



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

OFFICE BUILDING & PARKING | FOR SALE

Highly Visible Mid-City Office Building with Ample Parking

2601 & 2609 Canal Street

NEW ORLEANS, LA 70119

Bennett K. Davis
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OFFICE BUILDING WITH SURFACE PARKING LOT

2601 & 2609 Canal Street, New Orleans, LA 70119

DESCRIPTION

This offering consists of two buildings, one of which served as home to The Blood Center, and a large, secure surface parking lot. Positioned in the heart of Mid-City near the thriving New Orleans Medical District, the property has exceptional potential for continued medical, laboratory, and/or office use or could be repurposed.

This property is surrounded by a growing mix of healthcare, research, and support services. Less than a mile from the University Medical Center, LSU School of Medicine, and VA Hospital, it also has convenient access to I-10 and the Central Business District.

2609 CANAL STREET

Formerly home to The Blood Center, this five-story, mixed-use office building contains 26,055 sf and features one floor of laboratory space and four floors of traditional office space.

- Built in approximately 1961, with partial renovations completed in 2011
- Central elevator service to all floors
- Entire third floor built out as laboratory space
- Secure, fenced parking lot with approximately 85 spaces, accessible from Iberville Street

2601 CANAL STREET

A 2,228-sf, single-story, brick and stucco office building with a flat roof and a dedicated surface lot accessible from N Dorgenois Street.

- Currently vacant and ready for occupancy or for redevelopment
- Can be used for office, medical, or retail

SALE PRICE

\$3,990,000 (\$141.07/sf)

~~\$4,415,000 (\$156.10/sf)~~



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2609 CANAL STREET

ABOUT THE BUILDING

DESCRIPTION BY FLOOR

1st floor

3,775 gross sf (2,601 net rentable sf [rsf])

- Used for general office space
- Includes covered driveway through the building to the parking lot

2nd floor

5,435 gross sf (4,738 net rsf)

- Used for general office space

3rd floor

5,435 gross sf (4,738 net rsf)

- Previously used for lab space
- Includes walk-in cooler (300 sf; insulated walls, floor, and ceiling), server room, and shower room
- Sealed floor with drains

4th floor

5,435 gross sf (4,738 net rsf)

- Used for executive office space
- Contains large kitchen with stainless steel sinks, built-in appliances, and granite countertops
- Wood and tile floors; crown molding

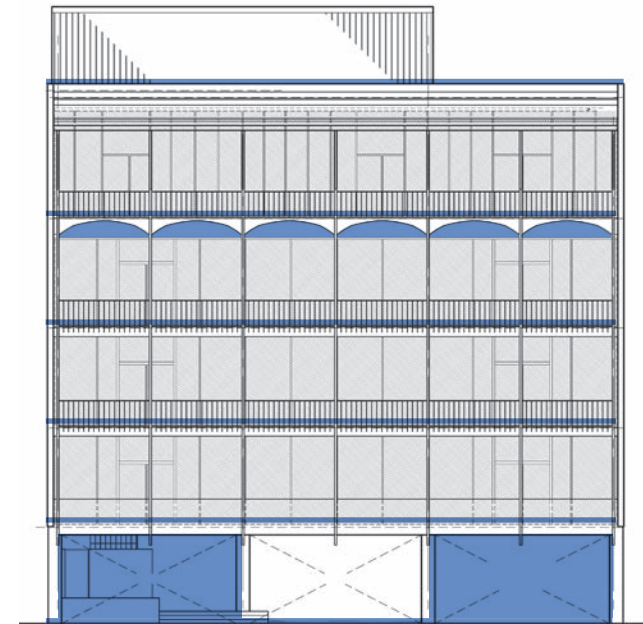
5th floor

5,435 gross sf (4,738 net rsf)

- Used for executive office space
- Wood and tile floors; crown molding

Roof

- 540-sf penthouse/storage area
- Emergency generator
- HVAC units



BUILDING HIGHLIGHTS

- Emergency generator - natural gas engine (450 kW, 120/208 V, 3 ϕ , 4W)
- 2 elevators
- 2 interior stairwells
- Balconies on floors 2-5



