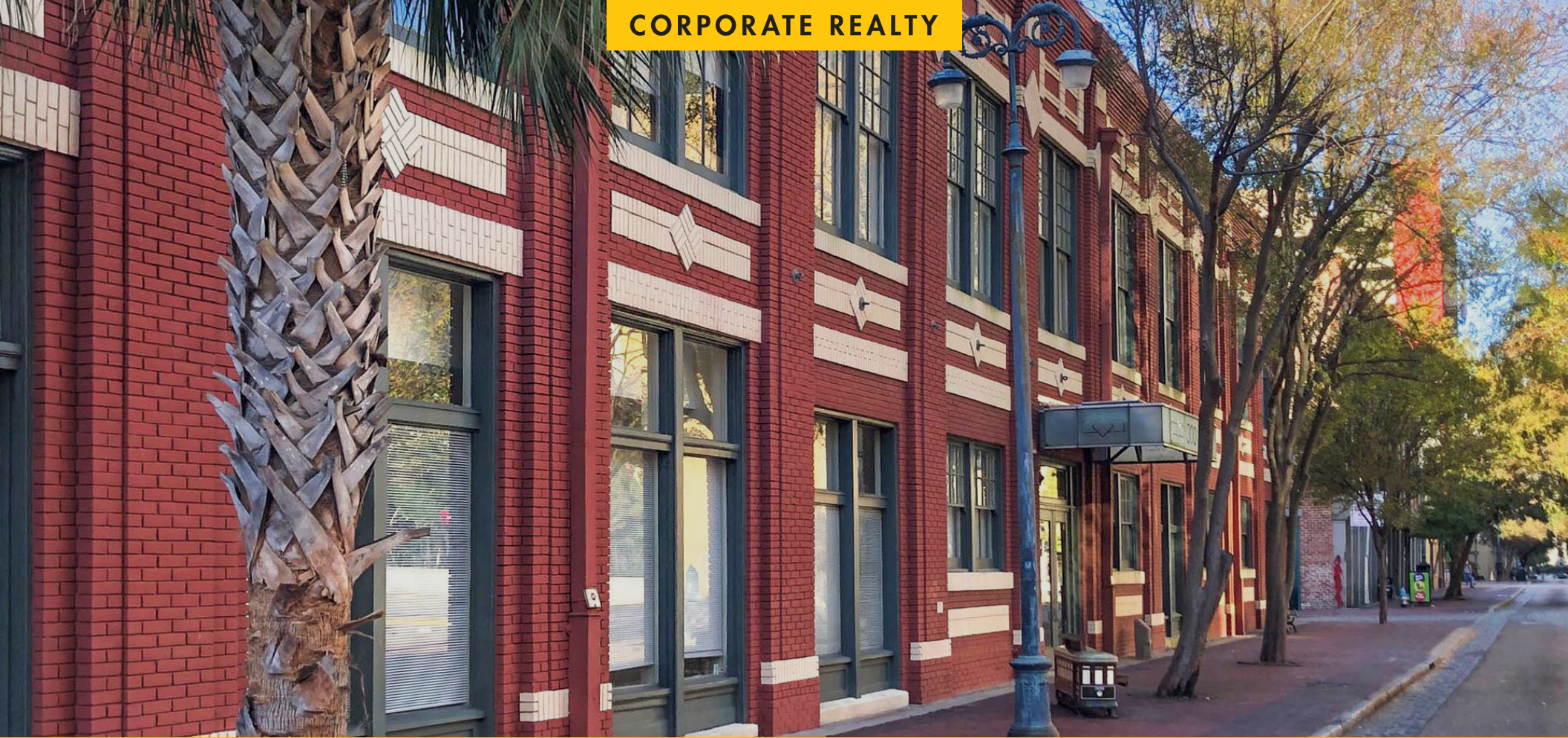




OFFICE SPACE | FOR LEASE

# Prime Warehouse District Office Space

**300 Lafayette Street**

NEW ORLEANS, LA 70130



201 St. Charles Ave. Suite 3811  
New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

**Andrea Arons Huseman** CCIM  
[ahuseman@corp-realty.com](mailto:ahuseman@corp-realty.com)  
504.587.1450 (Office) | 504.296.5641 (Cell)



## Historic Charm With Modern Conveniences

300 LAFAYETTE STREET, NEW ORLEANS, LA 70130

### DESCRIPTION

Located at a hub of the Warehouse and Arts District, this award-winning converted warehouse building commands a favorable location. It is one block over from Poydras Street and the Central Business District, offices, courthouses, and government buildings. It is also near restaurants, museums, the Four Seasons Hotel and Private Residences, Riverwalk Outlets, and the New Orleans Convention Center.

