



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

COMMERCIAL SPACE | FOR SUBLEASE

## Prominent First Floor Space in Warehouse District

**700 Baronne Street**

NEW ORLEANS, LA 70113

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**Austin Lavin** CCIM

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## OFFICE/RETAIL CORNER SPACE AVAILABLE

700 Baronne Street, New Orleans, LA 70113

### DESCRIPTION

Located at the high-visibility intersection of Baronne and Girod Streets, this premier corner space is an exceptional plug-and-play sublease opportunity for a financial institution, office, or retail usage in the heart of the New Orleans Warehouse District.

Located directly across from Rouses and a block away from South Market, this is located in this popular downtown residential/commercial corridor.

Formerly a branch location for Red River Bank, this

ground-floor suite offers floor-to-ceiling glass windows, premium modern finishes, flexible open workspaces, and fully equipped private areas tailored for immediate occupancy.

The current lease expires on October 31, 2028.

There is an opportunity to extend to a long-term lease directly with the landlord. The furniture in the space can be included.

### OVERVIEW

#### SIZE

2,121 sf

#### PARKING

Street

#### RENTAL RATE

\$40 psf, NNN

#### FURNITURE

Can Be Included



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# 700 BARONNE STREET INTERIOR PHOTOS

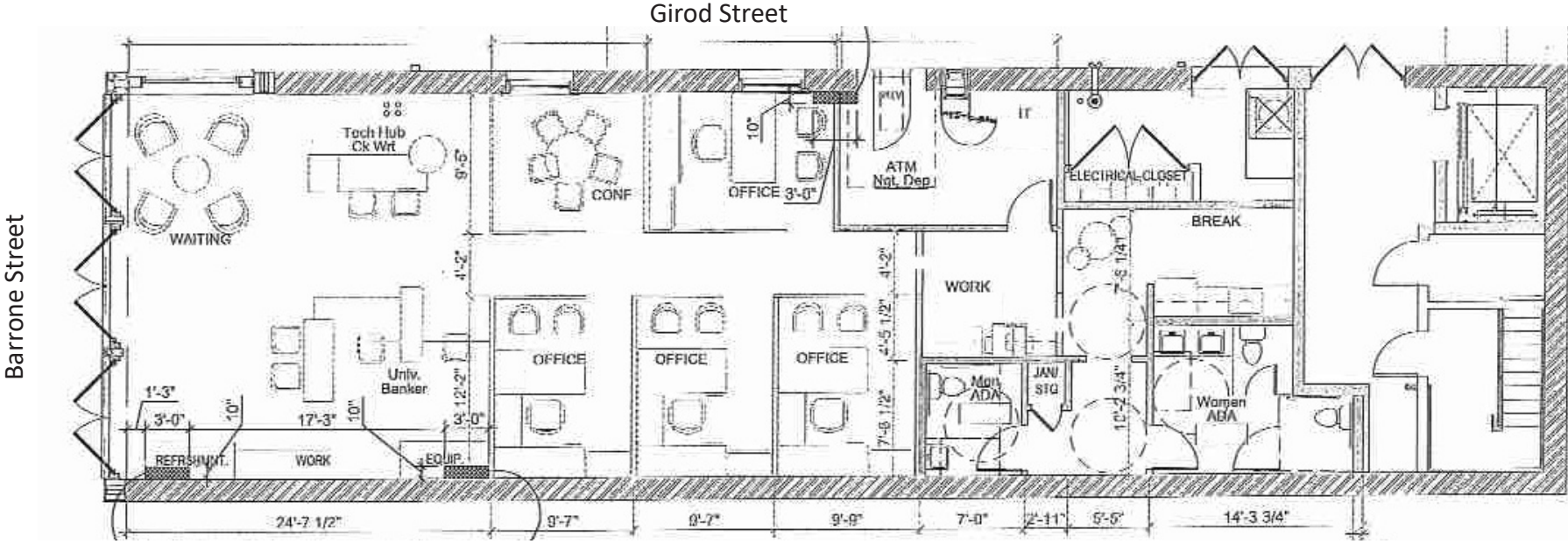


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# 700 BARONNE STREET

## FLOOR PLAN



# 700 BARONNE STREET

## NEIGHBORHOOD

The **Lafayette Square Historic District** region was a 19th-century industrial area that also included public buildings. It has morphed over the past three decades into a mixture of apartment/condominium units, arts destinations such as museums and “Gallery Row” on Julia Street, eclectic office buildings, and a number of boutique-type hotels.



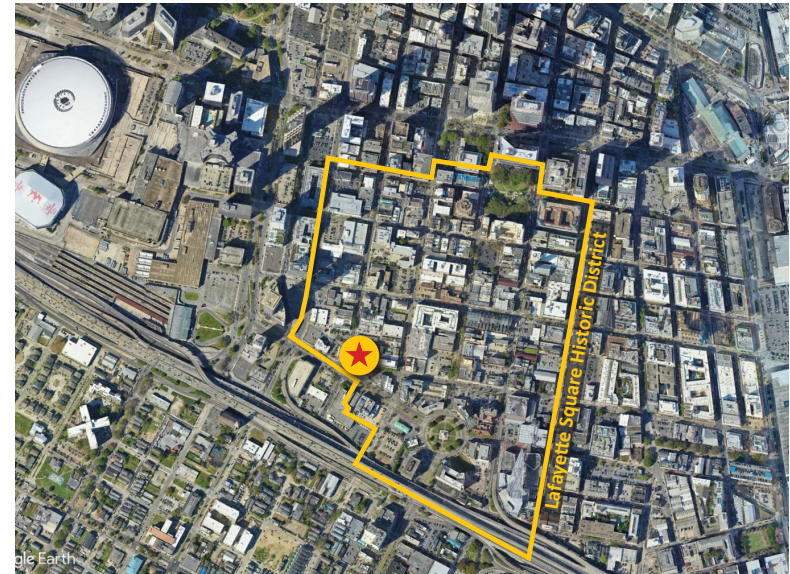
**Restaurants** - World-class restaurants include Herbsaint, Pêche Seafood Grill, Seaworthy, and more.



**Attractions** - Major arts festivals draw in visitors each year. These include the wildly-popular White Linen Night, which is an art stroll and block party through the area’s galleries and museums on the first Saturday in August and Jammin’ on Julia, held the first Saturday in May.



**Transportation** - The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located one block from the St. Charles streetcar route heading downtown and has convenient access to buses.



### DEMOGRAPHICS (EST. 2025)

| Drivetime:          | <u>3 min.</u> | <u>5 min.</u> | <u>7 min.</u> | <u>10 min.</u> |
|---------------------|---------------|---------------|---------------|----------------|
| Population:         | 12,242        | 25,782        | 50,038        | 118,848        |
| Median HH Income:   | \$111,602     | \$100,656     | \$95,702      | \$94,522       |
| Daytime Population: | 62,217        | 72,756        | 85,674        | 115,793        |





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