

7.15% CAP / 2.5% ANNUAL ESCALATIONS

RED RIVER BANK - SINGLE TENANT NET LEASE

700 Baronne Street, New Orleans, LA 70113



COMMERCIAL
REAL ESTATE

Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Property Summary

Prime Commercial Condo with Established Bank Tenant | High-Traffic Corner in Warehouse District/CBD - 7.15% CAP w/ Annual 2.5% Rent Escalations

Unlock an exceptional investment opportunity with this highly visible commercial condo located in the heart of New Orleans' bustling Warehouse District. Existing tenant is Red River Bank, with **8.5 years remaining on the lease**, with **annual rent escalations of 2.5%** over prior year.

This corner unit sits in a beautifully preserved 100+ year-old building, showcasing timeless brickwork, soaring open warehouse-style ceilings, and oversized windows and doors that flood the space with natural light and provide unmatched street presence.

The space features several private offices, a built-in ATM and Night Drop, mens and women's restrooms, and a kitchen and break area.

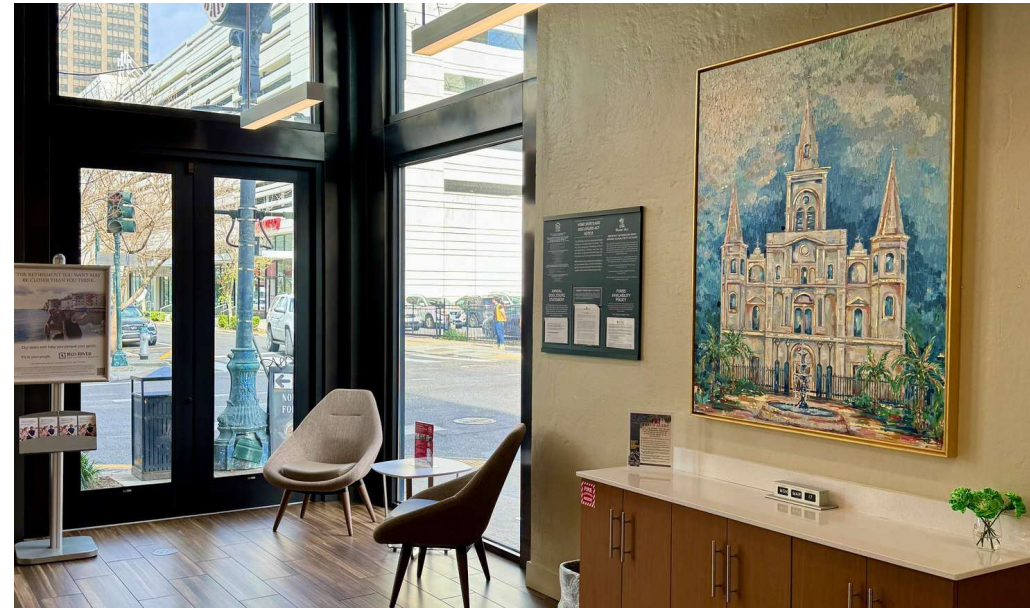
Positioned on the **signalized corner** of Baronne and Girod Streets, this location benefits from constant vehicle and pedestrian traffic and is directly across the street from a high-volume Rouses Market and CVS Pharmacy. It's also just steps away from the renowned Emeril's Restaurant 34, ensuring consistent visibility in a thriving commercial corridor.

Zoned CBD-5, this property offers incredible flexibility for a wide range of commercial uses in addition to continued financial services. With **high-speed fiber optic and cable internet/phone service available from both AT&T and Cox**, as well as access to **high-pressure gas lines**, this unit is future-proofed for modern business needs.

This is a rare chance to own a piece of New Orleans history while securing a prime location with strong rental income & long-term appreciation potential.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	2,121 SF



TENANT PROFILE: RED RIVER BANK

This property is anchored by Red River Bank, a premier full-service commercial bank and one of Louisiana's strongest regional financial institutions. Founded in 1999 and publicly traded under **Nasdaq: RRBI**, Red River Bank is the fifth largest state-chartered bank in Louisiana, with a proven track record of growth, stability, and conservative financial management.