Parking in the area consists of surface parking lots, contract parking in building garages, and contract parking in the Caesars casino garage.

Suite 101A is a sunny 1,734-rsf space with exposed brick walls directly off the main lobby reception entrance. It features five windowed offices and two interior offices. The space is currently subdivided; an additional 1,126 rsf will be available August 31, 2027, for a total of 2,860 rsf.

Suite 200 consists of work areas and private offices, all with windows overlooking Lafayette Street. Shared use of a conference room and breakroom is available for an additional charge.

### OVERVIEW

|                    |                                                      |
|--------------------|------------------------------------------------------|
| <b>SUITE 101A</b>  | 1,734 RSF                                            |
| <b>RENTAL RATE</b> | \$21.00-\$22.00/rsf, gross<br>12% common area factor |

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|                    |                                                                                       |
|--------------------|---------------------------------------------------------------------------------------|
| <b>SUITE 200</b>   | 1,007 RSF<br><i>additional shared space is<br/>available for an additional charge</i> |
| <b>RENTAL RATE</b> | \$20.00-\$22.00/rsf, gross<br>15% common area factor                                  |



**CORPORATE REALTY**

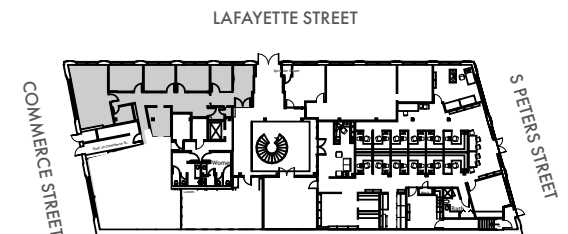
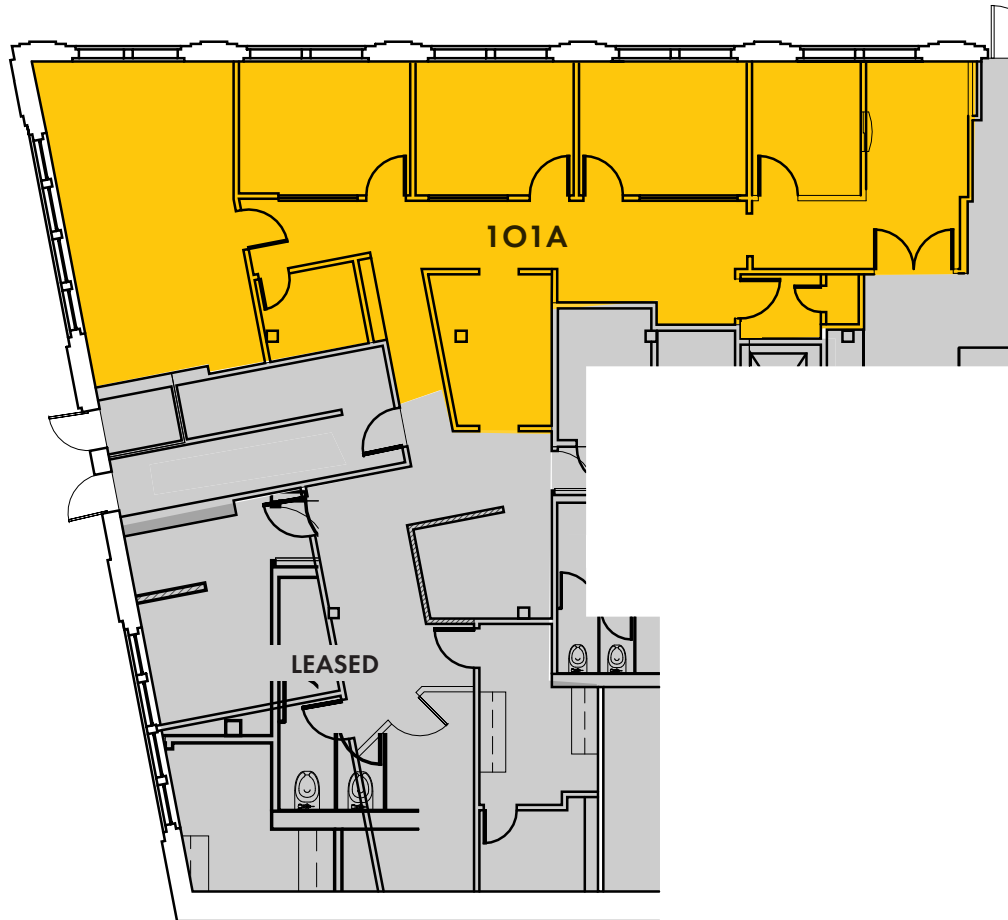
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# FLOOR PLAN

