



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:** \$2,596,500

**For Lease:** \$17,310 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  
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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

**\$17,310 per month (\$24 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

**\$2,596,500 (\$300 per sq. ft.)**

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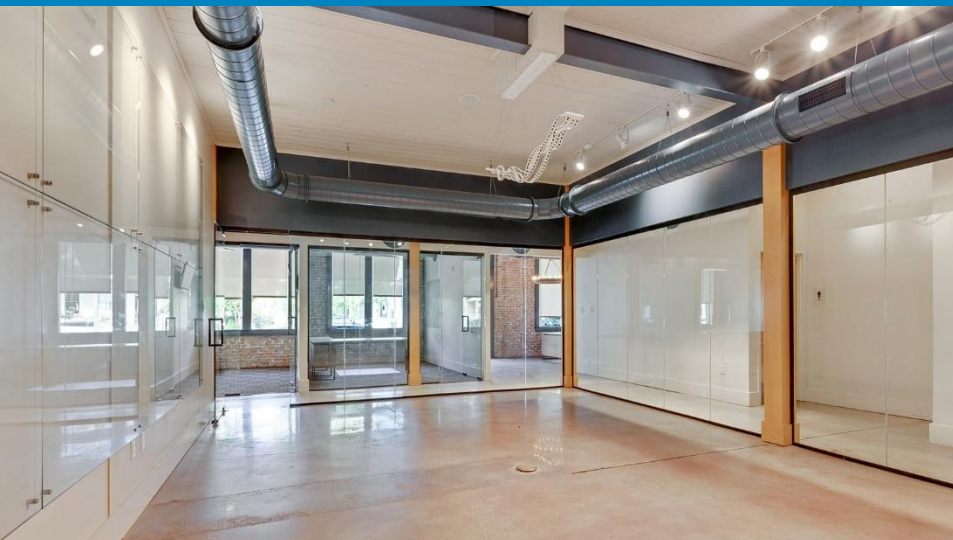




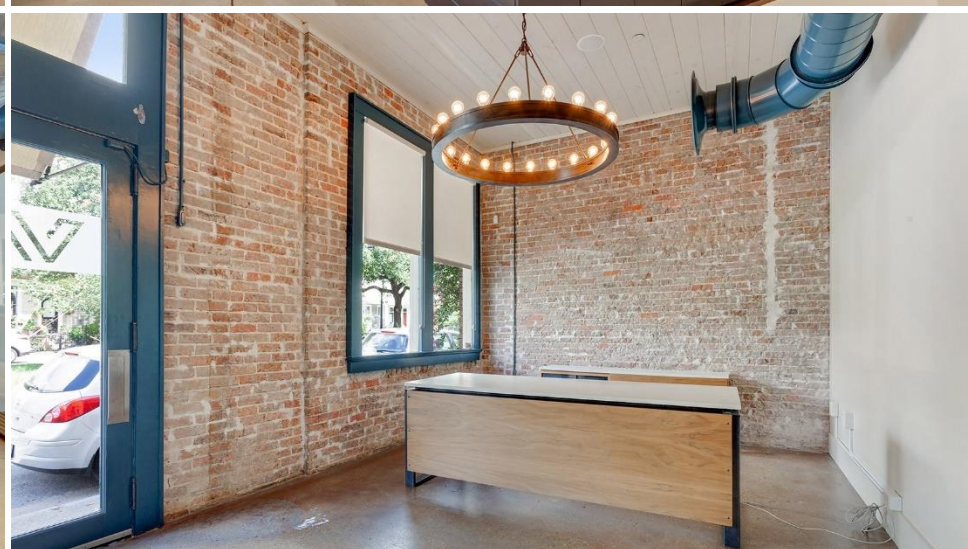
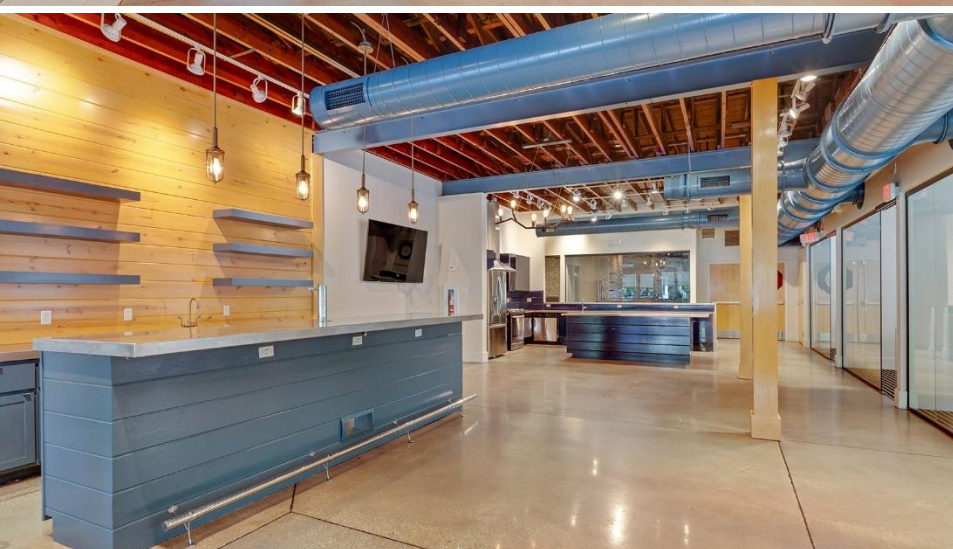