The bank currently operates **27 locations** across key Louisiana markets, including Baton Rouge, Shreveport, Lafayette, and Alexandria. With over **\$3.15 billion in total assets** and **\$2.81+ billion in deposits**, Red River Bank enjoys a loyal customer base and consistent performance — offering investors the confidence of a well-capitalized, relationship-driven tenant.

Known for its prudent lending practices, strong capital ratios, and commitment to local markets, Red River Bank is a high-credit, long-term tenant ideal for passive income-focused investors seeking stability and reliable cash flow.



Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	2,121 SF
Cap Rate:	7.15%
Renovated:	2018
Zoning:	CBD-5

PROPERTY HIGHLIGHTS

- Established bank tenant with annual 2.5% rent increases, remaining term, & built-in ATM & Night Drop
- Iconic brick façade inside/out and historic charm
- Expansive corner frontage with high visibility
- High-traffic location at signalized intersection
- Surrounded by major retail and dining destinations
- Public Parking Garage diagonally across the street
- Flexible CBD-5 zoning
- Access to AT&T and Cox high-speed internet and phone
- High-pressure gas line access
- Lease Available for Review Upon Request
- Agent is part owner of the building



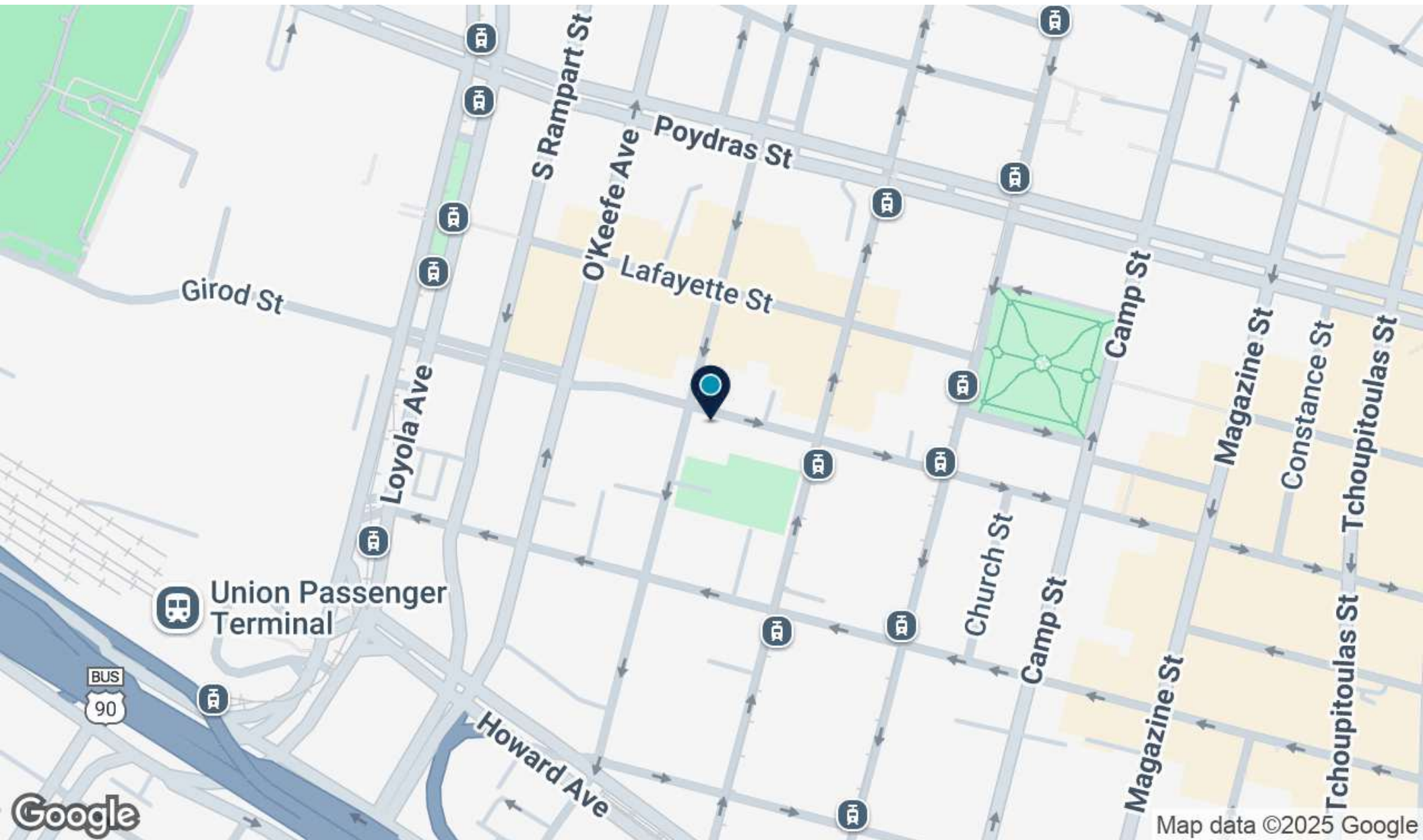
Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Location Map