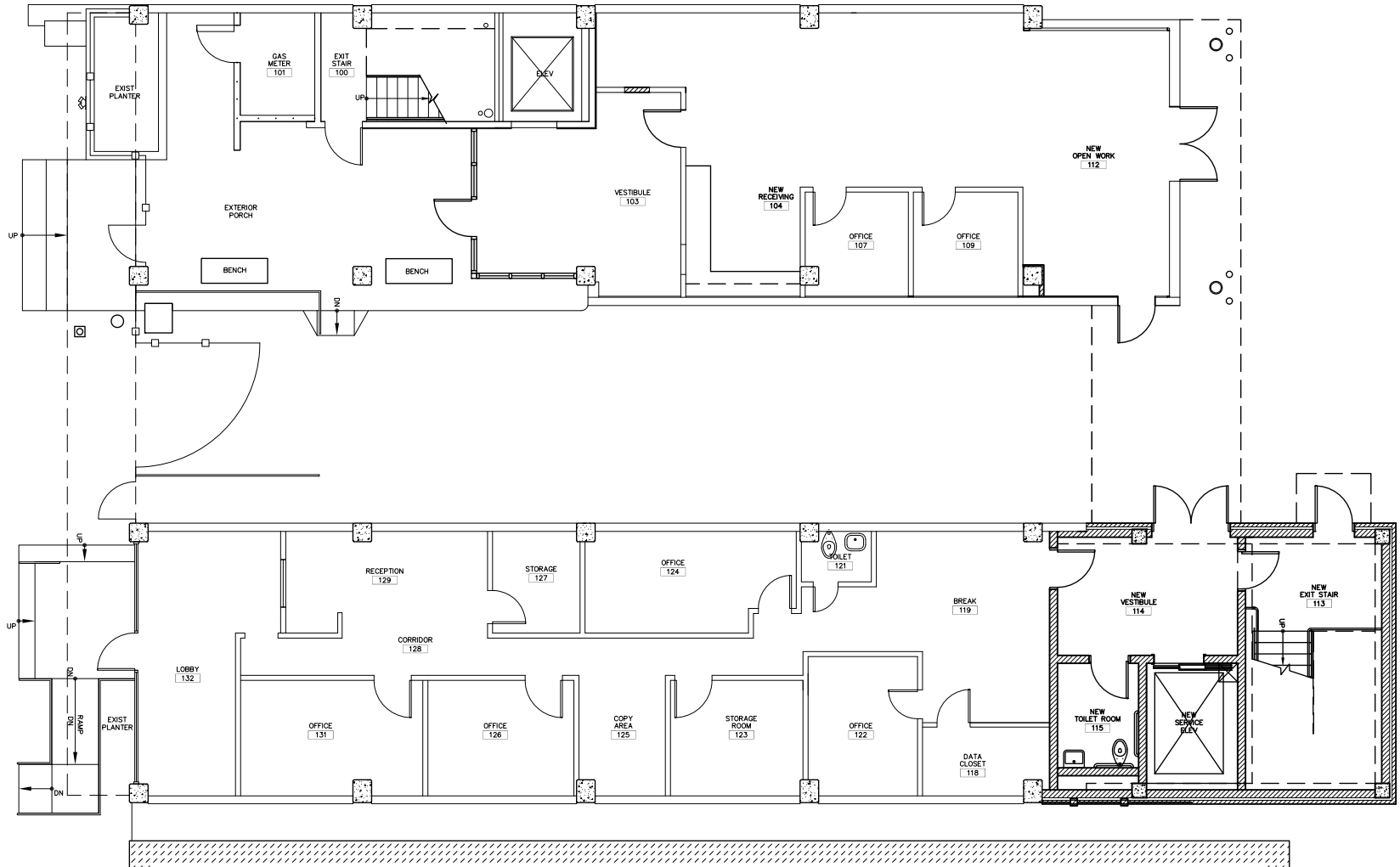
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