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INTERIOR



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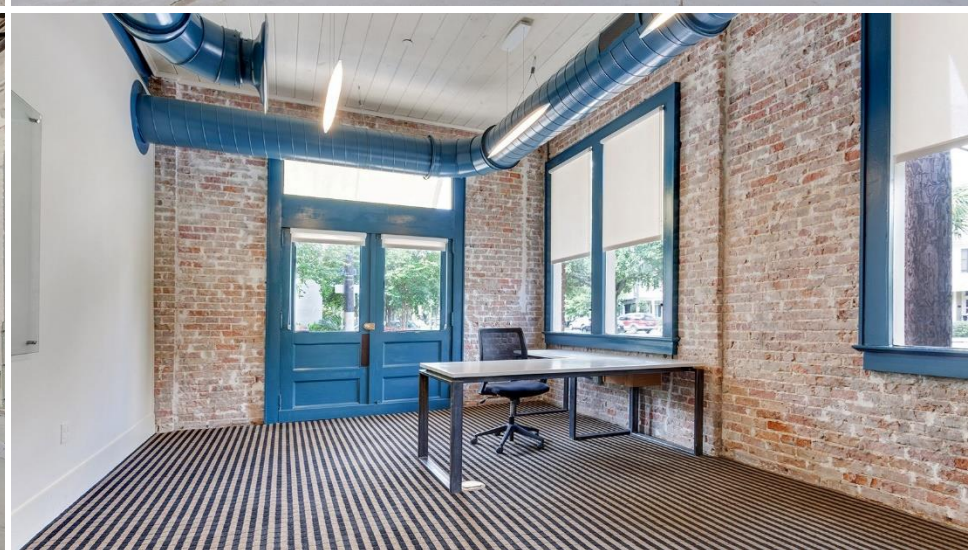
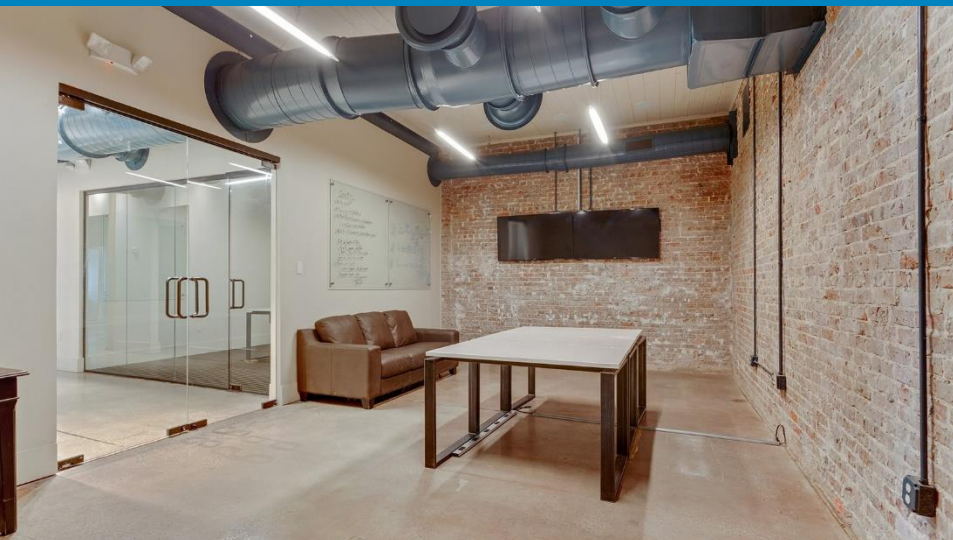






