



## CORPORATE REALTY

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FOOD HALL/EVENT VENUE | FOR LEASE

# Food Hall & Event Venue at The Pythian

234 Loyola Avenue, New Orleans, LA 70112

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image from the opening of the Pythian Market in 2018

## RETAIL AND EVENT SPACE IN PRIME CENTRAL LOCATION

234 Loyola Avenue, New Orleans, LA 70112

### OVERVIEW

**Building Size** +/- 123,266 sf (GBA)

**Commercial** 38,599 sf on floors 1-3

### DESCRIPTION

There is currently a large commercial space comprising three floors of the Pythian Building at 234 Loyola Avenue available for lease. It consists of a fully built-out food hall on the first floor, a mezzanine area, and second floor event space with floor-to-ceiling windows and a catering kitchen. The food hall and event venue may be leased separately.

The historic Pythian underwent an ambitious \$46 million renovation in 2017, carefully restoring and modernizing the building while preserv-

ing its iconic architectural character. In addition to this commercial space, it features office spaces and 69 residential apartments. The Pythian enjoys exceptional proximity to both the city's major tourist destinations and its core economic base. It is ideally positioned just steps from the French Quarter, Caesars Superdome and Smoothie King Center as well as within walking distance of both the CBD's daytime office population and the growing medical district.

