



LOWER GARDEN DISTRICT CLASS A OFFICE BUILDING FOR SALE OR LEASE
1240 CAMP STREET | NEW ORLEANS, LA

PROPERTY
VIDEO



8,655 s. f.
5,455 s. f. office / 3,200 s. f. garage
Sale Price: \$2,450,000
For Lease: \$15,867.50 per month, modified gross
or individual offices \$1,600 per month fully
serviced
Additional info & images on following pages

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BRYCE FRENCH

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Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123





LOWER GARDEN DISTRICT CLASS A OFFICE BUILDING FOR SALE OR LEASE

1240 CAMP STREET | NEW ORLEANS, LA

PROPERTY DESCRIPTION

BUILDING DESCRIPTION

8,655 sq. ft. total

- Office 5,455 sq. ft.
- Garage 3,200 sq. ft.

Renovated far beyond market standards this building offers finish and amenity unparalleled in the market.

LOCATION

Prominent Lower Garden District location at the corner of Camp Street and Thalia Street. Two way Camp Street traffic with well-marked lit cross walks, a dedicated bike lane, and a landscaped neutral ground. This building sits among examples of quintessential traditional New Orleans residential architecture and is only three blocks from the Central Business District.

OFFICE AREA

5,455 sq. ft.

- 11 private offices with ceiling heights exceeding 10' (including two oversized corner offices)
- Lobby / Reception Area
- Modern conference room
- Ample storage
- Men's and Women's separate bathroom
- Full Kitchen with open common area design

PARKING GARAGE

3,200 sq. ft.

Six (6) parking spots under roof with remote operated garage door opener. The garage floor features a half-court basketball key and three point line with goal. Great for employee flex time and client / customer fun interaction. Additional parking through abundant on street parking on both sides of Camp St. and Thalia St. with a dedicated parking lane at the building entrance on Camp St.

ARCHITECTURAL AND AMENITY

- High end vintage chic industrial meets contemporary design features.
- Glass partitions and unframed glass doors provide generous light and create an open feel with privacy.
- Exposed brick and beam
- Exposed round industrial duct work
- Exposed wooden ceiling framing
- Premium light fixtures with smart controls (Chandeliers, pendant lighting, track lighting, Edison lights, and more)
- Stained polished concrete floors with noise abating carpet in private offices
- Stainless steel commercial appliances including oven, stove, range hood, full height refrigerator / freezer, wine chiller, microwave etc.
- Wall mounted monitors / TVs in many rooms
- Desks and furniture can remain or be removed
- High speed internet connectivity

HEALTH AND SPACING

This configuration provides the ideal environment for comfortable spacing and separation of office occupants related to social and work place distancing.

TOTAL BUILDING LEASE RATE

\$15,867.50 per month (\$22 per sq. ft.) modified gross

*Landlord responsible for taxes and insurance.

*Tenant responsible for utilities, janitorial, etc

PRIVATE OFFICE LEASE RATE

Individual offices **\$1,600 per month** fully serviced
Or

\$1,750 per month with reserved garage parking

FOR SALE

\$2,450,000 (\$283.07 per sq. ft.)