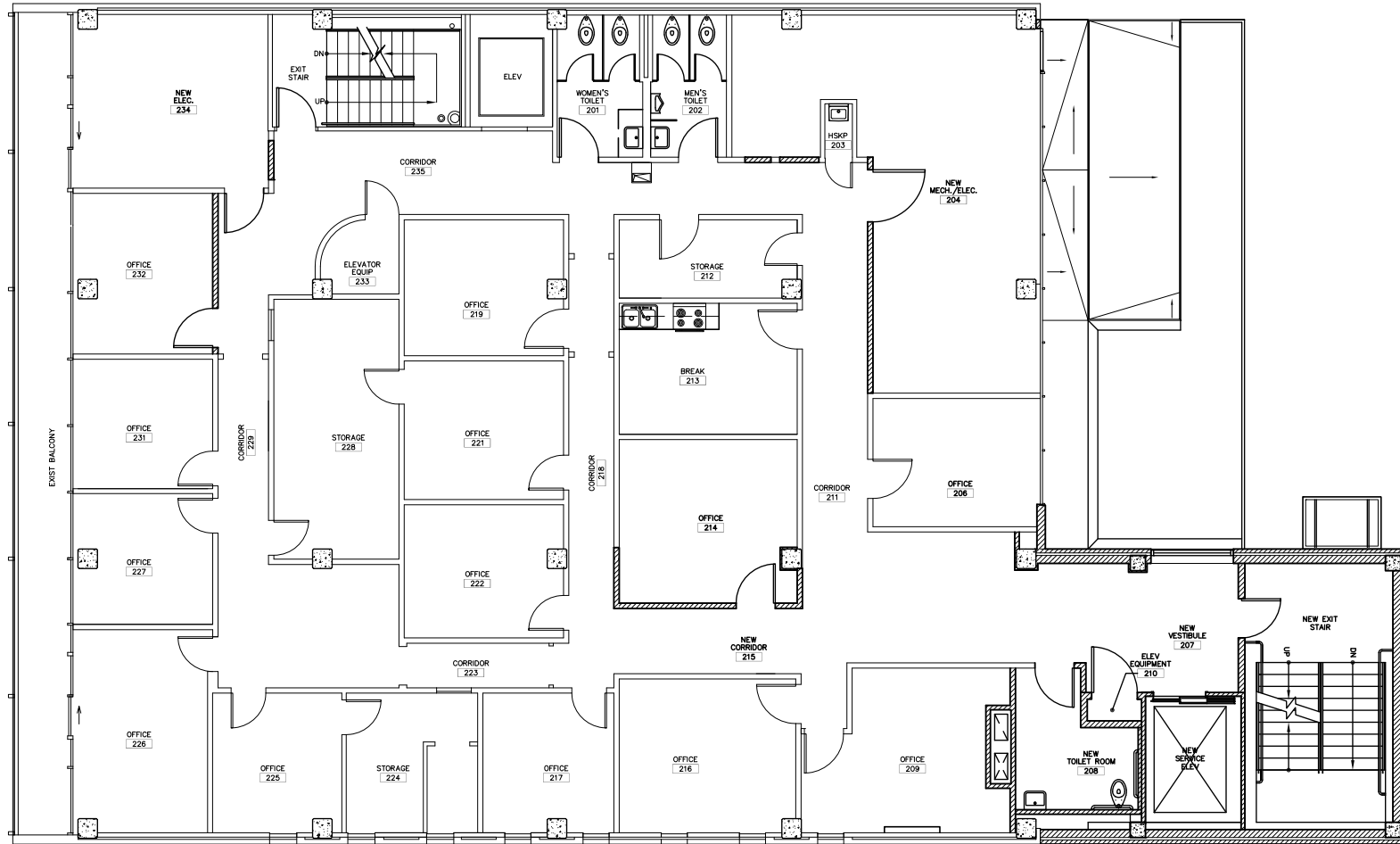
2609 CANAL STREET