### SPACES FOR LEASE

#### Ground floor commercial (former food hall)

- 10,268 sf at \$30.00/sf, NNN

#### Mezzanine (formerly part of food hall)

- 5,003 sf at \$20.00/sf, NNN

#### Second floor event venue

- 8,725 sf at \$23.00/sf, NNN



# Ground Floor Retail

current condition

A  
Food  
HALL  
for ALL



# former Pythian Market

former Pythian Market food hall

# Event Space

located on the 2nd floor overlooking Loyola Avenue



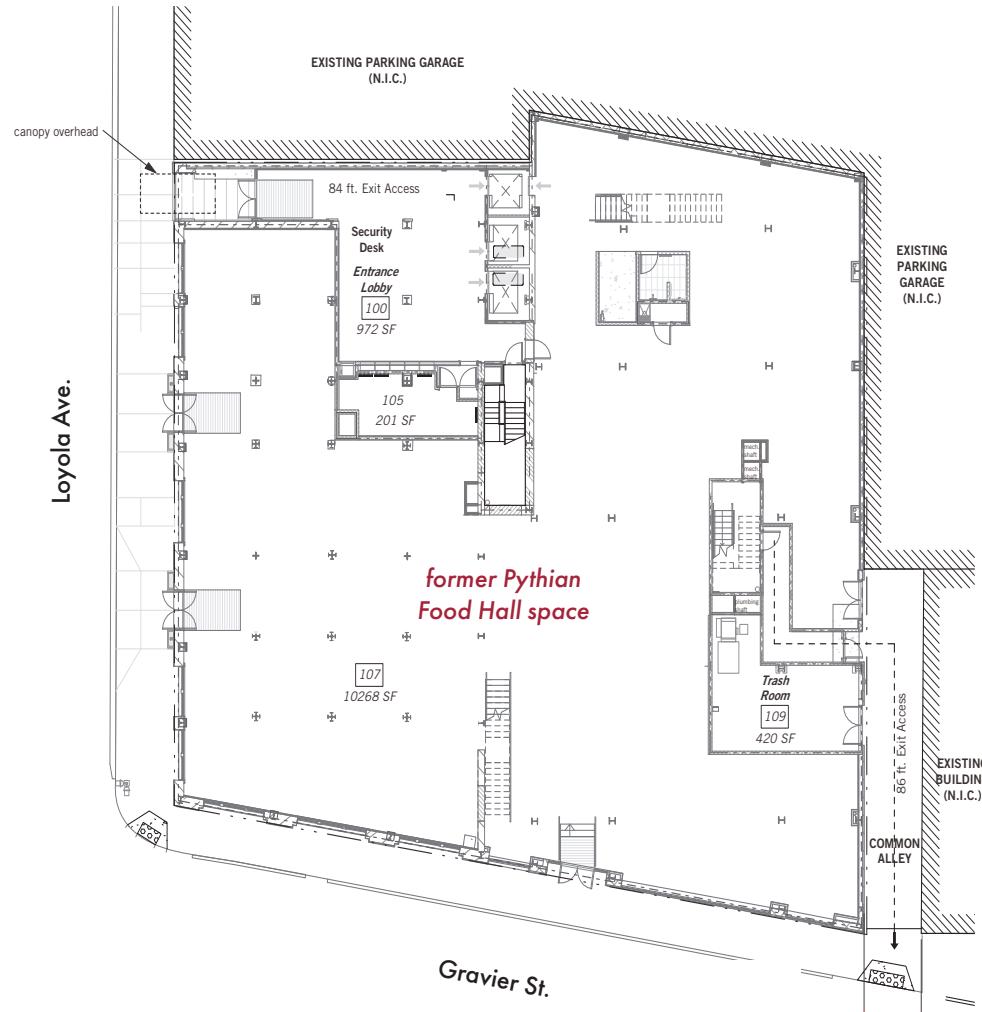


# Mezzanine

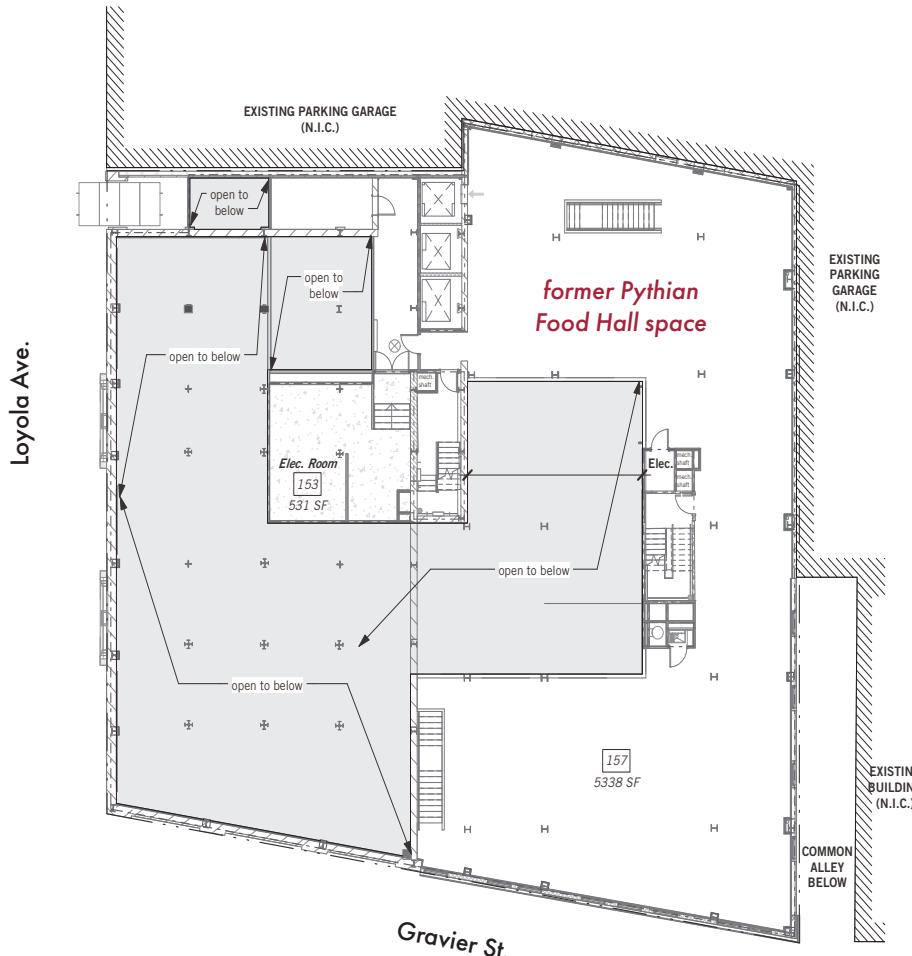
includes caterer kitchen

# THE PYTHIAN BUILDING

## FLOOR PLANS



GROUND FLOOR



MEZZANINE



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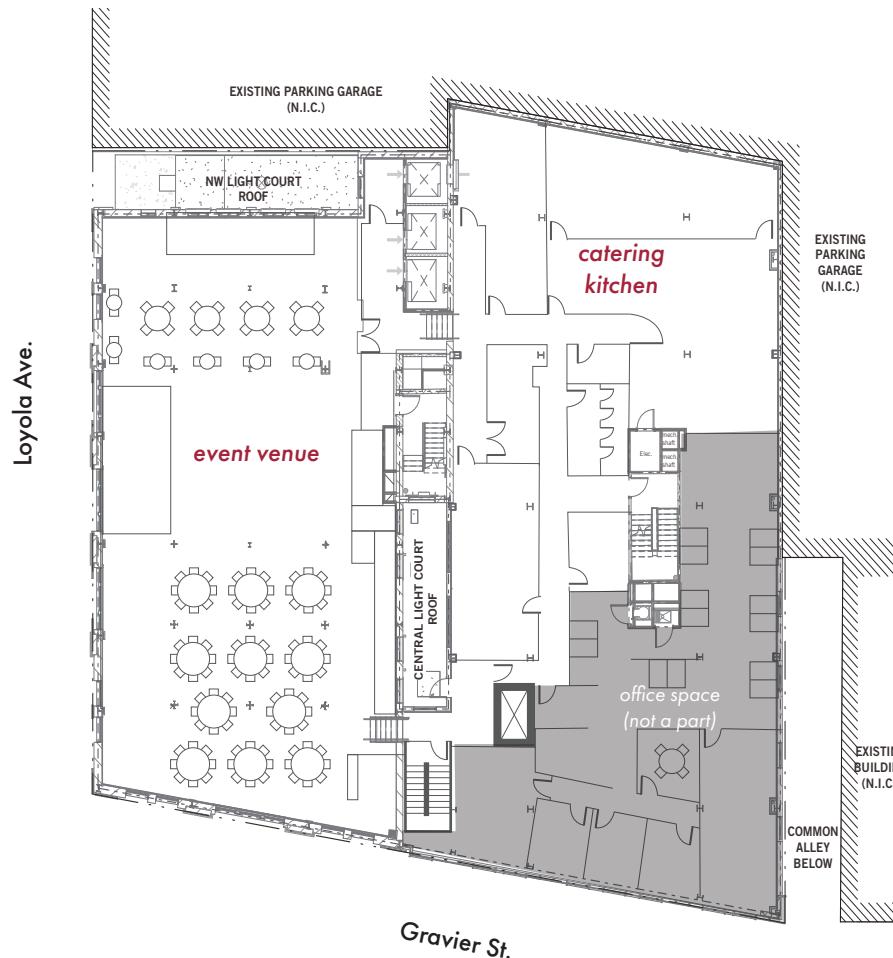
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# THE PYTHIAN BUILDING

