



CORPORATE REALTY

201 St. Charles Ave., Suite B811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

French Quarter Corner Gallery Space

241 Royal Street

NEW ORLEANS, LA 70116

Sydney Anderson ccim
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GROUND FLOOR COMMERCIAL ON THE CORNER OF ROYAL AND BIENVILLE STREETS

241 Royal Street, New Orleans, LA 70116

DESCRIPTION

This stunning ground floor corner gallery space with windows on two sides combines dramatic presence with everyday functionality. It is ideal for a business that benefits from heavy foot traffic and is well situated for continued use as a gallery or for use as a showroom, creative studio, or retail boutique.

Currently serving as a gallery, the space includes a front room with movable walls and track lighting, allowing for flexibility to configure the layout to suit any exhibition or concept. There is a private back area for client meetings, focused work, and storage. A dedicated kitchenette and private restroom complete the inclusive functionality. Historic mosaic flooring at the entrance

sets a tone of craftsmanship and character that no new build can replicate. There is a signage opportunity.

Royal Street is one of the French Quarter's most iconic corridors, renowned for its elegant architecture, luxury boutiques, and vibrant art scene. This property is located on the corner of Bienville and Royal streets. It is surrounded by exquisite antiques, jewelry stores, and galleries as well as being only half a block from the prestigious Hotel Monteleone and one-and-a-half blocks from fine dining restaurant Brennan's.

OVERVIEW

SIZE

1,800 sf

LEASE RATE

\$19,500/month, gross

ZONING

VCC-2



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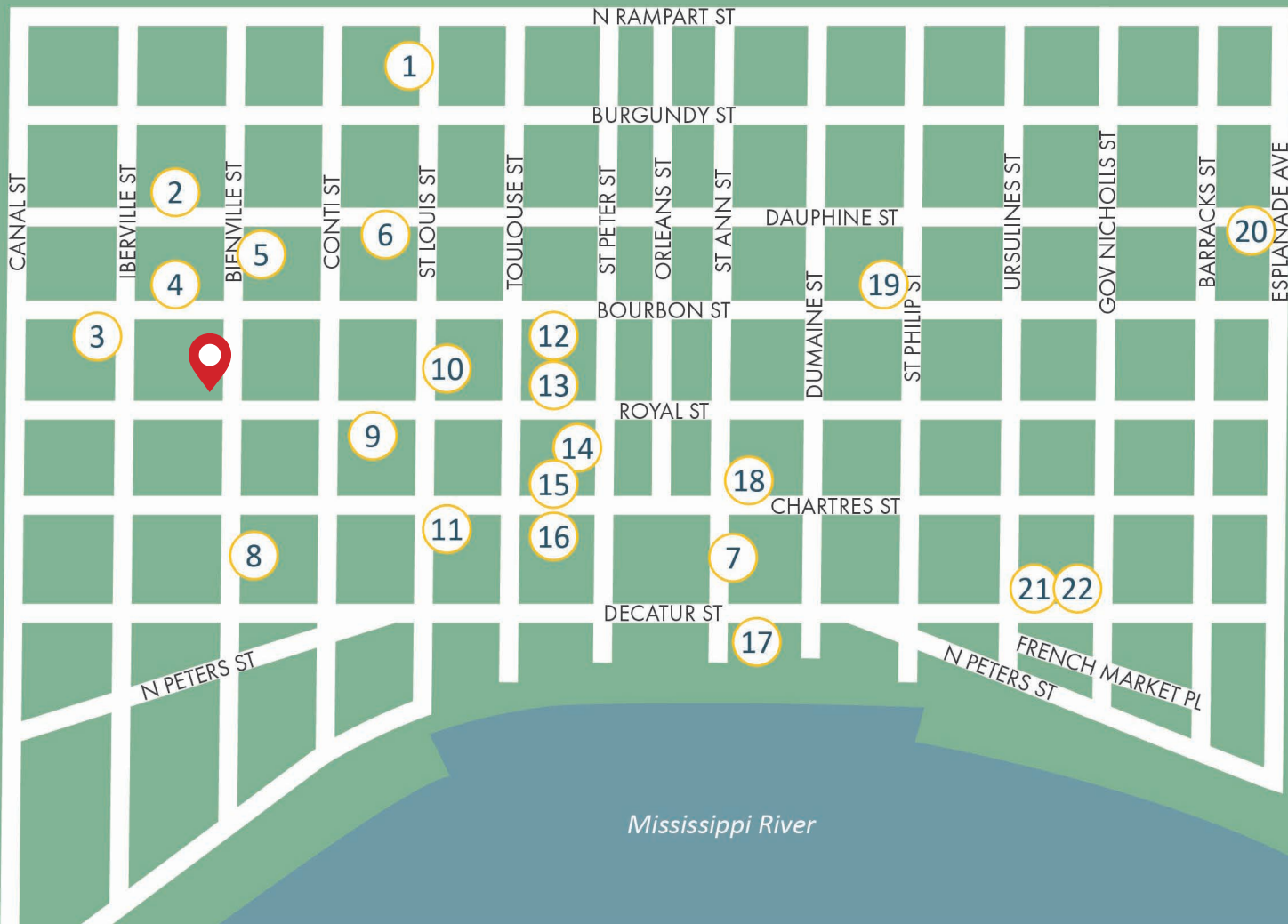


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Restaurants

- | | | |
|-----------------------|--------------------------|-------------------------------|
| 1. Jewel of the South | 9. Brennan's | 17. Café Du Monde |
| 2. Killer PoBoys | 10. Antoine's | 18. Muriel's |
| 3. Acme Oyster House | 11. Napoleon House | 19. Lafitte's Blacksmith Shop |
| 4. Galatoire's | 12. Pat O'Brien's | 20. Port of Call |
| 5. Arnaud's | 13. Court of Two Sisters | 21. Coop's Place |
| 6. Bayona | 14. Gumbo Shop | 22. Cane & Table |
| 7. Fives | 15. Sylvain | |
| 8. Irene's | 16. Doris Metropolitan | |



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Landmarks

- | | | |
|--|---------------------------------|----------------------------|
| 1. Museum of Death | 7. Woldenberg Park | 13. Congo Square |
| 2. Louisiana Supreme Court | 8. Jax Brewery | 14. Louis Armstrong Park |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez | 15. Upper Pontalba |
| 4. Preservation Hall | 10. French Market | 16. Lower Pontalba |
| 5. Jackson Square | 11. U.S. Mint | 17. Shops at the Colonnade |
| 6. U.S. Customs House | 12. Old Ursuline Convent Museum | |

Hotels

- | | | |
|-------------------------------------|---------------------------------|--------------------------------------|
| 1. Saint Hotel | 9. Royal Sonesta | 17. Hotel St. Marie |
| 2. Courtyard New Orleans Downtown | 10. Hotel Mazarin | 18. Maison Dupuy Hotel |
| 3. The Ritz-Carlton Hotel | 11. Wyndham N.O. French Quarter | 19. Best Western + FQ Landmark Hotel |
| 4. Maison Orleans | 12. Hotel Monteleone | 20. Bourbon Orleans Hotel |
| 5. Hyatt French Quarter New Orleans | 13. New Orleans Marriott | 21. Place D'Armes |
| 6. Crown Plaza N.O. French Quarter | 14. One11 Hotel | 22. Bienville House |
| 7. Chateau LeMoyné Holiday Inn | 15. Omni Royal New Orleans | |
| 8. Dauphine Orleans Hotel | 16. Four Points by Sheraton | |



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