FLOOR PLAN | FLOOR 1



2609 CANAL STREET

FLOOR PLAN | FLOOR 2



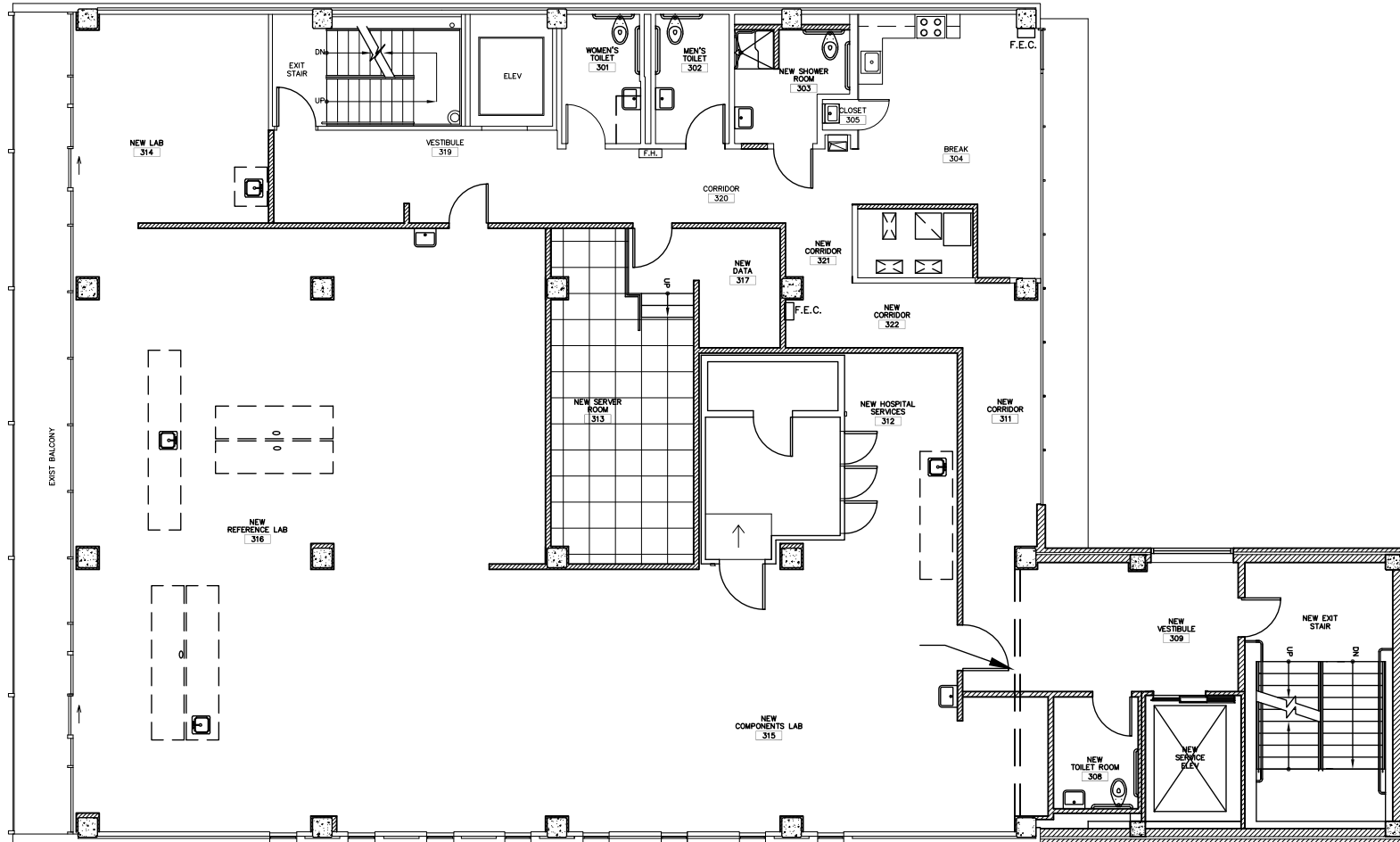
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2609 CANAL STREET