## FLOOR PLANS



## 2ND FLOOR



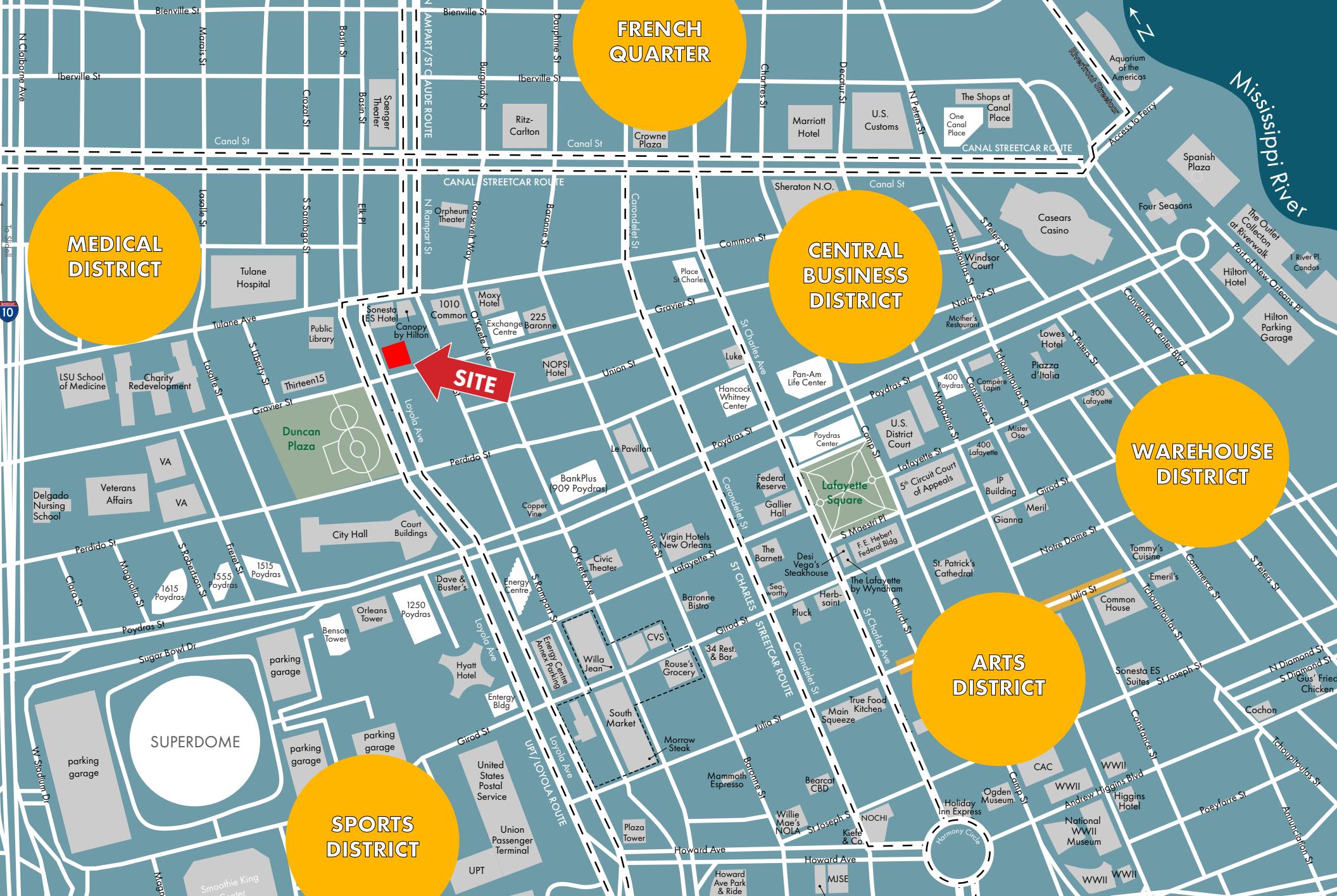
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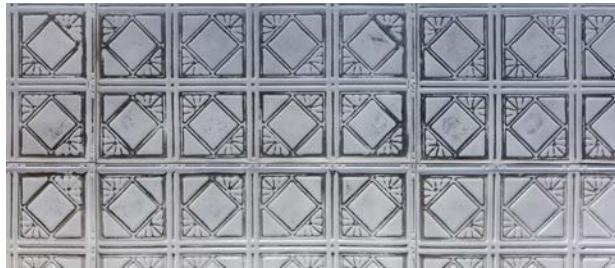
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# THE PYTHIAN BUILDING

## ARCHITECTURE

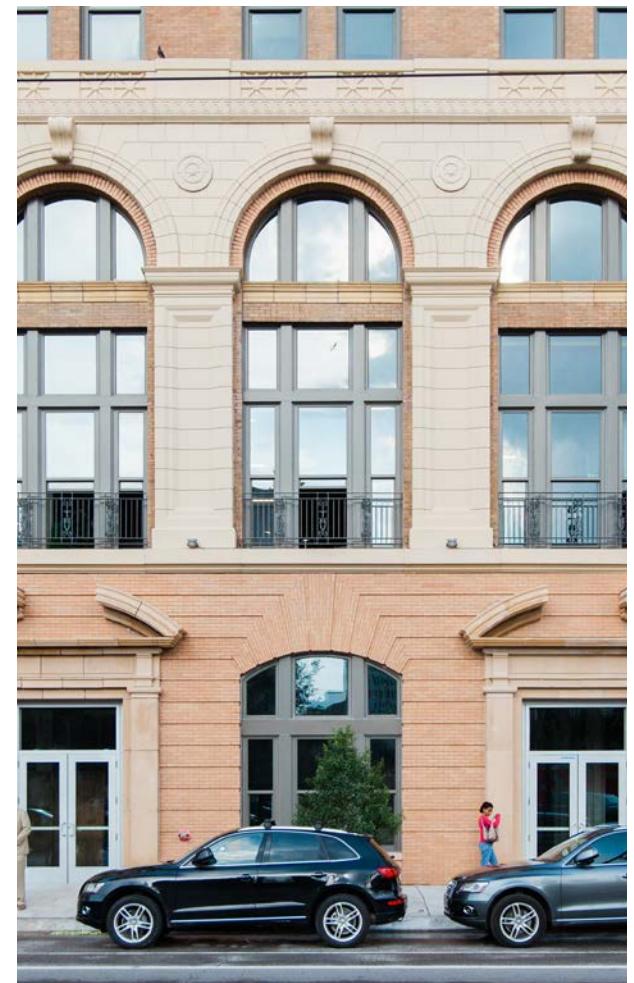
Designed by noted local architecture firm Diboll, Owen and Goldsmith and built in 1909, the 7-story building was constructed using a steel frame, which was a relatively new technology for building material at the time.



