



# 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 LEASE

## Newly Designed Space in a Historic Building

**2407 Bienville Street and 319 N. Tonti Street**

NEW ORLEANS, LA 70119

---

**Andrea Arons Huseman** CCIM  
[ahuseman@corp-realty.com](mailto:ahuseman@corp-realty.com)  
504.587.1450



*staged photos*

## DISTINCTIVE CREATIVE OFFICES IN FORMER CHURCH

2407 Bienville Street and 319 N. Tonti Street, New Orleans, LA 70119

### DESCRIPTION

A beautifully restored former church offers modern commercial space with soaring ceilings, original architectural details, and abundant natural light. Flexible layouts include open areas and private offices ideal for creative or non-traditional users.

Centrally located near Mid-City and the Medical District, the property provides quick access to I-10, the CBD, Broad Street, Whole Foods, and the Lafitte Greenway.

Owned and reimaged by award-winning NANO, LLC, the building is also home to Pilates Homeroom and Career Training, LLC. Remaining availabilities range from 663–2,584 rsf, perfect for businesses seeking a distinctive, community-driven setting.

### AMENITIES

- shared paved and landscaped courtyard
- limited off-street parking shared with landlord as well as street parking
- availability for high-speed Cox® Fiber
- new central HVAC system
- LEED certification



