



100% NET LEASED PURCHASE OPPORTUNITY

445 South Rampart Street

New Orleans, LA 70112

Presented By:

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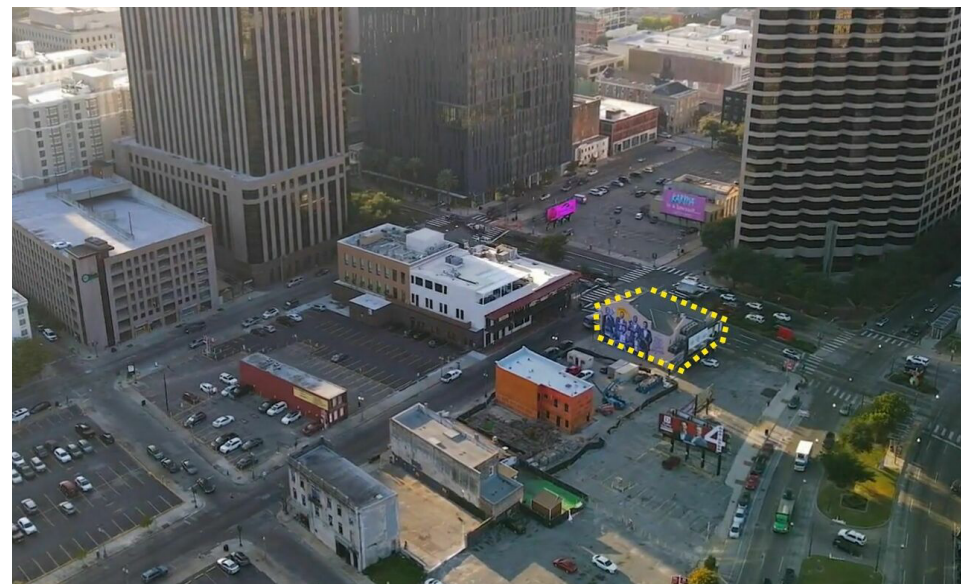
PROPERTY DESCRIPTION

NAI Rampart is pleased to present the exclusive opportunity to acquire a fully leased, 100% net leased property in the heart of Downtown New Orleans. The property is leased to Headquarters by Nice Guys, the same ownership group behind the highly successful Nice Guys Restaurant.

This historic landmark combines cultural heritage with strong commercial performance, offering investors a stable income stream supported by a creditworthy tenant. Spanning 10,258 square feet across three levels, the property features:

- Fully equipped culinary facilities
- Flexible office and event spaces
- Multiple bar areas and entertainment stages
- A proven venue for dining, nightlife, and live entertainment

Positioned at the vibrant core of the city, 445 South Rampart Street represents a rare opportunity to own a stabilized, income-producing property with both historic significance and long-term investment value. The offering provides an attractive cap rate with a tenant that enhances both the financial and cultural legacy of the asset.



PROPERTY HIGHLIGHTS

Strategic Positioning: Located in a high-traffic area, the property benefits from exceptional visibility and accessibility.

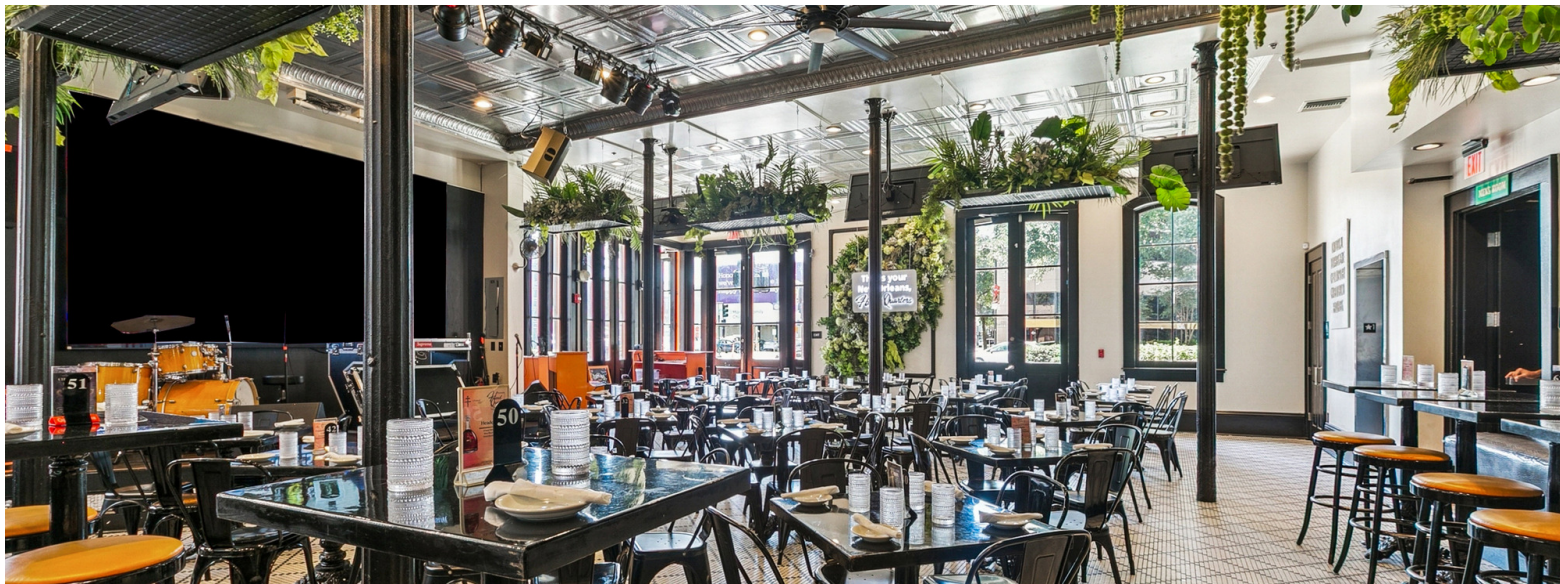
Versatile Usage: The building's layout and amenities support a variety of business models, including restaurant, live entertainment, corporate events, and more.

