET PARKING



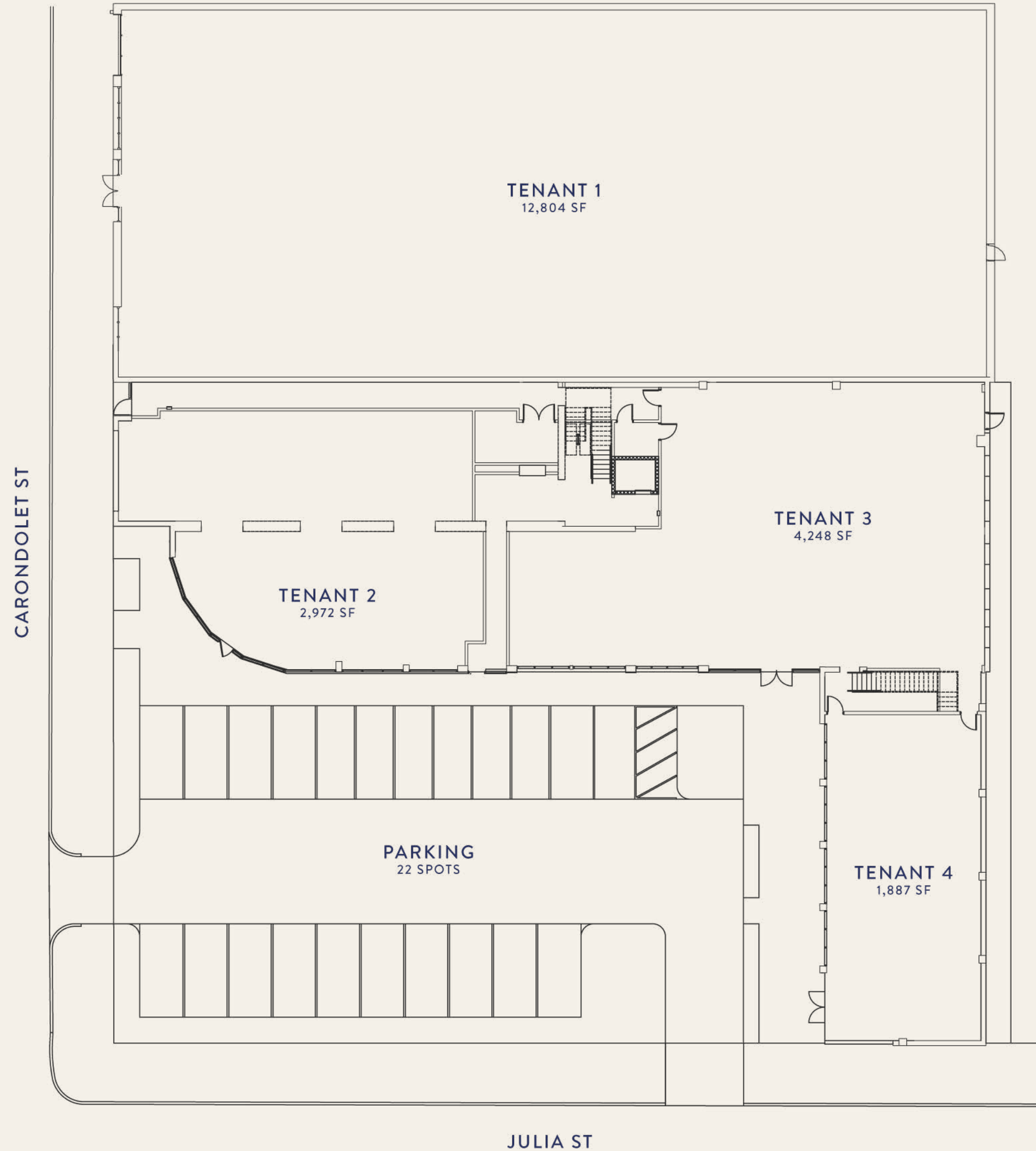
Uses

F&B, RETAIL, OFFICE, FLEX



2

STORIES



FLOOR PLANS

Activating the Ground Floor

The first floor of Silvertown is built to pull people in. With high visibility, oversized windows, and an open, flexible layout, this space is primed for concepts that thrive on energy and engagement.

PERFECT FOR

Premiere food & beverage concepts

Retailers looking for a storefront with real personality

Premium fitness & wellness studios

Experience-driven concepts that bring something new to the street

FLOOR PLANS

Second Level, Elevated Potential

Upstairs, the second level offers a different kind of energy—light-filled, adaptable, and purpose-built for modern office or studio users. With original architectural details, flexible layouts, and a calm remove from the street, it's the perfect space to focus, build, and grow.