COMMERCIAL
REAL ESTATE

Christopher Robertson, J.D. / C.P.A.

504.293.5801

chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349

sreisig@srsa-realestate.com

Additional Photos



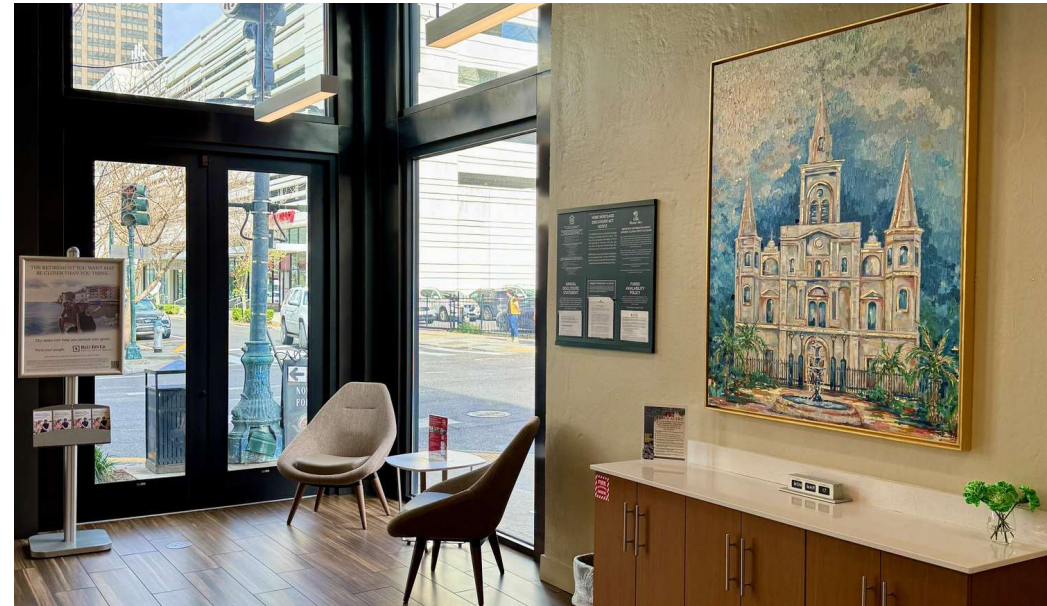
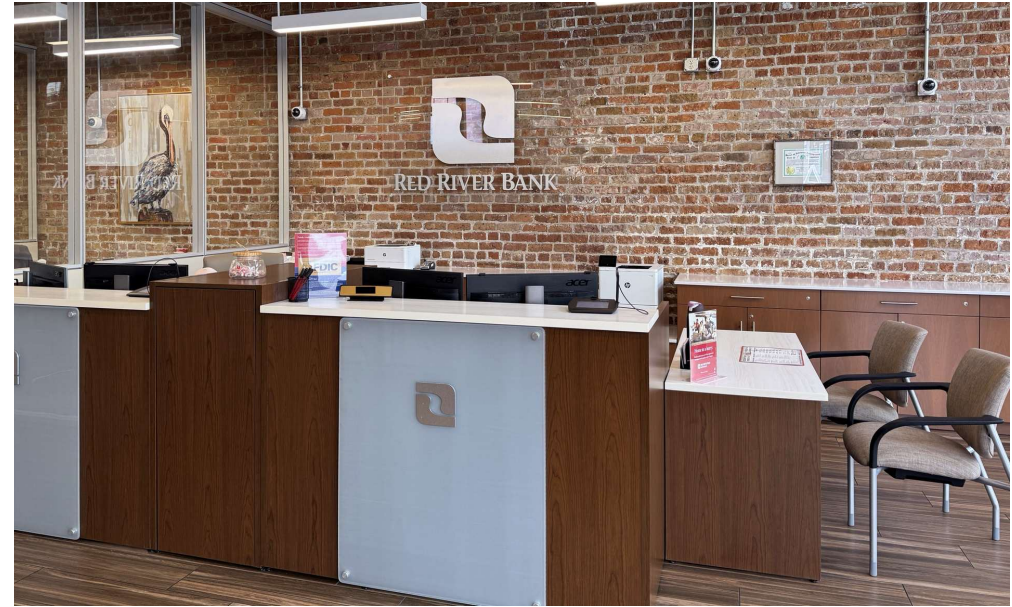
Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Additional Photos