## SUITE 101A

300 LAFAYETTE STREET

1,734 RSF



**CORPORATE REALTY**

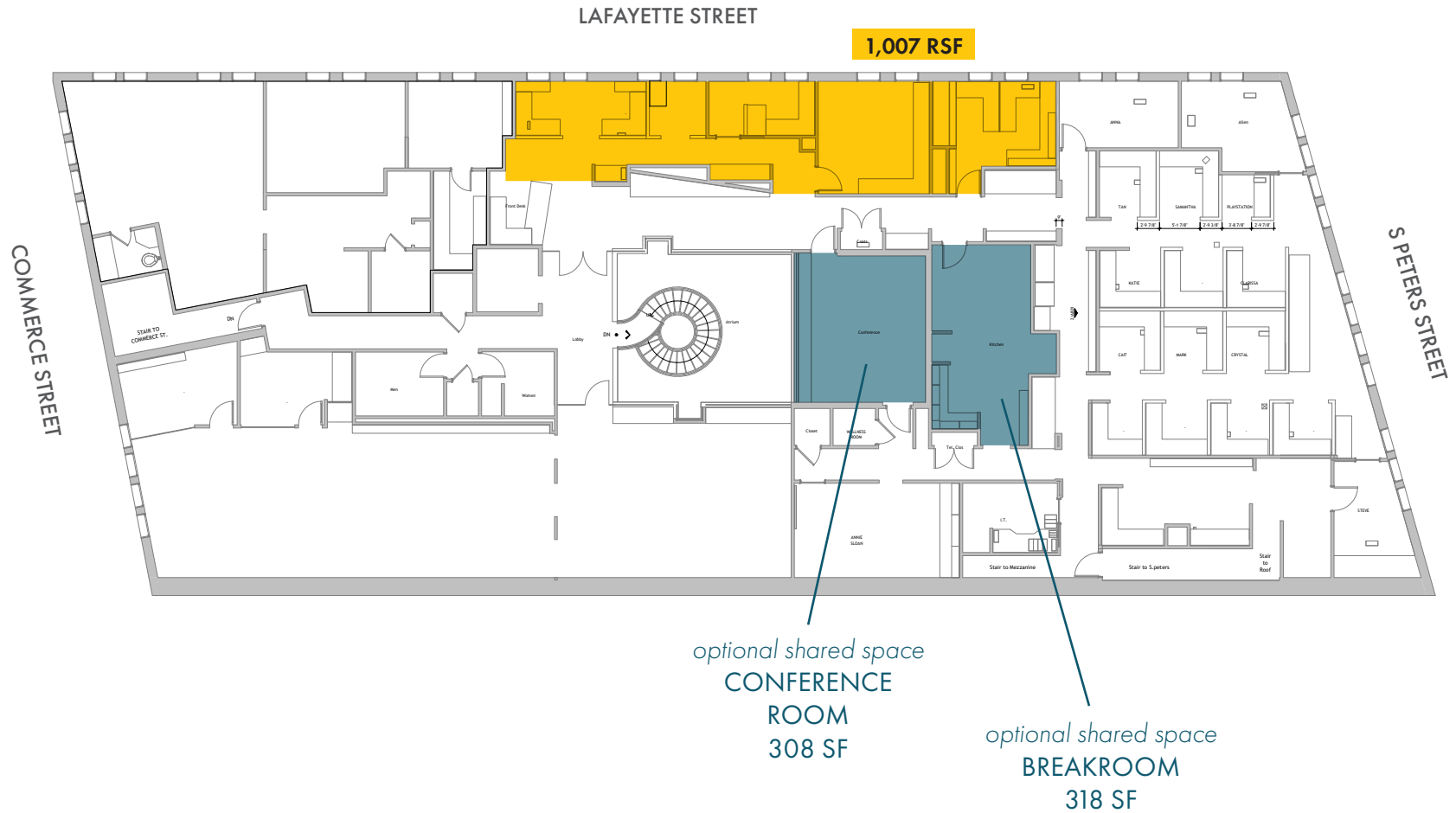
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**FLOOR PLAN**  
**SECOND FLOOR**

300 LAFAYETTE STREET



**CORPORATE REALTY**

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The historic Warehouse District is an area that has achieved an enviable balance of downtown lifestyle in its combinations of residential and commercial spaces, art galleries and museums, and entertainment and fine dining. The 1984 World's Fair spurred the economic rejuvenation. Warehouses that were primarily used for businesses related to the Port of New Orleans have been repurposed for office buildings, fashionable residential units, and boutique hotels. This is a dynamic location, and 300 Lafayette is in the center of it all.

### PROXIMITY



The Warehouse District has a large daytime population that includes residents, visitors, and employees. It is directly adjacent to the Central Business District, with its offices and courthouses. The New Orleans Ernest N. Morial Convention Center, the nation's sixth largest, is also within walking distance.