**CORPORATE REALTY**

**Andrea Arons Huseman CCIM**  
ahuseman@corp-realty.com  
504.587.1450

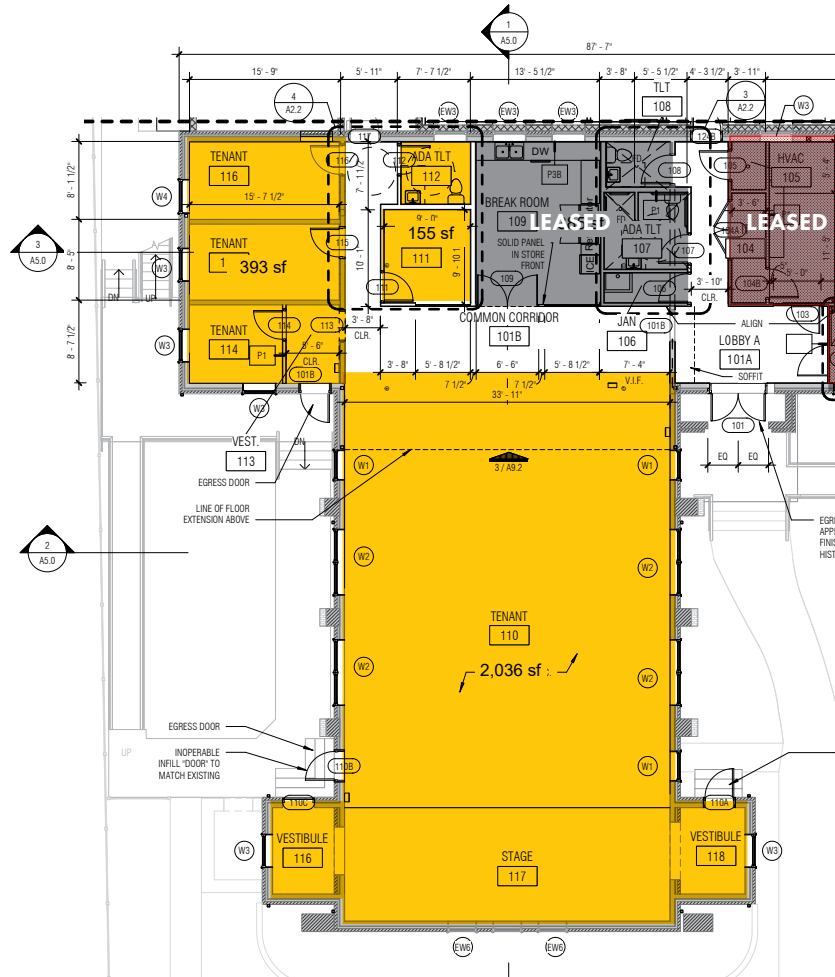
# 2407 BIENVILLE STREET

## AVAILABLE SPACE

### 2407 BIENVILLE STREET

Size: 2,584 sf

Rental Rate: \$24.00/sf, NNN



CORPORATE REALTY

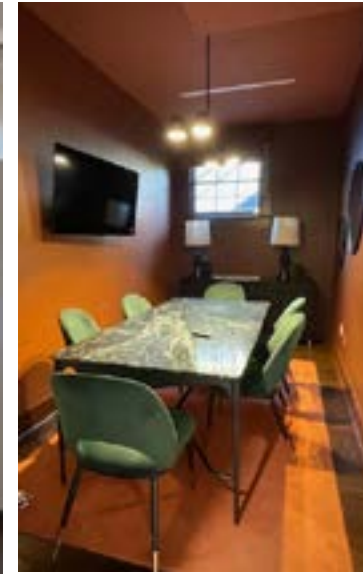
Andrea Arons Huseman CCIM

ahuseman@corp-realty.com

504.587.1450

# 2407 BIENVILLE STREET

## IMAGES



**CORPORATE REALTY**

**Andrea Arons Huseman CCIM**  
ahuseman@corp-realty.com  
504.587.1450

# 319 N TONTI STREET

## AVAILABLE SUITES

### SUITE C

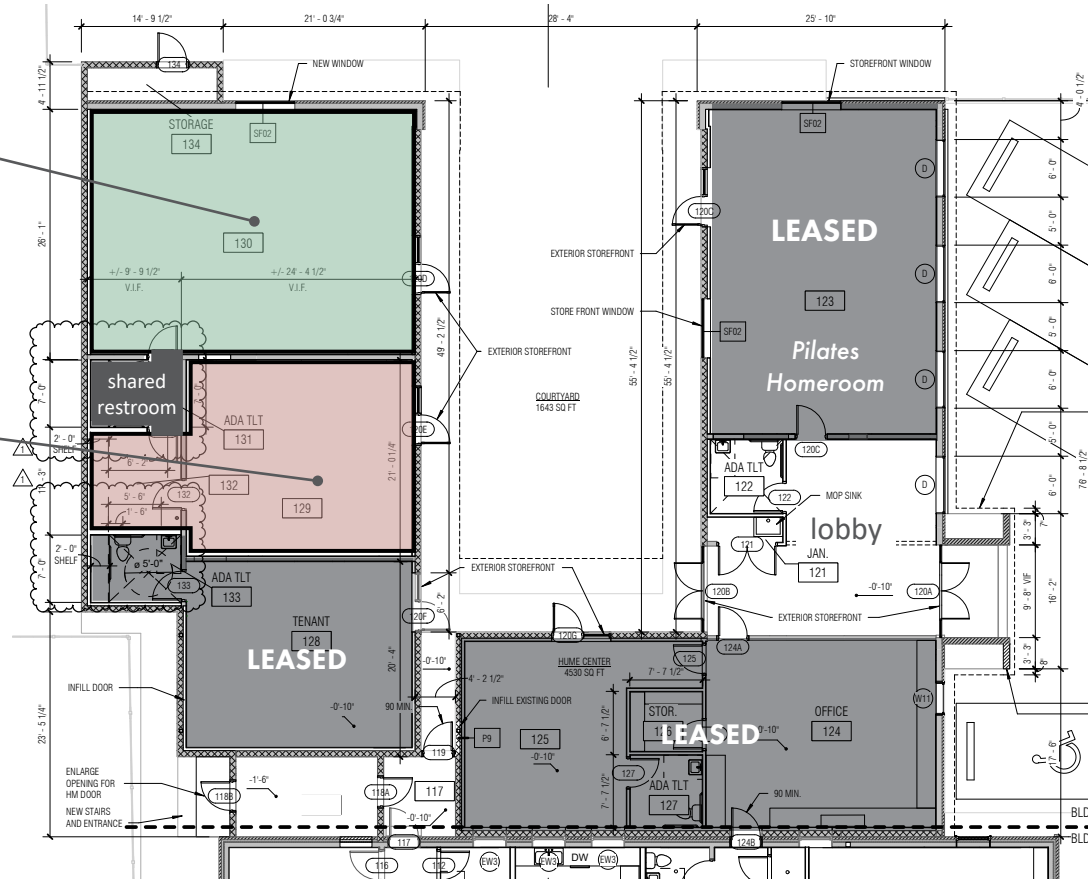
**Size:** 958 sf

**Rental Rate:** \$20.00/sf, NNN  
shares restroom with Suite B