Christopher Robertson, J.D. / C.P.A.

504.293.5801

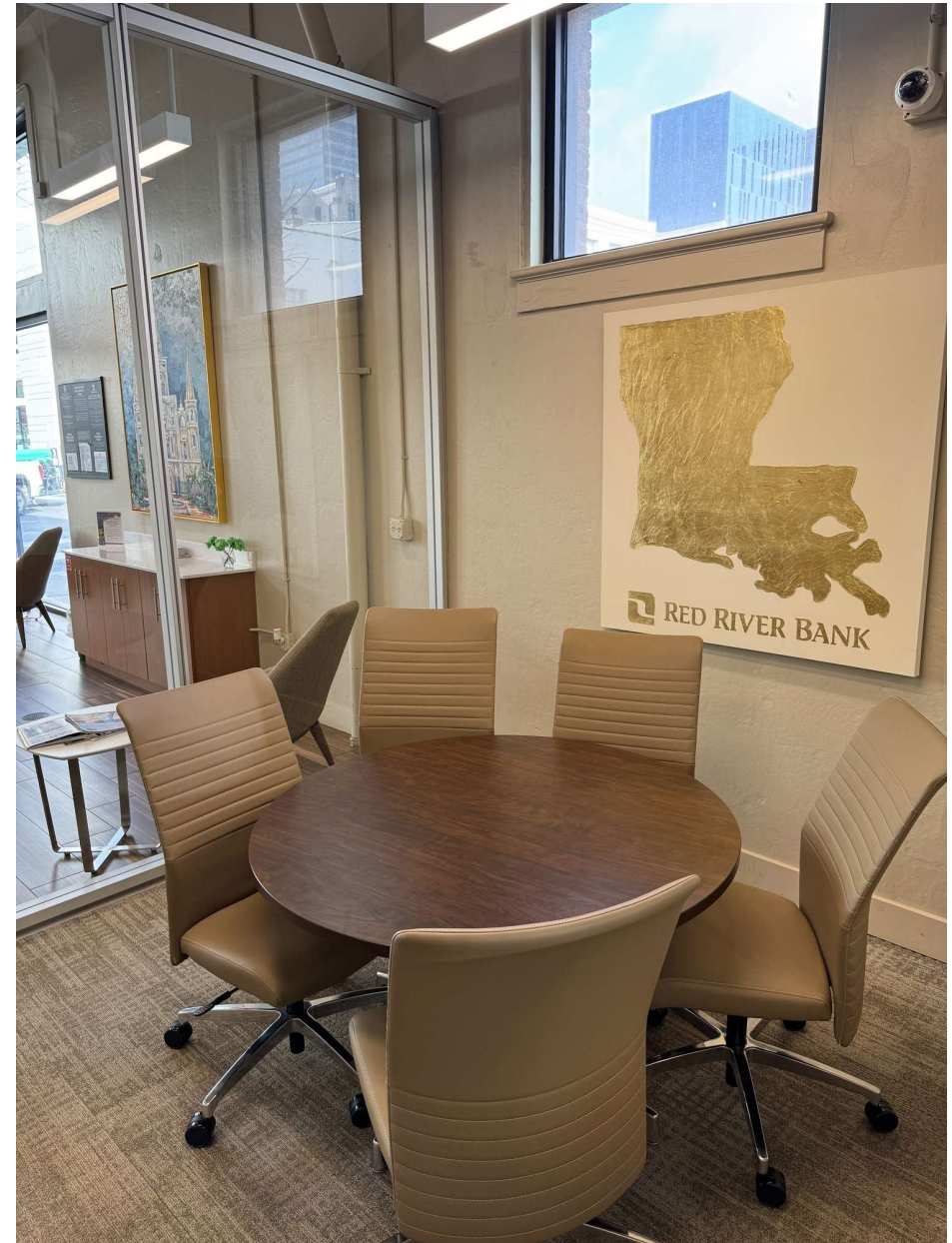
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349