### TRANSPORTATION



The area is easily accessed by the St. Charles streetcar line and 24-hour bus lines.

### RESTAURANTS



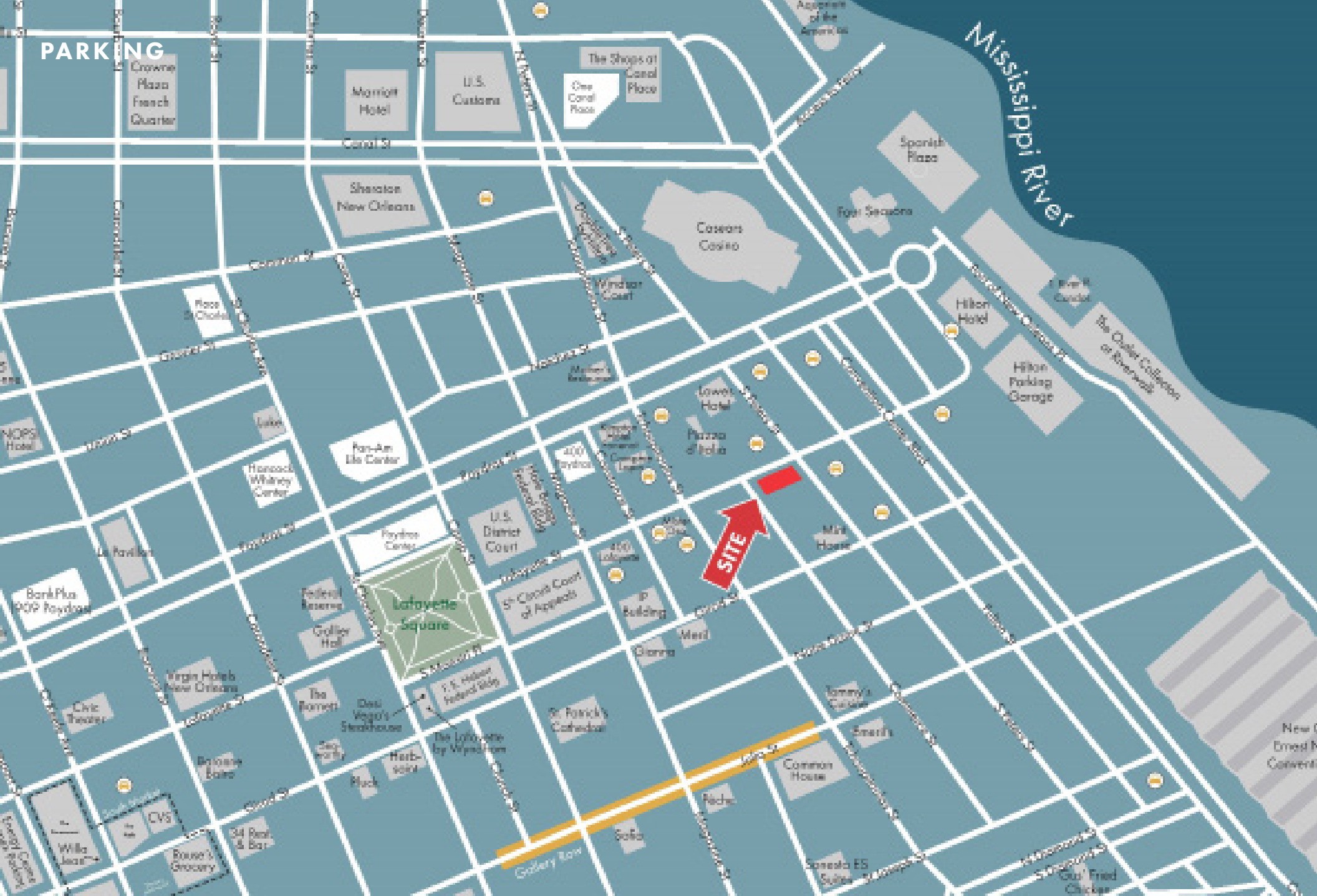
The area has a rich variety of food, from award-winning restaurants like Herbsaint and Pêche to casual places like Ernst Cafe, Boulevard American Bistro, and Gus' World Famous Fried Chicken.

### ARTS



The area has become known as the Arts District in large part due to the number of galleries and nationally-renowned museums in the surrounding blocks.





**CORPORATE REALTY**



Parking garages/lots

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OFFICE SPACE

FOR LEASE

CORPORATE REALTY

# 300 Lafayette Street New Orleans, LA 70130



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# Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3189.1, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By:

By:

Title:

Title:

Date:

Date:

Licensee:

Licensee:

Date:

Date:

