



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR SUBLEASE

Prominent First Floor Space in Warehouse District

700 Baronne Street
NEW ORLEANS, LA 70113

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005



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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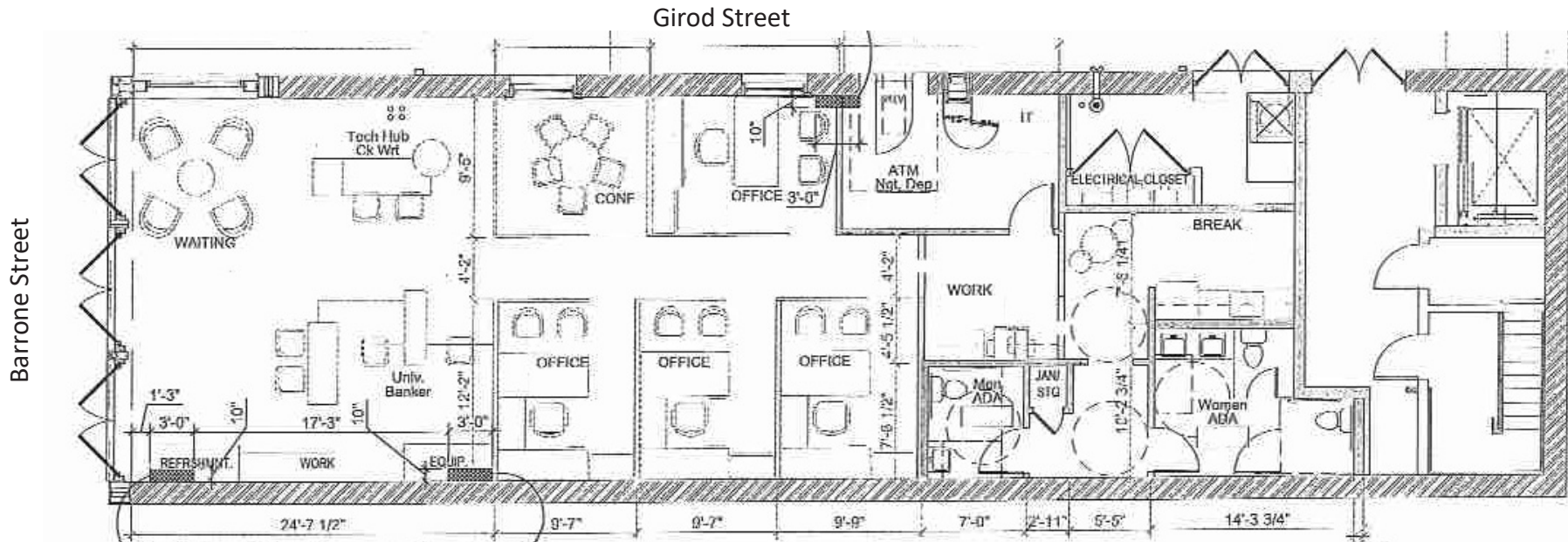
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700 BARONNE STREET INTERIOR PHOTOS



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.



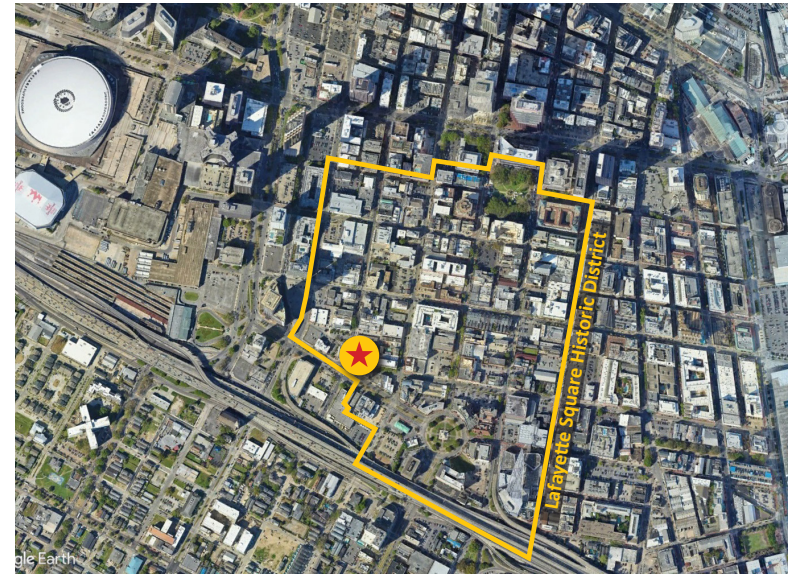
Restaurants - World-class restaurants include Herbsaint, Pêche Seafood Grill, Seaworthy, and more.