PERFECT FOR

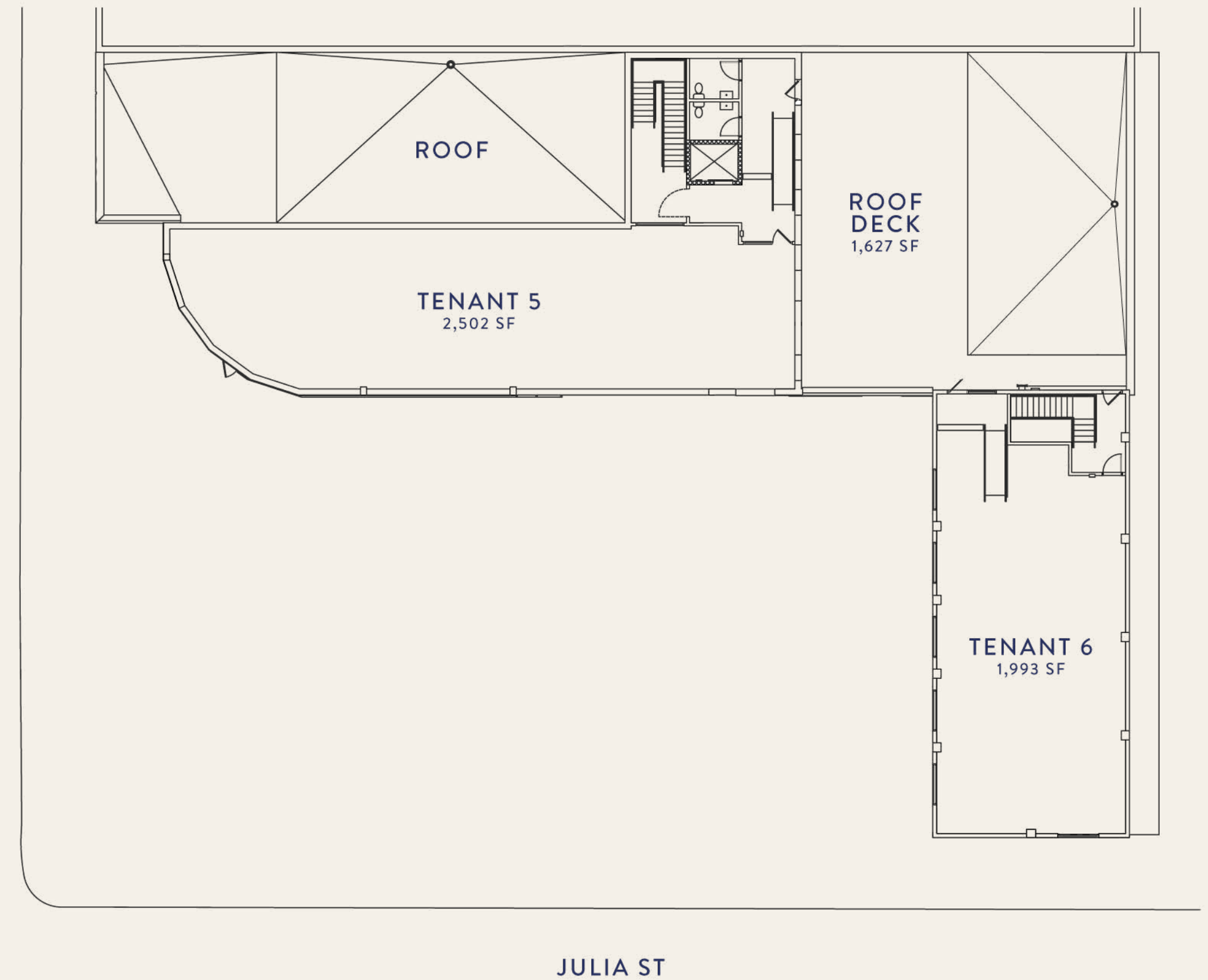
Office teams seeking next-gen space

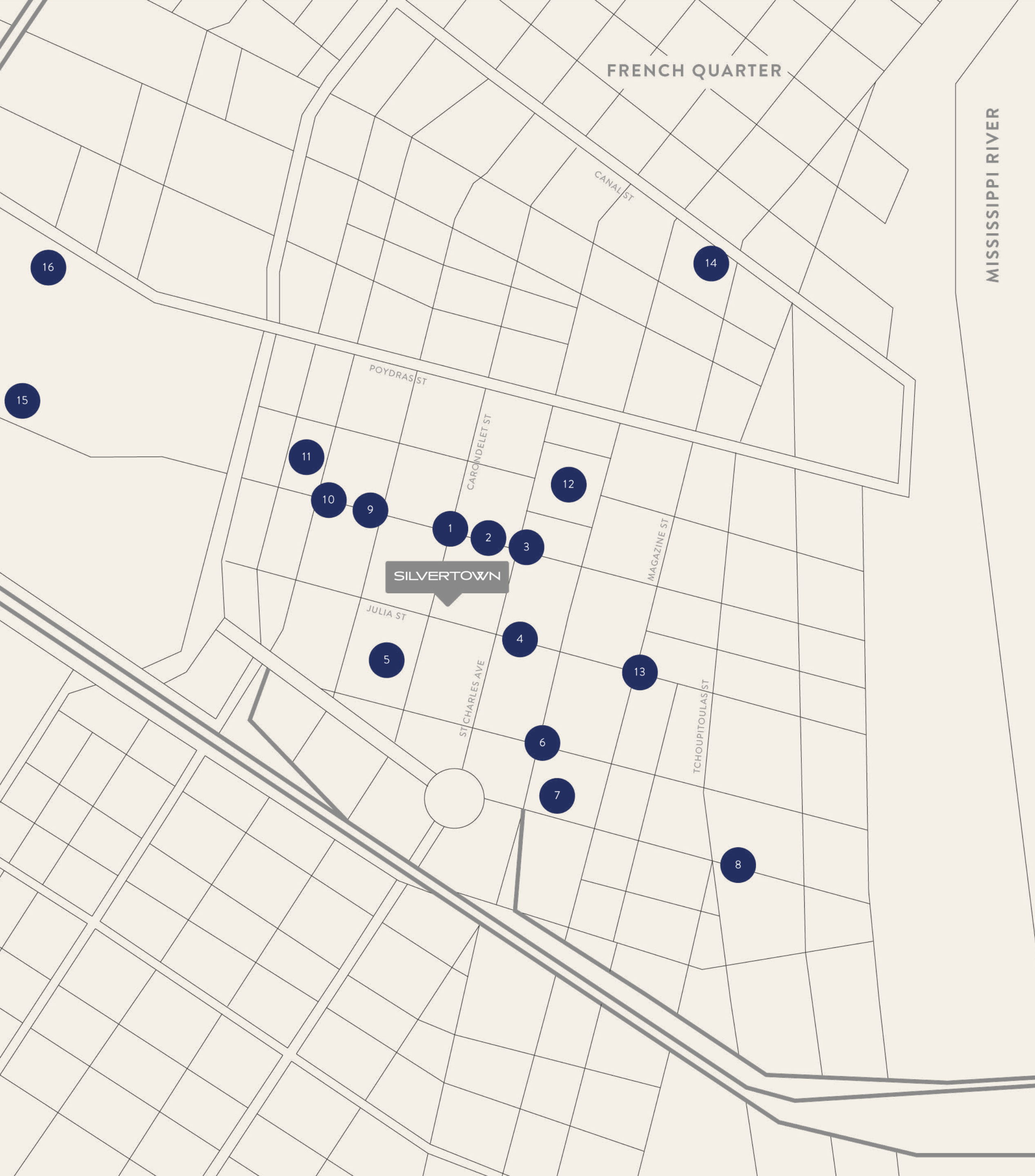
Boutique agencies or firms wanting premium space that reflects their brand

Wellness professionals or private client services

Hybrid work environments with collaborative potential

LEVEL 2 CONCEPTUAL FLOOR PLANS





FRENCH QUARTER

MISSISSIPPI RIVER

LOCATION & NEIGHBORHOOD

Built for People & Business

Right on the iconic corner of Carondelet & Julia, you'll find yourself in the heart of the Warehouse District—where New Orleans' rich history meets its vibrant art, food, and culture scene.

SILVERTOWN | 740-750 Carondelet St.