The exterior consists of tan magnesium pressed brick and terra cotta. Brick sunbursts fan above the windows on the first two floors, while grand stone entrances are decorated with plaster cartouches.



Arched windows span the mezzanine and second floors.



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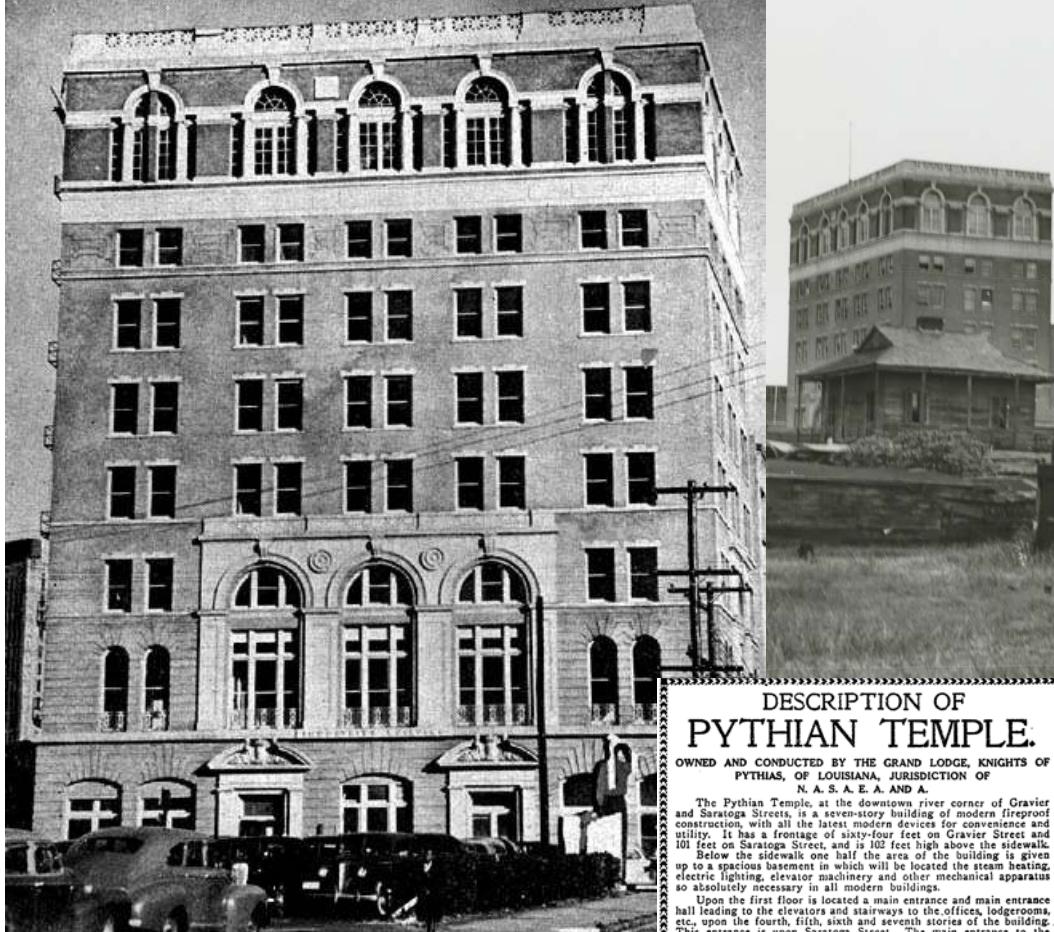
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# THE PYTHIAN BUILDING

## HISTORY

Founded in 1880, Knights of Pythias of North America, South America, Europe, Asia, Africa, and Australia, also known as the **Colored Knights of Pythias**, was an offshoot of the whites-only Knights of Pythias, a fraternal organization established by an act of U.S. Congress. It functioned nationwide as a benevolent organization. Smith Wendell Green served as Grand Chancellor of the Knights of Pythias for New Orleans. He was born into slavery but freed as an adult and became one of the most prominent New Orleans businessmen, amassing a fortune first as a grocer, then as president of the Liberty Independent Insurance Company, and also an NAACP leader.