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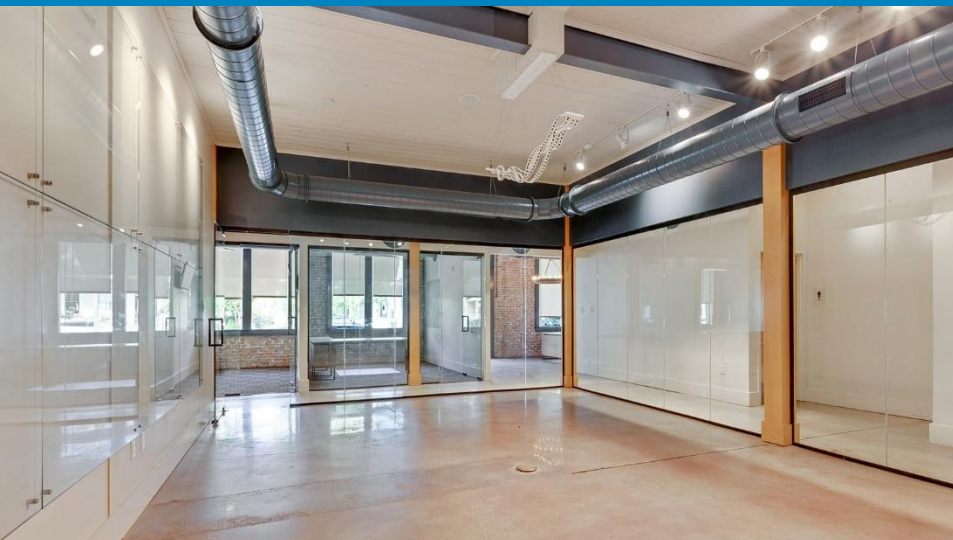
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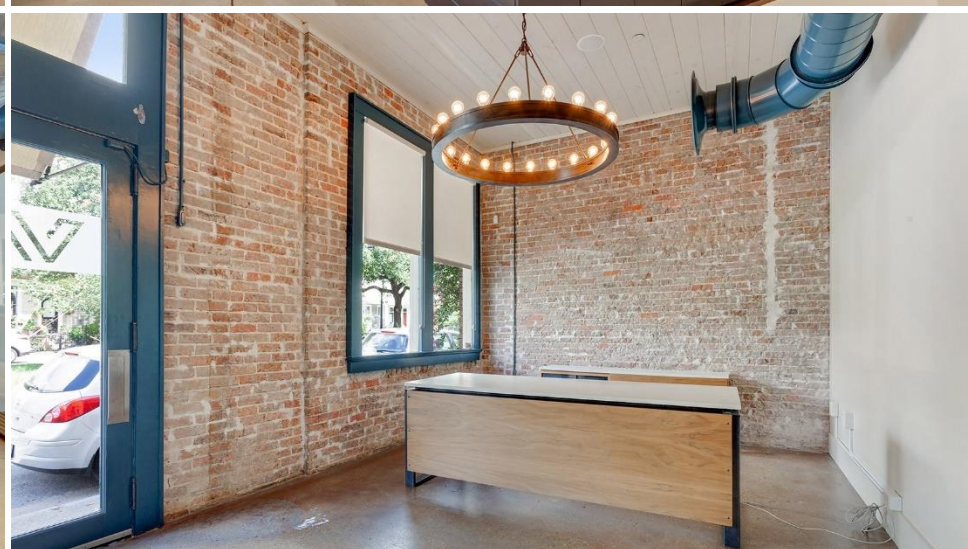
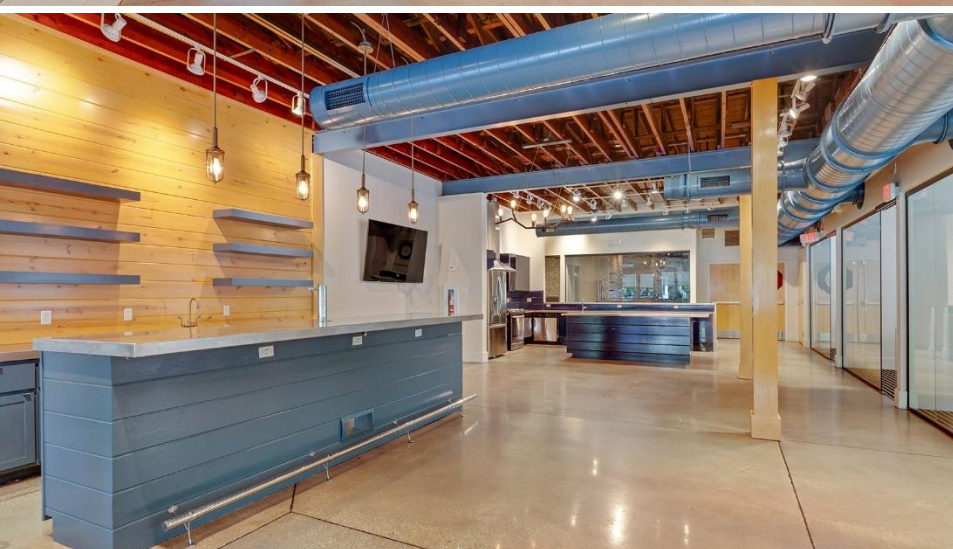