- | | |
|---------------------------------|---------------------------|
| 1. Seaworthy | 9. Rouses Market |
| 2. Pluck Wine Bar | 10. South Market District |
| 3. Herbsaint | 11. Willa Jean |
| 4. Julia Street Art Galleries | 12. Lafayette Square |
| 5. Bearcat CBD | 13. Peche Seafood |
| 6. The Contemporary Arts Center | 14. Sazerac House |
| 7. WWII Museum | 15. Smoothie King Center |
| 8. Cochon Restaurant | 16. The Superdome |



WHERE FOOT TRAFFIC MEETS FUNCTIONALITY

Access & Activity That Drive Traffic

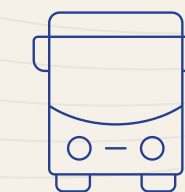
Set in New Orleans' Warehouse District, your business thrives where people move, and keep moving. From daily foot traffic powered by the city's iconic streetcars to surges during Mardi Gras, Essence Fest, White Linen Night, and sold-out arena events, Silvertown puts you at the center of nonstop energy.

And it's not just any crowd — it's the right crowd. Sophisticated, experience-driven locals and tourists alike flow through this district, making it the ideal setting for upscale dining and premium retail.



98

WALK SCORE



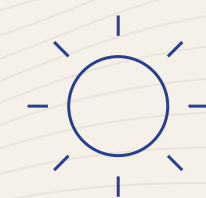
80

TRANSIT SCORE



88

BIKE SCORE



~143k

DAYTIME POPULATION



125k

ANNUAL FOOT TRAFFIC



\$135k

AVERAGE INCOME



SYNERGIES THAT DRIVE SUCCESS

Why Restaurants & Retail Thrive Here

Silvertown sits at the epicenter of New Orleans' most electric venues. With immediate proximity to the Smoothie King Center, Caesars Superdome, celebrated restaurants, and premium retail, tenants benefit from continuous foot traffic generated by concerts, sporting events, festivals, and food-enthusiasts.

EFFORTLESS TOURIST ACCESS

Directly on the streetcar line, Silvertown connects easily to the French Quarter and Downtown hotels, channeling steady tourist movement into the neighborhood's retail and dining experiences.

A CULINARY HOTSPOT—WITH ROOM TO GROW

Silvertown sits shoulder to shoulder with James Beard icons like Cochon, Peche, and Herbsaint. It's more than prime real estate—it's a rare chance to join the city's most celebrated culinary scene. Because here, greatness isn't just nearby. It's your neighbor.



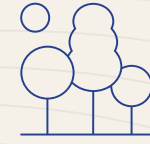
SILVERTOWN

MORE THAN SPACE

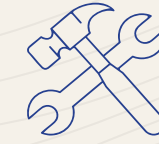
Why Silvertown Stands Out



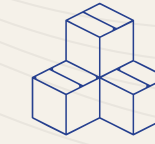
Designated off-street parking



Private rooftop courtyard



Historic renovation



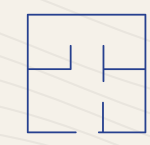
Move-in ready suites



Directly on street car route



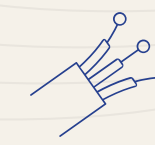
Leading architecture & design



Flexible layout options for tenants



Bike storage



Fiber-optic ready



EV charging



Reference Image

SUITE AVAILABILITY

Make It Yours

Address	Suite	Sqft	Description	Lease Rate
740 Carondelet	1	12,084	Office & Warehouse	\$35.00
750 Carondelet	2	2,972	Corner Retail	\$40.00
750 Carondelet	3	4,248	Retail	\$40.00
750 Carondelet	4	1,887	Retail	\$40.00
750 Carondelet	5	2,502	2nd Story Office with Courtyard Access	\$35.00
750 Carondelet	6	1,993	2nd Story Office with Courtyard Access	\$35.00

All lease structures are NNN with expenses estimated between \$5 -\$10 PSF



Rome Office / Downtown Conference Center



Rome Office / 4th & Elm



NORF Companies / 3100 Banks

DEVELOPMENT TEAM

Meet the Visionaries

Silvertown brings together a proven team of developers, architects, and leasing experts—each known for shaping standout spaces across New Orleans.

DEVELOPMENT PARTNERS

NORF Companies

A veteran-owned development firm with a passion for revitalizing historic properties. Known for delivering design-forward, community-connected spaces.

SVN | Urban Properties

A premiere full-service commercial real estate firm in New Orleans. Focused on socially vibrant urban projects that enhance neighborhoods.

ARCHITECTURE

Rome Office

An award-winning design studio recognized for crafting modern environments rooted in historic context. They bring a bold vision and refined detail to every space.

LEASING

SVN | Urban Properties

Leading brokerage firm with deep market knowledge and a strong track record across the Warehouse District and greater New Orleans.

Let's Connect

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