### SUITE B

**Size:** 663 sf

**Rental Rate:** \$20.00/sf, NNN  
shares restroom with Suite C



**CORPORATE REALTY**

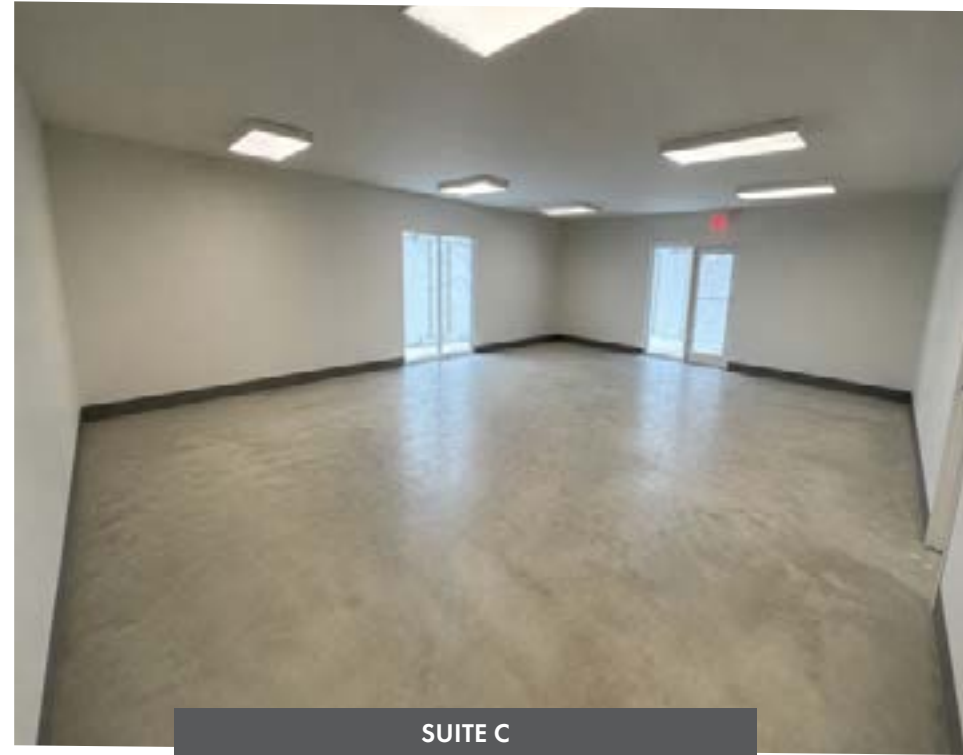
**Andrea Arons Huseman CCIM**

ahuseman@corp-realty.com

504.587.1450

# 319 N TONTI STREET

## IMAGES



**CORPORATE REALTY**

**Andrea Arons Huseman** CCIM  
ahuseman@corp-realty.com  
504.587.1450

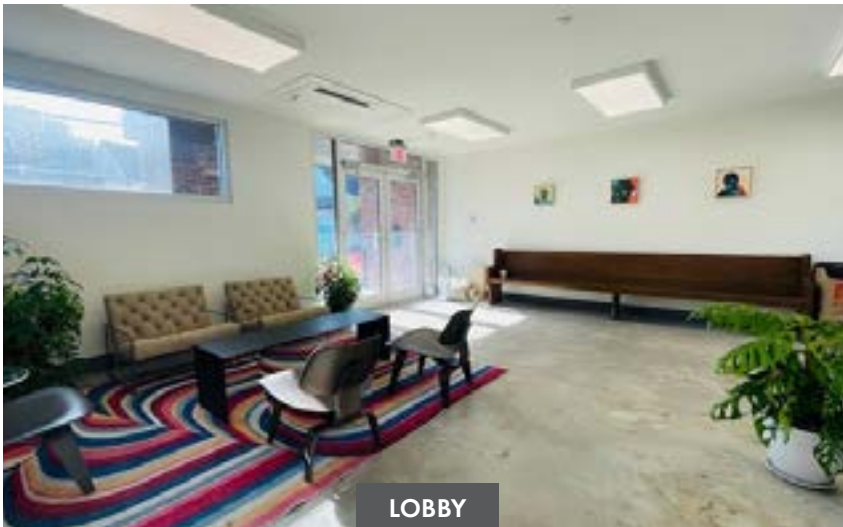
# N TONTI COMMON AREAS IMAGES



ENTRANCE TO LOBBY FROM N TONTI



COURTYARD ENTRANCE TO 2407 BIENVILLE



LOBBY



SHARED COURTYARD



**CORPORATE REALTY**

**Andrea Arons Huseman** CCIM  
ahuseman@corp-realty.com  
504.587.1450

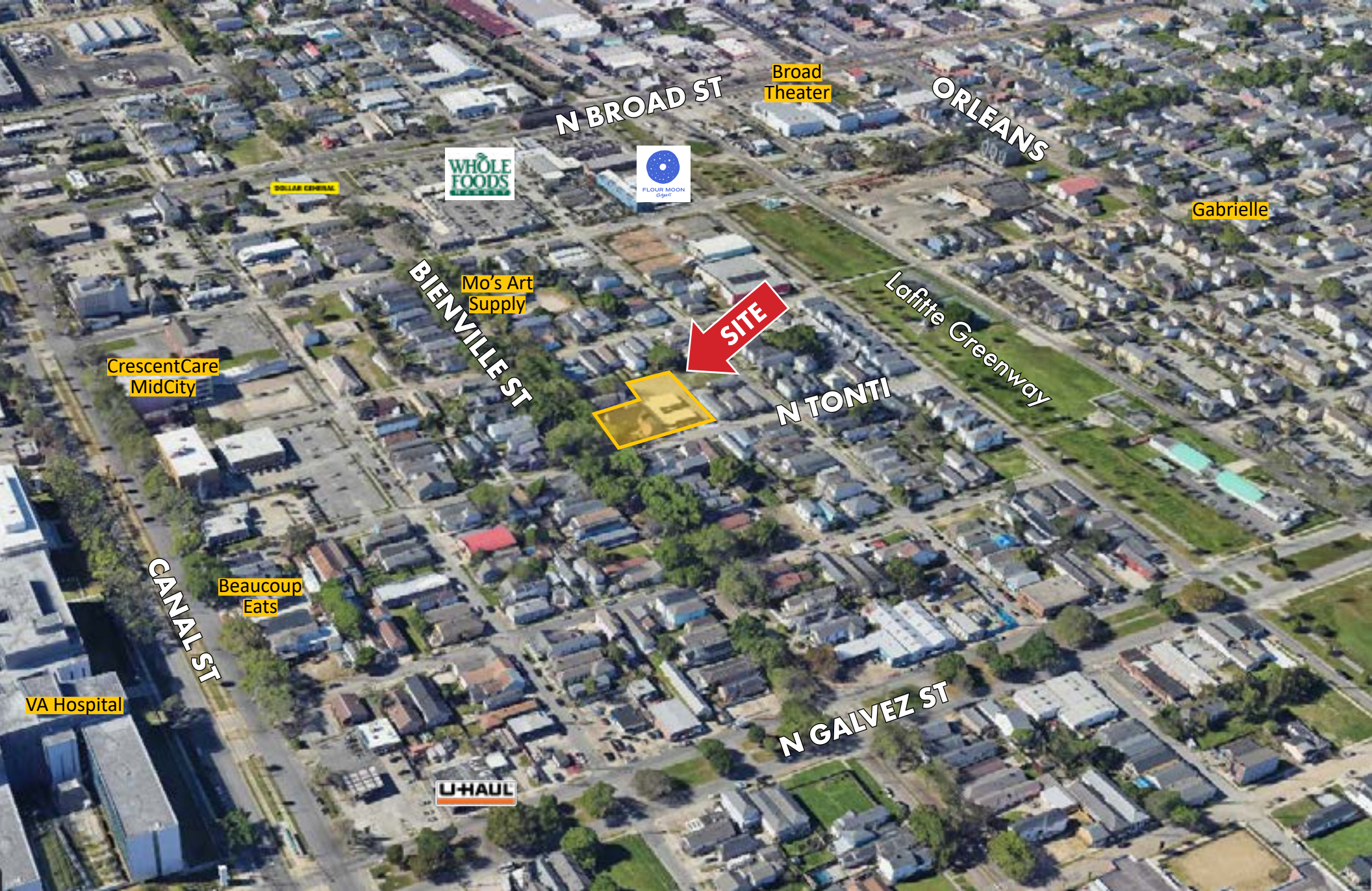
# N TONTI COMMON AREAS

## IMAGES



**CORPORATE REALTY**

**Andrea Arons Huseman** CCIM  
ahuseman@corp-realty.com  
504.587.1450



**CORPORATE REALTY**

**Andrea Arons Huseman CCIM**  
ahuseman@corp-realty.com  
504.587.1450



**CORPORATE REALTY**

**Andrea Arons Huseman CCIM**

[ahuseman@corp-realty.com](mailto:ahuseman@corp-realty.com)

504.587.1450

COMMERCIAL SPACE | FOR LEASE

# Newly Designed Space in a Historic Building

2407 Bienville Street and 319. N. Tonti Street, New Orleans, LA 70119



**Andrea Arons Huseman CCIM**

ahuseman@corp-realty.com

504.587.1450



## CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

504.581.5005 | [corp-realty.com](http://corp-realty.com)

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 7/2025

# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