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INTERIOR



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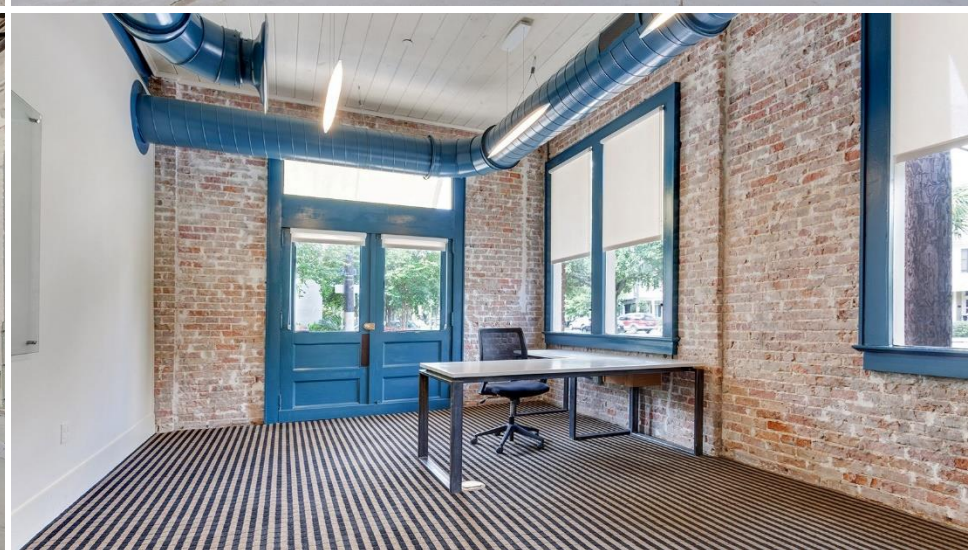
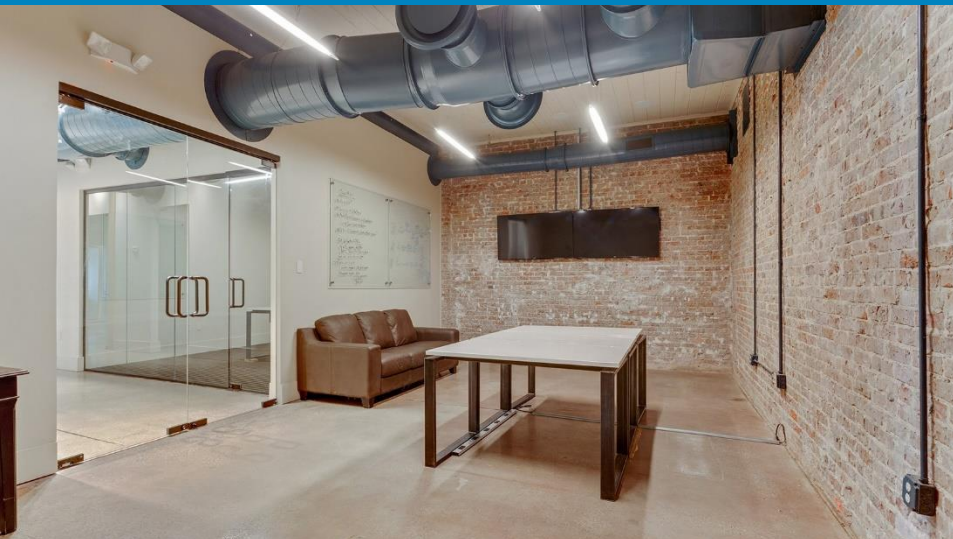
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INTERIOR CONTINUED