sreisig@srsa-realestate.com

Additional Photos



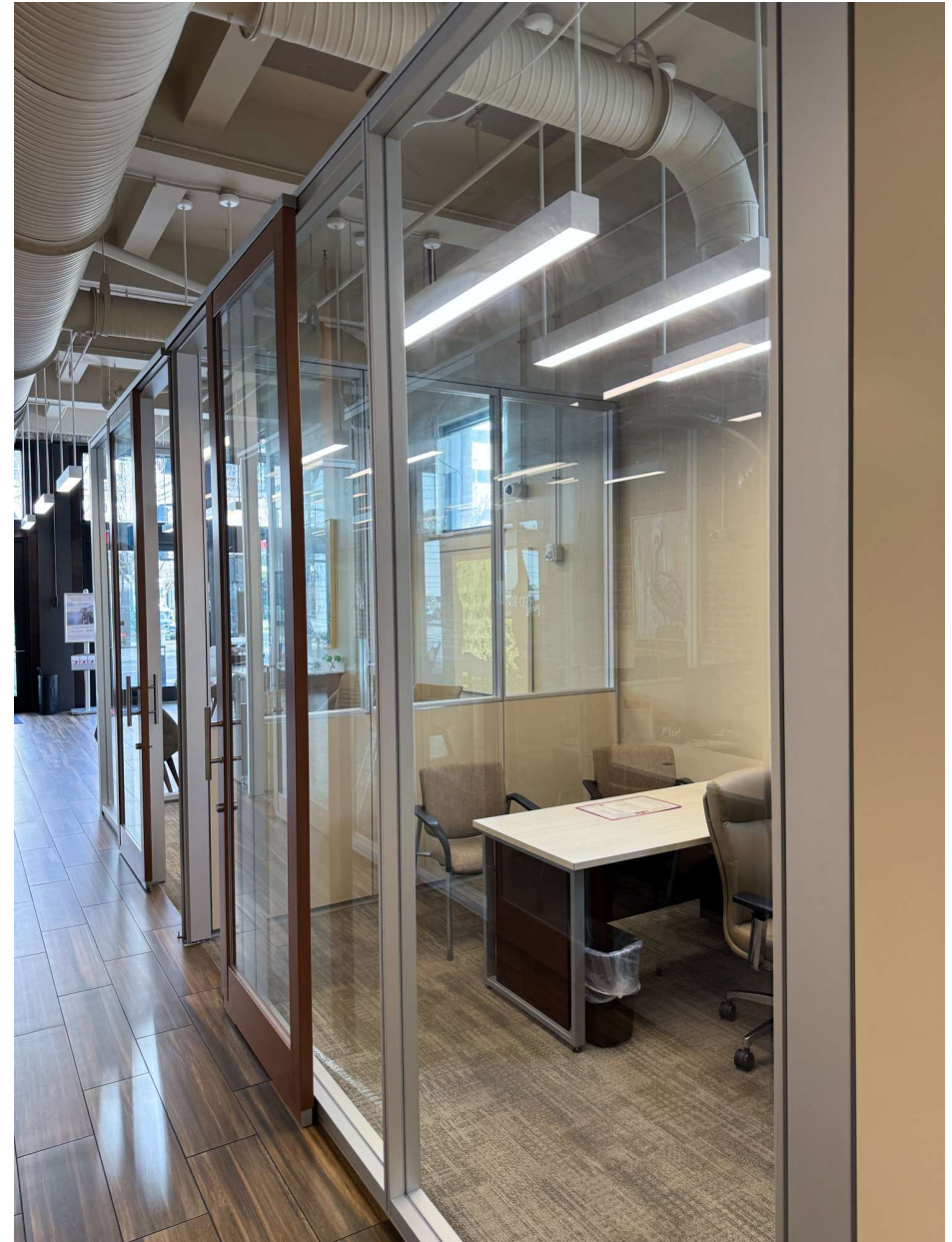
Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Additional Photos



Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Additional Photos



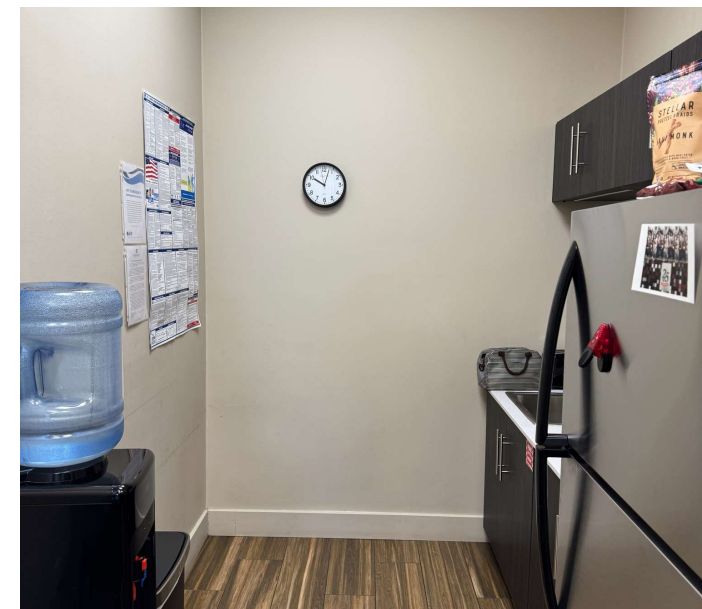
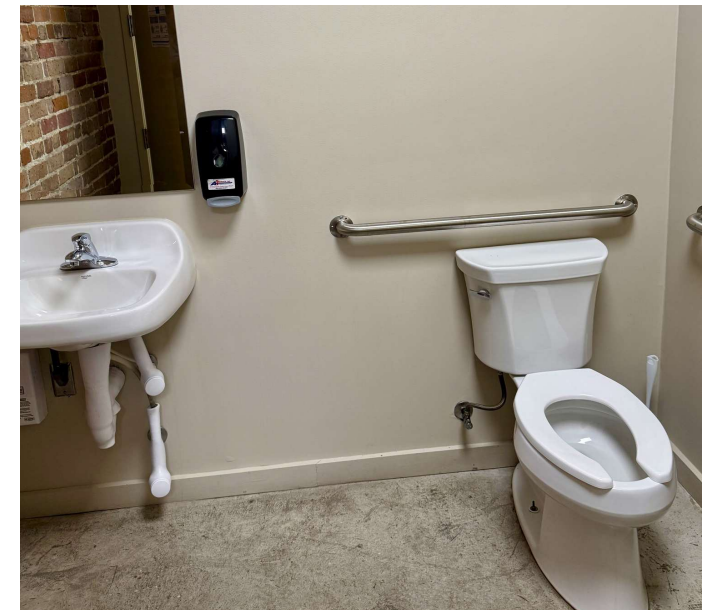
Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Additional Photos



**COMMERCIAL
REAL ESTATE**

Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com

Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com