The Pythian Temple, or Grand Lodge, for which Green provided funding would open in 1909 and serve for decades as an incubator for African American business, politics, and culture. It then went through several iterations before its 2018 renovation brought it to its current state as a mixed-use building.



### DESCRIPTION OF PYTHIAN TEMPLE.

OWNED AND CONDUCTED BY THE GRAND LODGE, KNIGHTS OF PYTHIAS, OF LOUISIANA, JURISDICTION OF N. A. S. A. E. A. AND A.

The Pythian Temple, at the downtown river corner of Gravier and Saratoga Streets, is a seven-story building of modern fireproof construction, designed for the Knights of Pythias, a benevolent and utility. It has a frontage of sixty-four feet on Gravier Street and 101 feet on Saratoga Street, and is 102 feet high above the sidewalk up the sidewalk one-half the area of the building is given up to a grand hall, the other which will be located on the second story, and will be used for the Knights of Pythias, a benevolent and utility.

Upon the first floor is located a main entrance and main entrance hall leading to the elevator and stairs to the different lodgerooms, etc., upon the fourth, fifth, sixth, and seventh stories of the building. This entrance is upon Saratoga Street. The main entrance to the opera house or auditorium floor in the second story and to the balcony in the third story is from the Gravier Street front. This entrance is a grand one, separated from the main entrance to the different lodgerooms, so that the two portions of the building are entirely distinct, admitting of no interference in their particular functions.

The first story, besides the entrance, includes a tonsorial parlor with adequate bathroom, well supplied with all necessary up-to-date fixtures, a large office or office-rooms, which will be used by the Grand Lodge Knights of Pythias for such purposes as may be deemed advantageous by them. In this connection, it may be stated that one of the office-rooms is adapted for banking purposes, and is provided with a combination safe.

The second story is occupied by a large auditorium of good seating capacity, having four ornate boxes, a large stage, a substage hall for the orchestra, and dressing-rooms. The offices for manager, etc., are in the rear of the auditorium.

The third story is taken up with a large balcony in the front portion of the building, including two large office-rooms, and behind the proscenium arch is located the fly galleries for the proper manipulation of scenery.

The fourth story of the building contains a meeting hall and two office-rooms, besides ample space above the stage for scenery and the theatre gridiron.

The fifth story is occupied by a large room twenty-six feet by fifty-six feet with adjacent ante and parphernalia rooms. It has also a balcony overlooking the fourth story, and a room containing a large serving-room. The serving-room is supplied with a large serving elevator, sinks, chins, closets and gas for range; in fact, everything necessary for the concoction of delicacies for the inner man.

Besides the rooms mentioned, the fifth story also has ten office-rooms.

The sixth story has two large lodgerooms with the necessary ante-rooms and parphernalia rooms, together with ten office-rooms.

The seventh story has also two large lodgerooms with adjacent subsidiary rooms for anterooms and parphernalia rooms and also includes a large office-rooms.

The roof is fitted for roof garden purposes and will make a delightful gathering place during hot summer nights.

Each floor is provided with ample corridor facilities with all necessary stairs, and the entire building is supplied with a large elevator. All office floors have mail chutes, also passenger and freight elevators. The entire building is supplied with steam heat, electric and gas lighting. The building is well ventilated from all sides, courses being provided to insure the encroachment of future buildings in a thickly settled portion of the city can never affect the building in any way to its damage.

The building is of thoroughly fire-proof construction as now carried out, the floors, ceiling and partitions being of tile and reinforced concrete, placed upon an supporting by steel skeleton.

The exterior of the building is faced with manganese pressed brick, which is both strong and ornamental with the taste of the order. It is being built to be a home for its owners for a long time to come. The planning of the building by the architects, Diboll, Owen & Goldstein, Limited, was done with great care and ability to meet the various uses and intentions. The Grand Lodge Knights of Pythias are gratified in having the new prosperity in sight, a magnificent home calculated to give them a pleasant abiding place during the years to come.

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