



# Office Space that Works for You

FOR FURTHER INFORMATION

**Andrea A. Huseman** CCIM  
ahuseman@corp-realty.com  
504.587.1450

**365 CANAL STREET, SUITE 1130  
NEW ORLEANS, LA 70130  
ONECANALPLACE.COM**

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**ONE CANAL PLACE** is a 32-story, Class A office tower in downtown New Orleans that provides spectacular views of the Mississippi River, the French Quarter, and the Central Business District. With more than 650,000 square feet available for lease, you can find a space that suits your office needs through either traditional or creative floor plans and designs.

## LOCATION

One Canal Place is located in the Central Business District, within walking distance to major office buildings and courthouses. It is conveniently adjacent to the Ernest N. Morial Convention Center, the nation's sixth largest convention facility; the Audubon Aquarium of the Americas and Woldenberg Park, beloved destinations; and the Four Seasons Hotel and Private Residences. Being on the Canal streetcar line provides quick access to NOMA and the Medical District as well as Tulane, LSU, and VA Hospitals via Canal Street. The building is located on the perimeter of the French Quarter and adjacent to the new Canal Street ferry terminal.

## RATES

Some of the most client-friendly rates in the city, with pricing starting as low as \$20.00 prsf (gross) at terms that meet tenants' needs.

## SIZE

Suites range from approximately 500 rsf to 40,000 rsf. There is also a stunning premier suite encompassing floors 31 and 32. Totalling approximately 26,779 rsf, this space has its own internal staircase and elevator. Spec suites throughout the building are move-in ready, and both the 6th and 9th floors have been opened up into raw space, ready for tenants' configurations.

## TERM

Flexible terms: We aim to accommodate the needs of today's tenants.

## PARKING

The Canal Place attached garage contains 1,650 parking spaces that are shared with both retail and hotel. Managed by a parking vendor, it offers both daily and monthly rates. Other nearby parking facilities include Harrah's Garage, WTC Parking Garage, and neighboring surface lots. Valet parking through the Westin Hotel is an option for guests who are visiting One Canal Place tenants.

## AMENITIES

- Strong construction package
- On-site storage rental with monthly rates for our tenants
- Various data companies servicing the building
- Janitorial services 5 days a week
- Highly secure loading dock with 24/7 security guards and access
- Part of the only multi-use complex in the greater New Orleans area which includes the Westin Hotel, 1,650-space parking garage, Shops at Canal Place, Shake Shack, and, opening in Spring 2024, Brasa

## MANAGEMENT

Managed by Corporate Realty, Inc. (on-site management, engineering team, and 24/7 courtesy guards)

Come find out for yourself what has made One Canal Place win Best Office Building in the *New Orleans CityBusiness* Reader Rankings for three years in a row!



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