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INTERIOR CONTINUED



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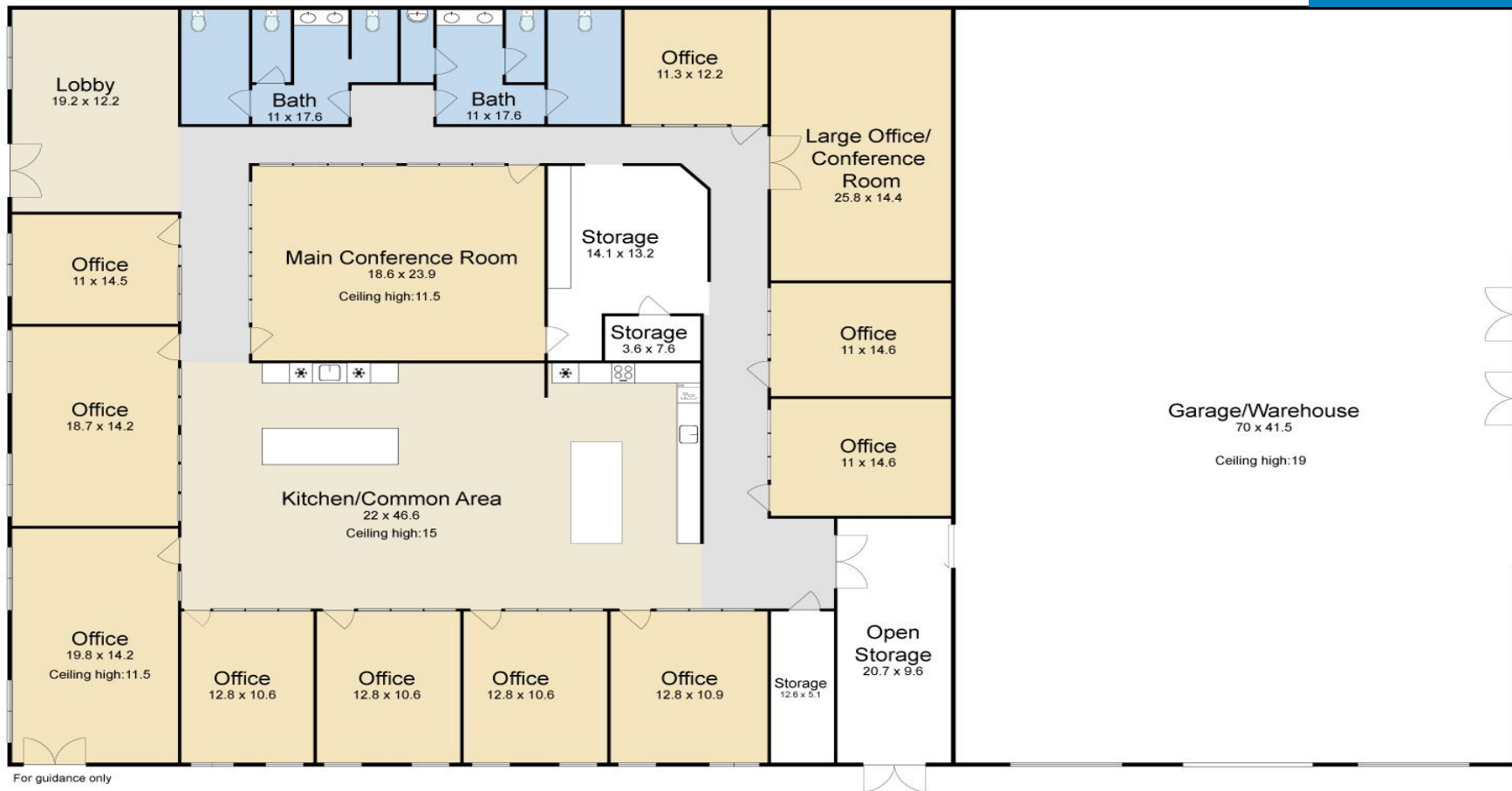