Cultural Epicenter: The tenant will be part of a locale renowned for its year-round festivals, conventions, and cultural gatherings.

OFFERING SUMMARY

Number of Floors:	3
Building Size:	10,258
Sale Price:	\$3,200,000

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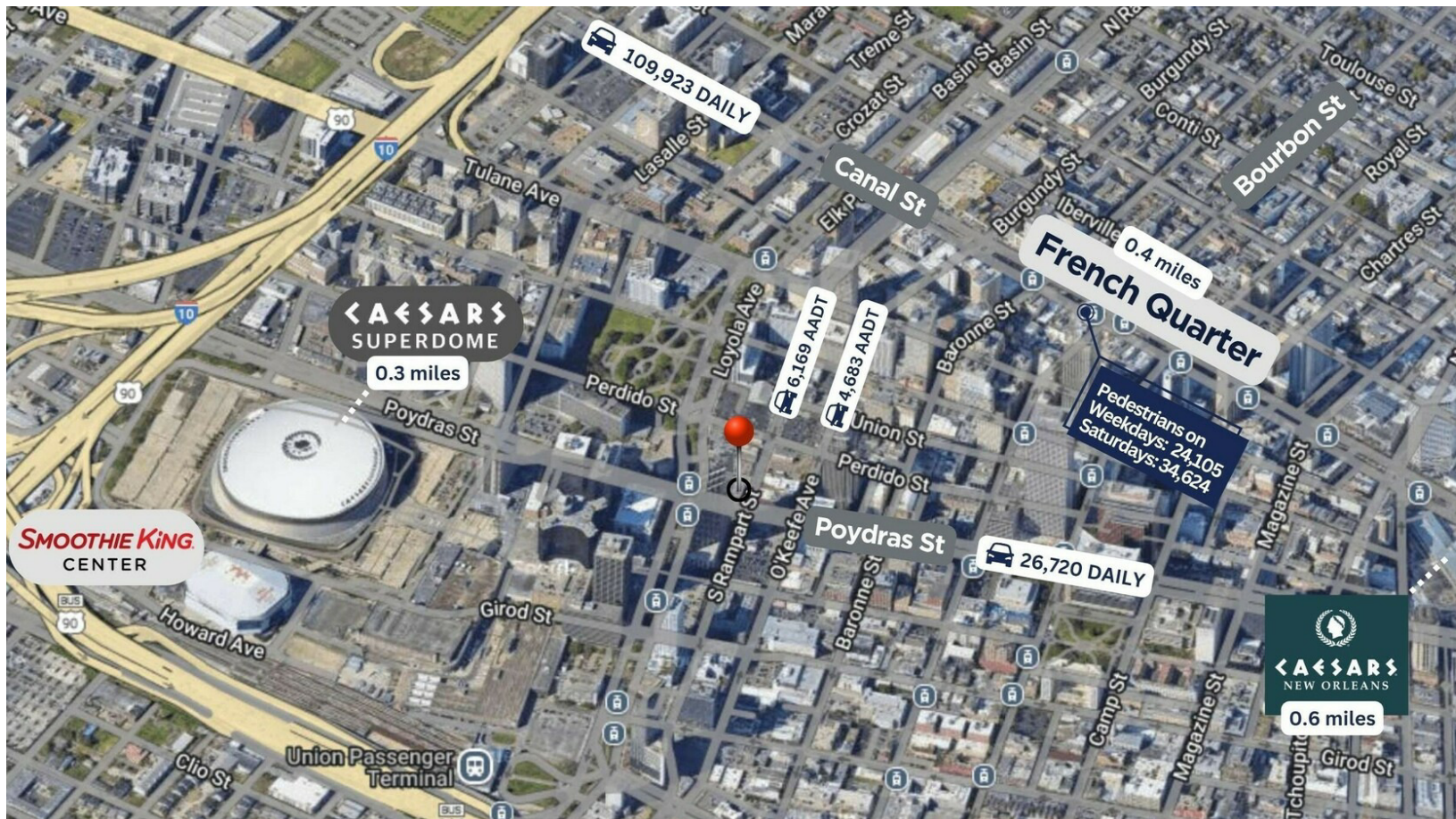
Foot Traffic

This property is a 10-minute walk to the Caesars Superdome and Smoothie King Center, which attract millions of visitors annually for major concerts, sporting events, and conventions, ensuring high foot traffic year-round.

Additionally there is high pedestrian activity on nearby Canal, Bourbon, and Poydras Streets, especially near hotels, restaurants, and entertainment venues.

The intersection of Canal and Bourbon Streets sees approximately 24,105 pedestrians on weekdays and 34,624 on Saturdays.

Downtown New Orleans boasts a walkability score of 97 and was named by Southern Living as the most walkable city in the United States in 2024.



Population

Within 1 mile:
18,000 residents

Within 3 miles:
122,000 residents

Daytime
Population
Downtown:
142,764 people
including workers,
residents, and tourists.

Downtown
Resident
Average
Household
Income:
\$89,000



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For More Information:

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