FLOOR PLAN | FLOOR 3



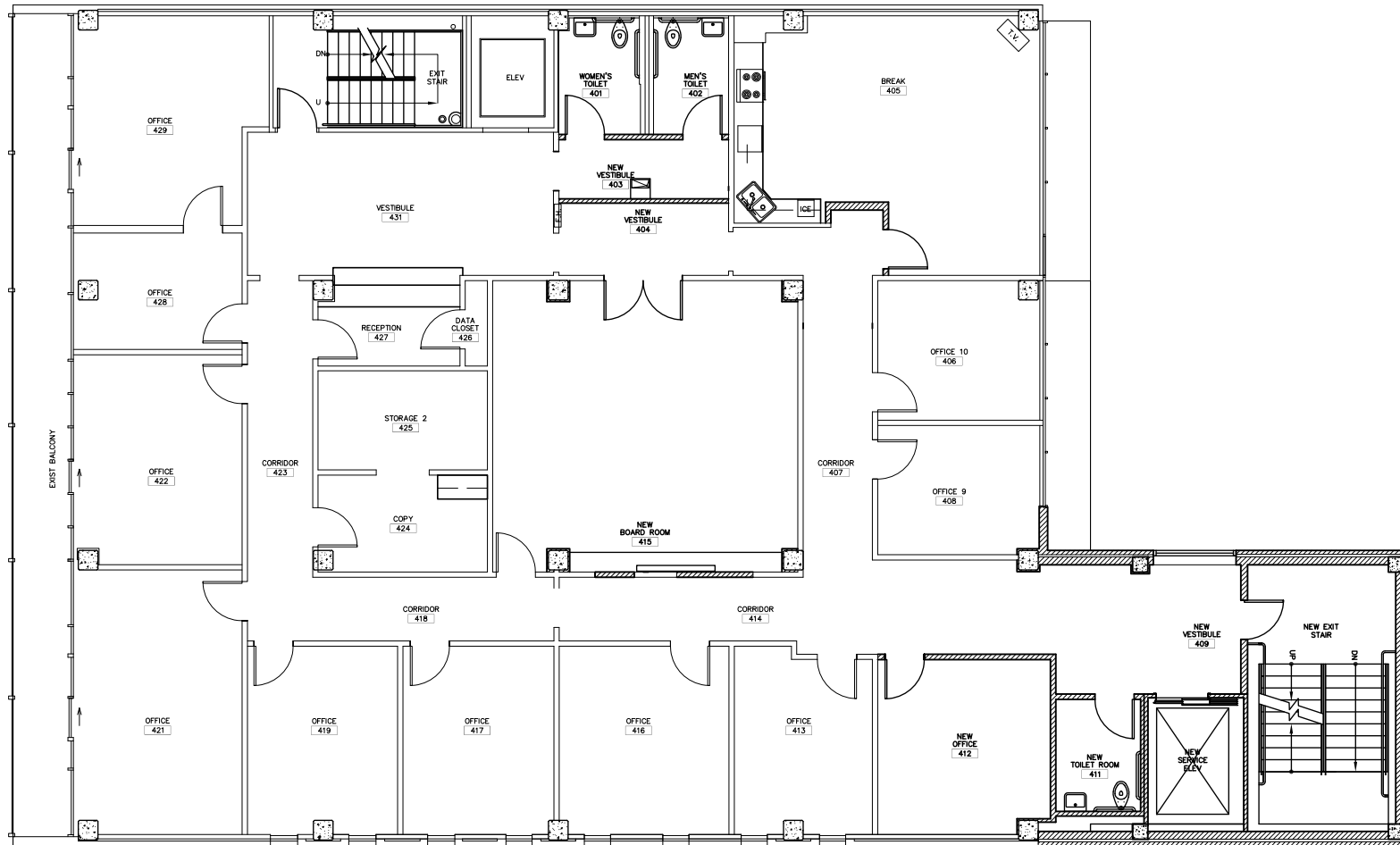
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2609 CANAL STREET

