

LEASE

CBD Hard Corner For Lease on Baronne Street

401 BARONNE ST

New Orleans, LA 70112

PRESENTED BY:

TIMOTHY THOMPSON

O: 504.264.6145

tim.thompson@svn.com

HENRY SHORTESS

O: 504.264.6145

henry.shortess@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00 SF/yr (NNN)
AVAILABLE SF:	1,972 SF
BUILDING SIZE:	6,802 SF

TIMOTHY THOMPSON

O: 504.264.6145

tim.thompson@svn.com

HENRY SHORTESS

O: 504.264.6145

henry.shortess@svn.com



PROPERTY DESCRIPTION

401 Baronne Street offers high visibility hard corner, ground floor commercial space immediately available for lease for \$29.00PSF, on a triple net basis.

Zoned CBD-1 and measuring roughly 1972 square feet, the space is well suited for retail, office or restaurant use. The space includes restrooms as well as some back office and storage space. With Baronne and Perdido St frontage, the offering captures the benefits of CBD foot and vehicle traffic. Sonder leases the upper floors of the building helping drive traffic to the immediate area. Importantly, Sonder has a separate ground floor entrance from the 1972sf space. The space was previously home to Dream House Lounge, which successfully operated a sober bar concept in the space.

ADDITIONAL PHOTOS



TIMOTHY THOMPSON

O: 504.264.6145

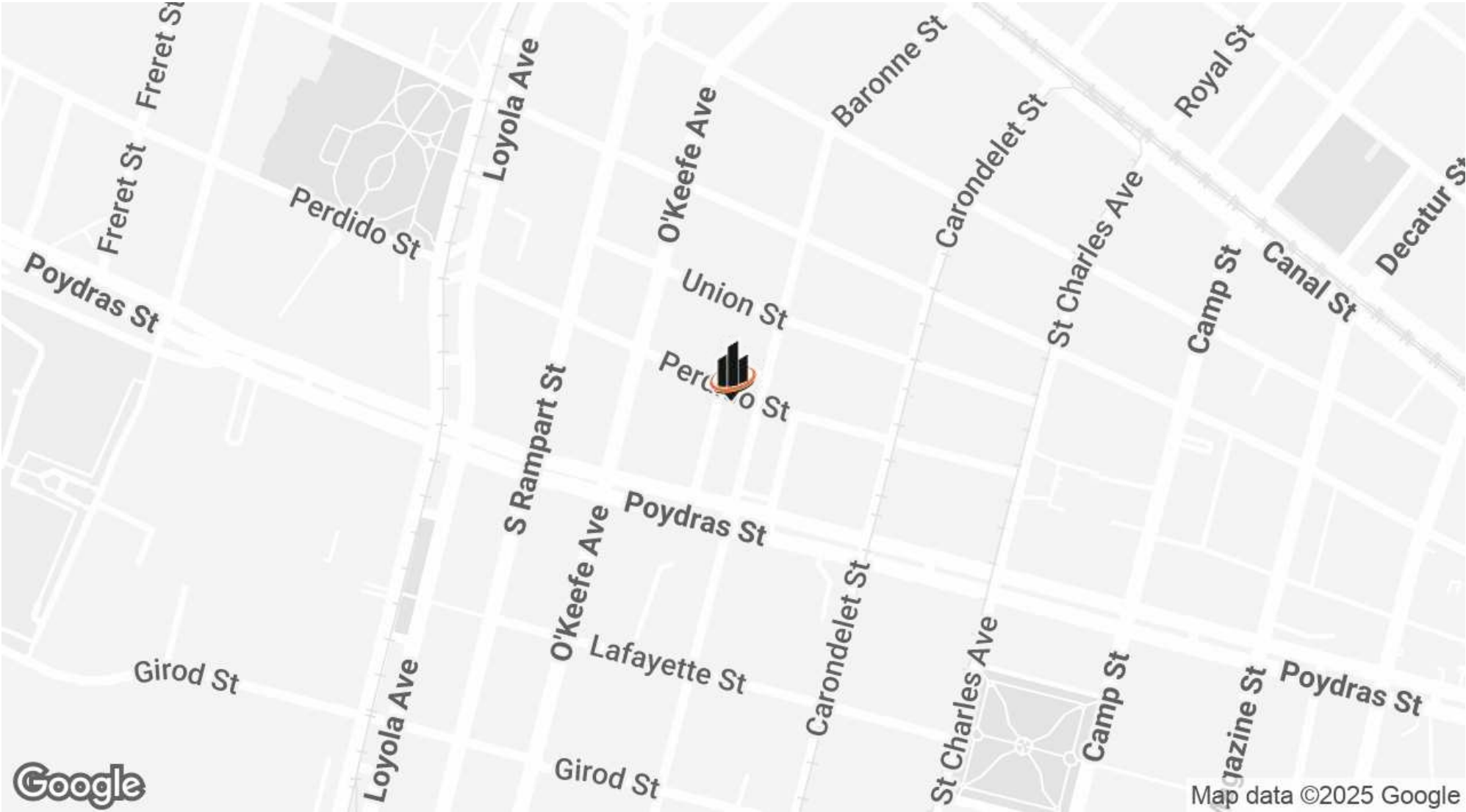
tim.thompson@svn.com

HENRY SHORTESS

O: 504.264.6145

henry.shortess@svn.com

LOCATION MAP



TIMOTHY THOMPSON
O: 504.264.6145
tim.thompson@svn.com

HENRY SHORTESS
O: 504.264.6145
henry.shortess@svn.com