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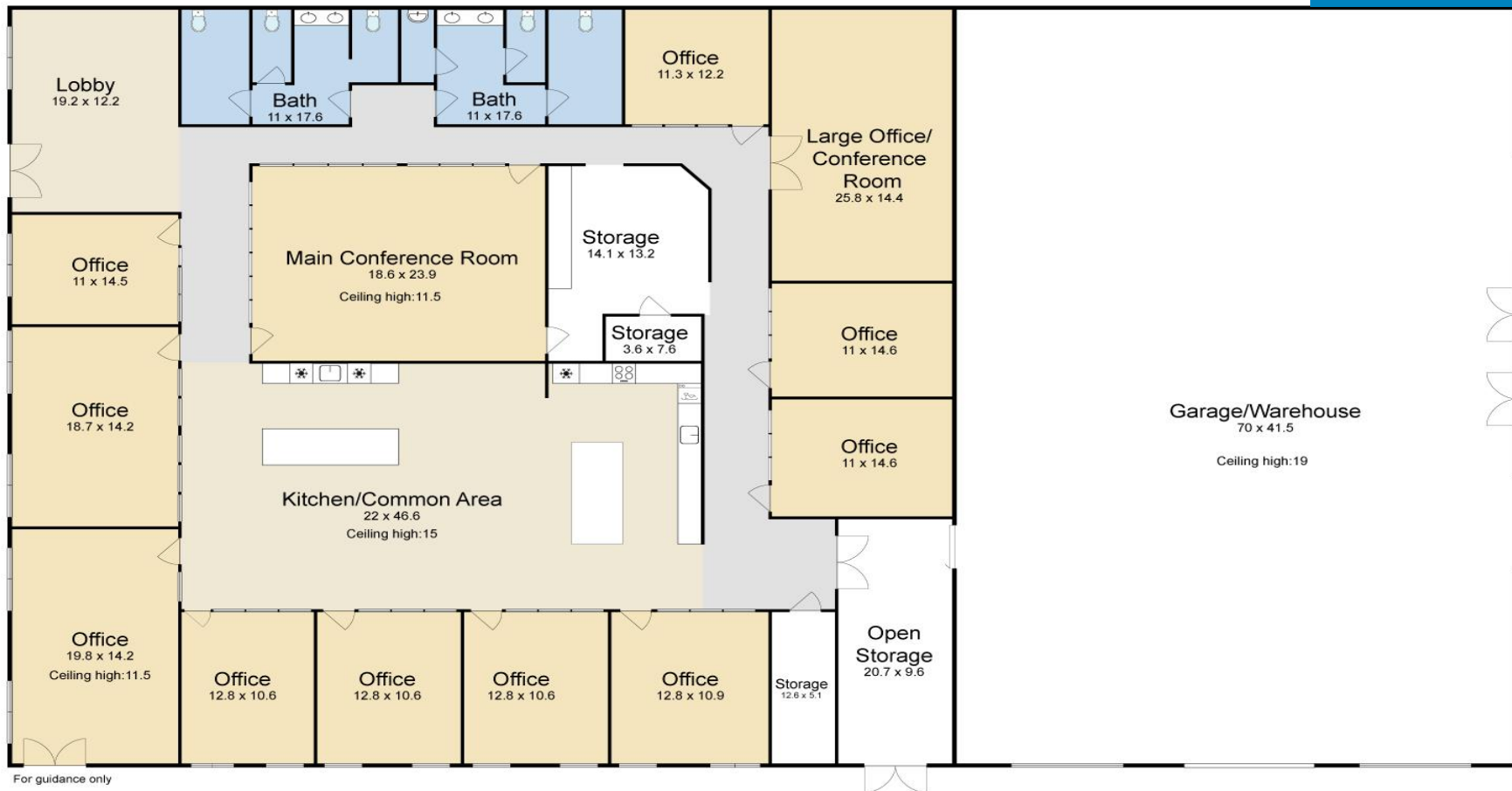




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FLOOR PLAN



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CAMP STREET

THALIA STREET

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