



OFFICE BUILDING FOR LEASE

Uptown Office Space

732 Dublin St, New Orleans, LA 70118

Presented By:



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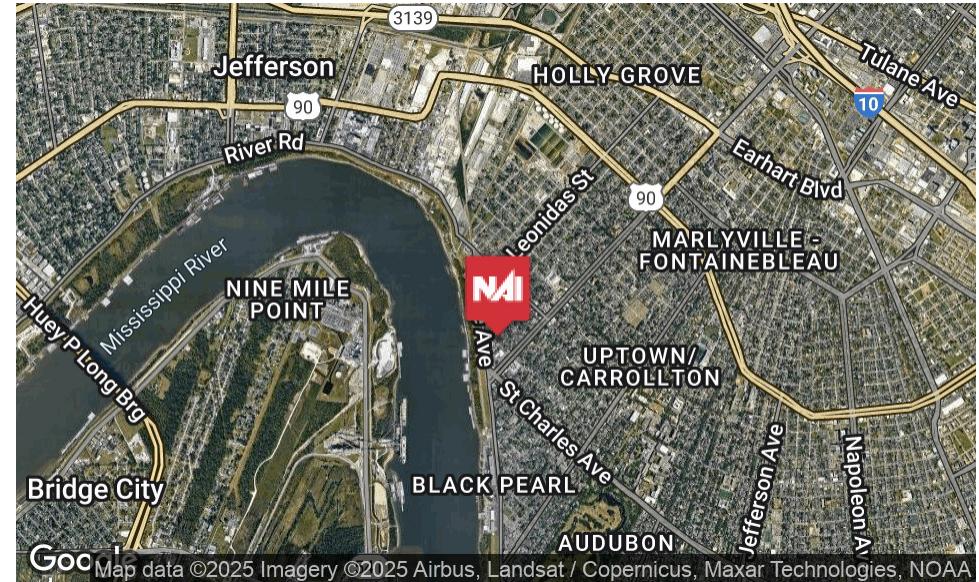
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OFFERING SUMMARY

Lease Rate:	\$2,900.00 per month (MG)
Building Size:	3,906 SF
Available SF:	1,800 SF
Lot Size:	3,960 SF
Price / SF:	\$19.33
Year Built:	1920
Renovated:	2023
Zoning:	HU-B1 (Historic Urban Neighborhood Business District)
Market:	New Orleans - (MSA)
Submarket:	Riverbend-Uptown/Carrollton

PROPERTY OVERVIEW

732 Dublin St offers $\pm 1,800$ SF of refreshed office space in Riverbend-Uptown/Carrollton, combining classic New Orleans charm with contemporary upgrades. A bright, flexible floor plan supports a blend of private and open work areas, perfect for professional services, studio, or boutique firms.

PROPERTY HIGHLIGHTS

- Historical charm with contemporary features
- Versatile layout for office/professional use
- Abundant natural light throughout space
- Convenient and functional kitchenette
- Steps to Maple & Oak Street dining and services
- Direct access to St. Charles streetcar for easy client/employee commutes
- University-adjacent location with consistent neighborhood and student activity

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LOCATION DESCRIPTION

In the Riverbend/Uptown–Carrollton pocket, 732 Dublin sits just off the Maple & Oak Street corridors—walkable blocks of cafés, chef-driven restaurants, boutiques, and daily-needs retail. The historic St. Charles streetcar along S. Carrollton links the site to Uptown, the Garden District, and the CBD. Tulane and Loyola (about a mile away) keep steady daytime traffic and provide a strong talent pool.

SITE DESCRIPTION

Historical Multi-Tenant Mixed-Use Building consisting of Office and Residential Units.

EXTERIOR DESCRIPTION

Late-Victorian New Orleans Style with Italianate influences (a classic corner two-part commercial block adapted for office use). Raised brick perimeter with horizontal clapboard siding. Low-pitched roof with wide overhanging eaves, decorative scroll-sawn brackets and fan-shaped corner brackets. Small brick stoops at entries; shallow landscaped hedge at the main façade.

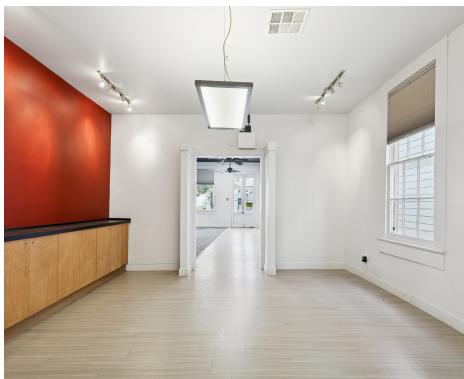
INTERIOR DESCRIPTION

Flexible ground-floor workspace blending historic bones with clean, modern finishes. A large open area anchors the front with tall windows providing great natural light. Finishes include a black acoustic drop ceiling with recessed troffers and multiple ceiling fans, a mix of plank-look tile and commercial carpet tile, and crisp white walls for a gallery-like feel.

Beyond the main room, a sequence of rooms supports team functions: a meeting/office suite in the center; a rear office; and a break area with upper counter/cabinet run and full-size refrigerator. Track lighting along an accent wall provides display potential, while built-in base cabinetry adds storage.

A powder room features classic beadboard wainscoting; additional closets are positioned off the private offices. The simple, rectangular circulation makes space planning easy—ideal for an open office with a few private offices, studio/creative use, or client-facing professional services.

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