



CBD OFFICE BUILDING FOR SALE

955 HOWARD AVENUE | NEW ORLEANS, LA



BUILDING DESCRIPTION

High traffic high visibility prime CBD location. This two story office building sits where Howard Ave. intersects O'Keefe and Rampart Streets. The property is one of the first buildings to greet incoming CBD traffic approaching from either direction. This property borders The South Market District developments and neighbors The Standard, The Beacon, and the Paramount. At just three blocks from Poydras St., this location provides close proximity to the core of the downtown Class A office towers as well as to New Orleans landmarks such as The Superdome, Lee Circle, and Lafayette Square.

BUILDING AREA

9,278 (+/-) s. f. two story office building on 10,252 (+/-) s. f. of land

PARKING

Includes 15 parking spots on 5,603 (+/-) s. f. of land surrounded by a black iron fence.

DEVELOPMENT

The adjacent 25,222 (+/-) s. f. parcel housing a Premium Parking lot is actively For Sale separately through another brokerage firm. There is potential to assemble a 35,474 (+/-) s. f. CBD parcel by combining these separate but adjacent offerings. The New Orleans Comprehensive Zoning Ordinance states that "a height limit of six (6) stories and seventy-five (75) feet applies within twenty (20) feet of all property lines adjacent to any public right-of-way, and a height limit of ten (10) stories and one hundred twenty-five (125) feet applies to all other portions of the lot."

ECONOMIC INCENTIVE

Opportunity Zone

ZONING

CBD-5

LEASE RATE

\$15.00 per sq. ft./NNN

SALE PRICE

\$2,025,000 (\$218.26 per sq. ft. of building)

Max J. Derbes, Inc.
REALTORS ■

CONTACT
BRYCE FRENCH

OFFICE 504.733.4555
CELL 504.427.2090
bryce@maxderbes.com

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5440 Mounes Street, Ste 100
New Orleans, LA 70123





CENTRAL BUSINESS DISTRICT

French Quarter - CBD

New Orleans

Poydras St.

ACE HOTEL

Central Business District

HYATT REGENCY

PARAMOUNT

CVS pharmacy

ROUSES MARKETS

THE STANDARD

Mercedes-Benz Superdome

SMOOTHIE KING CENTER

THE NATIONAL WWII MUSEUM NEW ORLEANS

Howard Ave

Calliope St

Magazine St

Earhart Blvd

Simon B

S. Sara

Baronne St

Caron

St. C

Margaret P

Constance St

N. Diamond

St. Joseph St

Julia St

Notre-Dame St

Grond St

S. Maestri St

Lafayette St

Convention Center Blvd

S. Peters St

Port

Acade St

Des Armes St

Gravier St

Canal St

Robertson St

Sugar Bowl Dr

Cypress St

W. Stadium Dr

Palmyra St

Cleveland Ave

10

90

BUS

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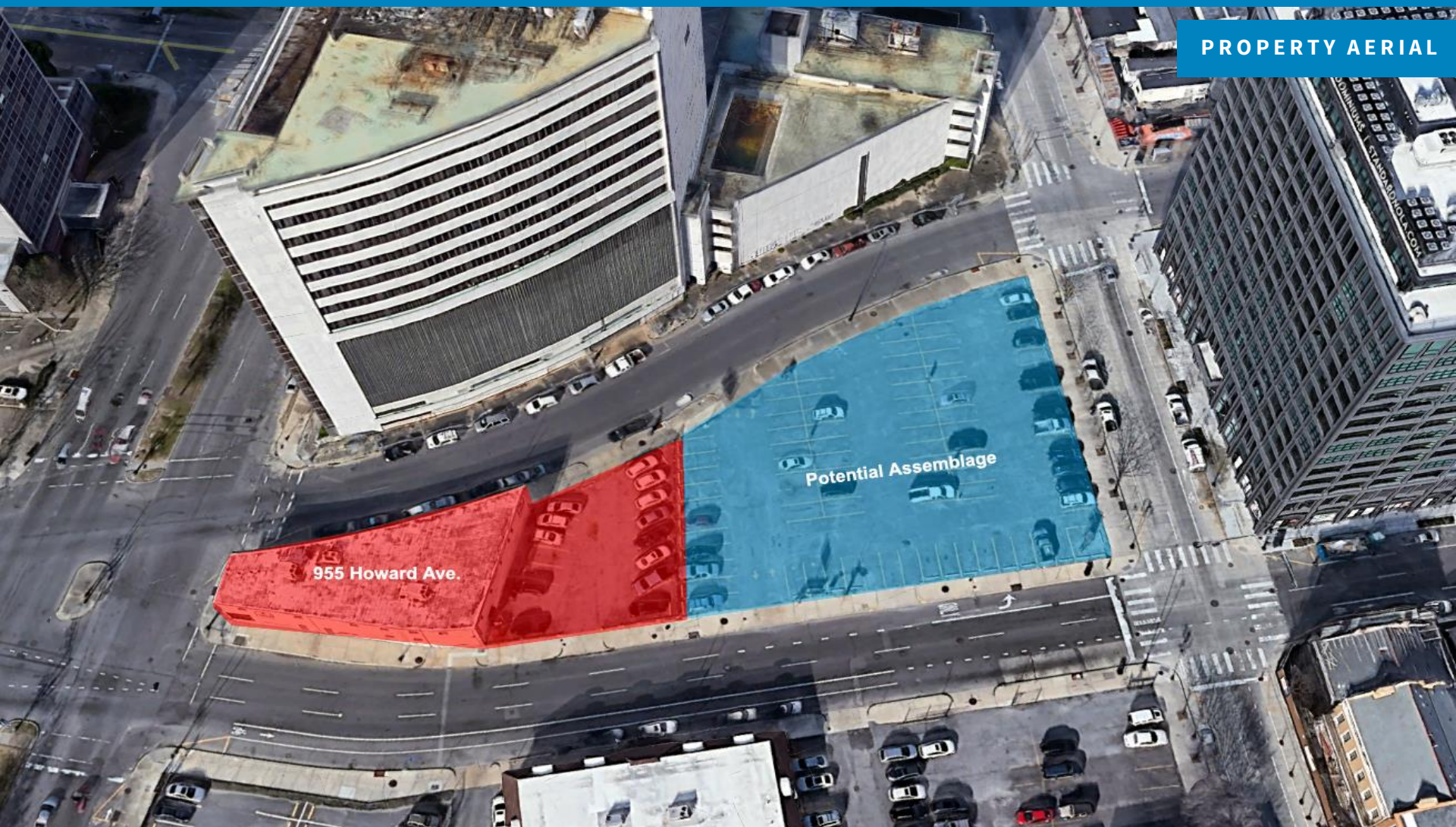
MAXDERBES.COM



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PROPERTY AERIAL



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INTERIOR



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