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.



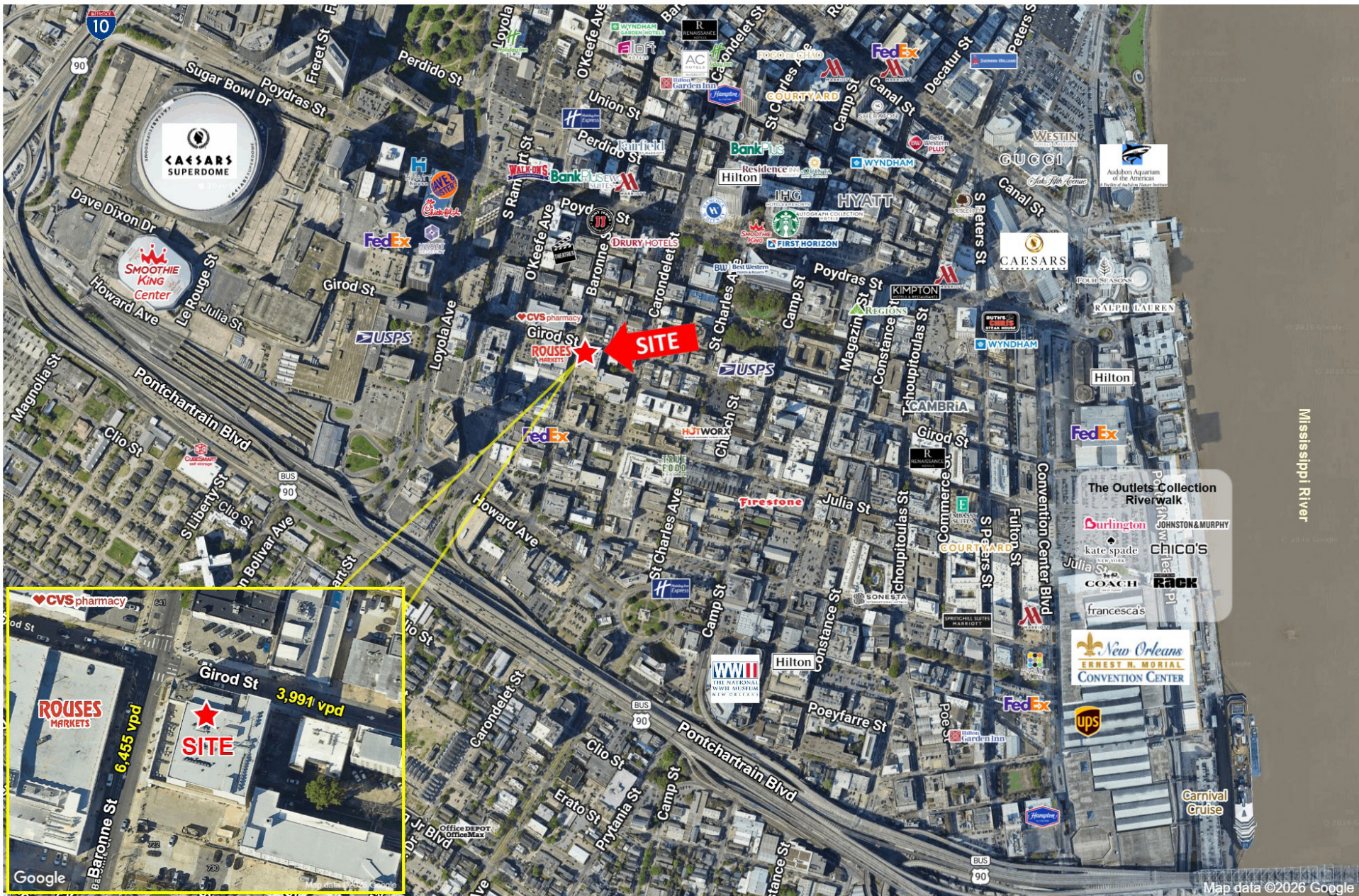
Transportation - The property has easy access to I-10 and Pontchartrain Expressway, as well as other New Orleans neighborhoods. It is located one block from the St. Charles streetcar route heading downtown and has convenient access to buses.



DEMOGRAPHICS (EST. 2025)

Drivetime:	3 min.	5 min.	7 min.	10 min.
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





Map data ©2026 Google



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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: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