# LOWER GARDEN DISTRICT CLASS A OFFICE BUILDING FOR SALE OR LEASE

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## FLOOR PLAN



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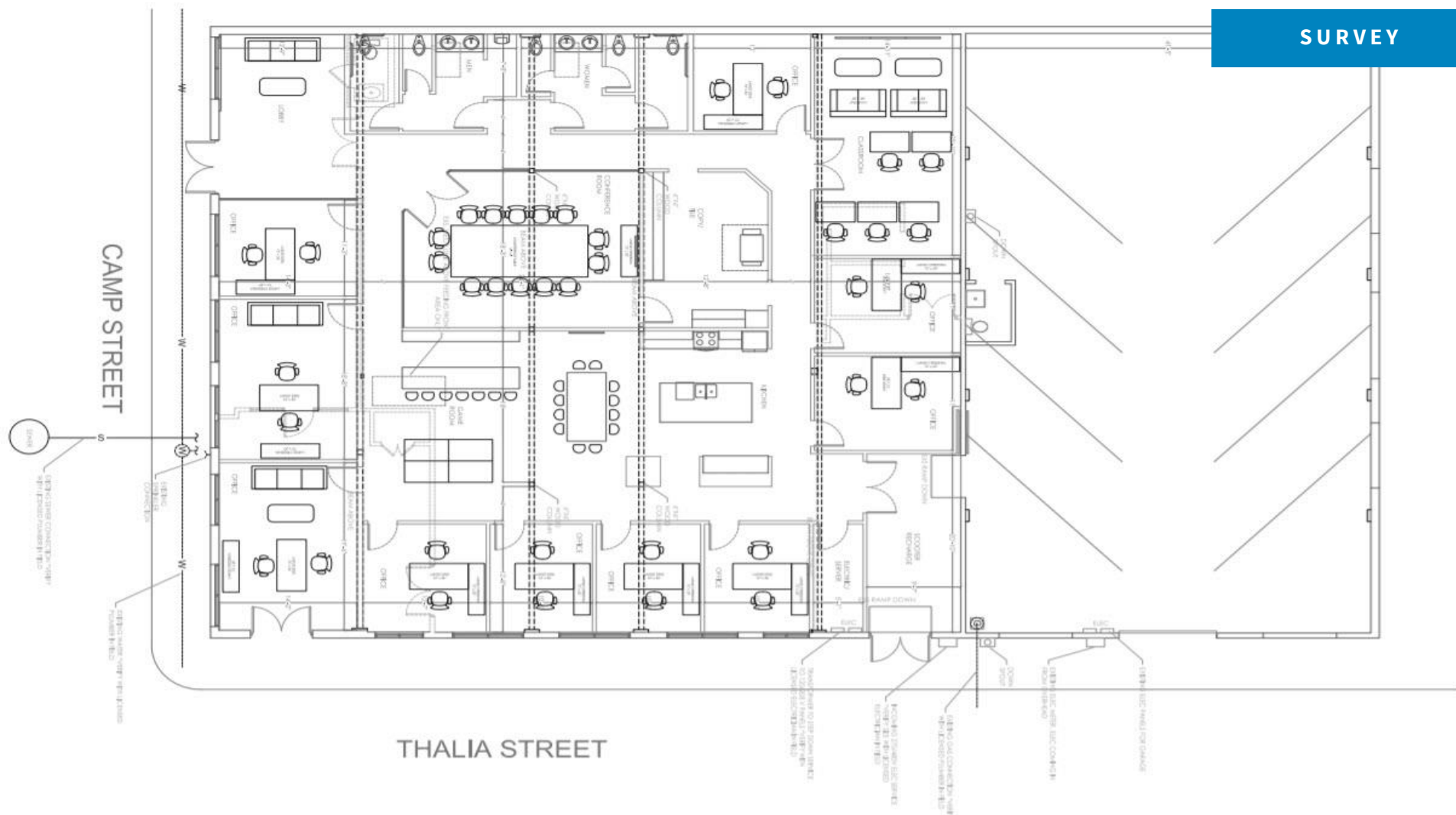




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## SURVEY



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