FLOOR PLAN | FLOOR 4



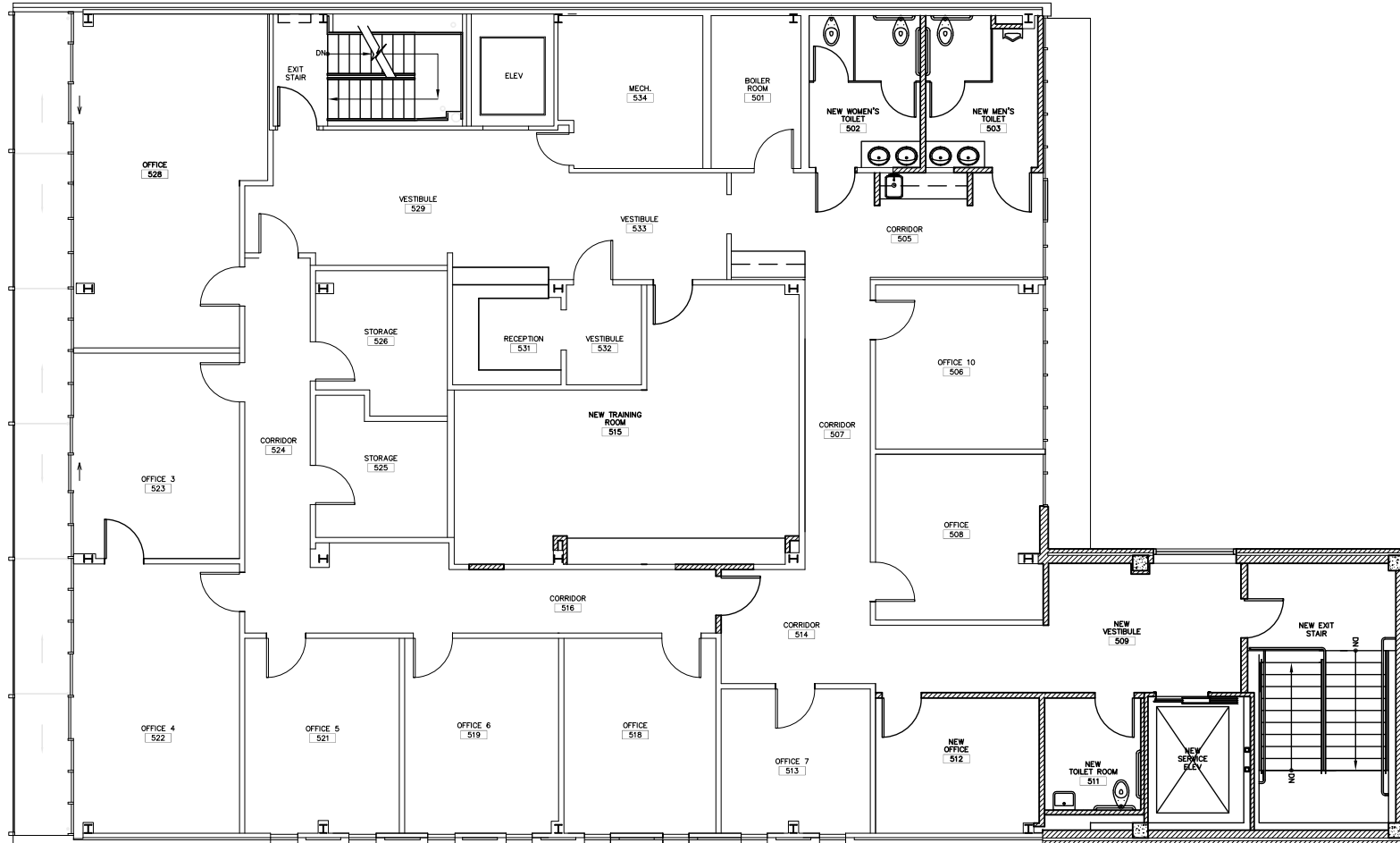
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2609 CANAL STREET

FLOOR PLAN | FLOOR 5



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2609 CANAL STREET

IMAGES

Executive Office Spaces



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2609 CANAL STREET

IMAGES

Lab Space



2609 CANAL STREET IMAGES

Board Room



Break Room



2609 CANAL STREET

IMAGES

Exterior



2601 CANAL STREET IMAGES

2601 Canal St. Exterior



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2601 AND 2609 CANAL STREET

ABOUT THE SITE

SITE HIGHLIGHTS

- Great location on corner of Canal St. and N Dorgenois St., with over 200' frontage along Canal Street, a major north/south traffic artery
- Secure, gated parking lot with 60-sf guardhouse containing:
 - » 69 standard parking spaces
 - » 5 handicap accessible spaces
 - » 5 passenger van spaces
 - » 5 bus spaces
- Pole-mounted lighting throughout parking lot
- Well maintained landscaping featuring mature trees and bioswales for drainage
- 400-sf storage shed
- Designated space for 2 dumpsters surrounded by wooden gate



2601 AND 2609 CANAL STREET IMAGES OF THE SITE



2601 AND 2609 CANAL STREET ZONING

ZONING

HU-MU NEIGHBORHOOD MIXED-USE DISTRICT

PURPOSE

The HU-MU Neighborhood Mixed-Use District regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and that are pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged.

PERMITTED USES

The HU-MU Neighborhood Mixed-Use District permits single and multi-family residences along with a range of commercial uses including animal hospital, art gallery, bar, live entertainment venue, office, and restaurant.

OPPORTUNITY ZONE

2601 Canal Street and 2609 Canal Street are within the Opportunity Zone.

HISTORIC DISTRICT

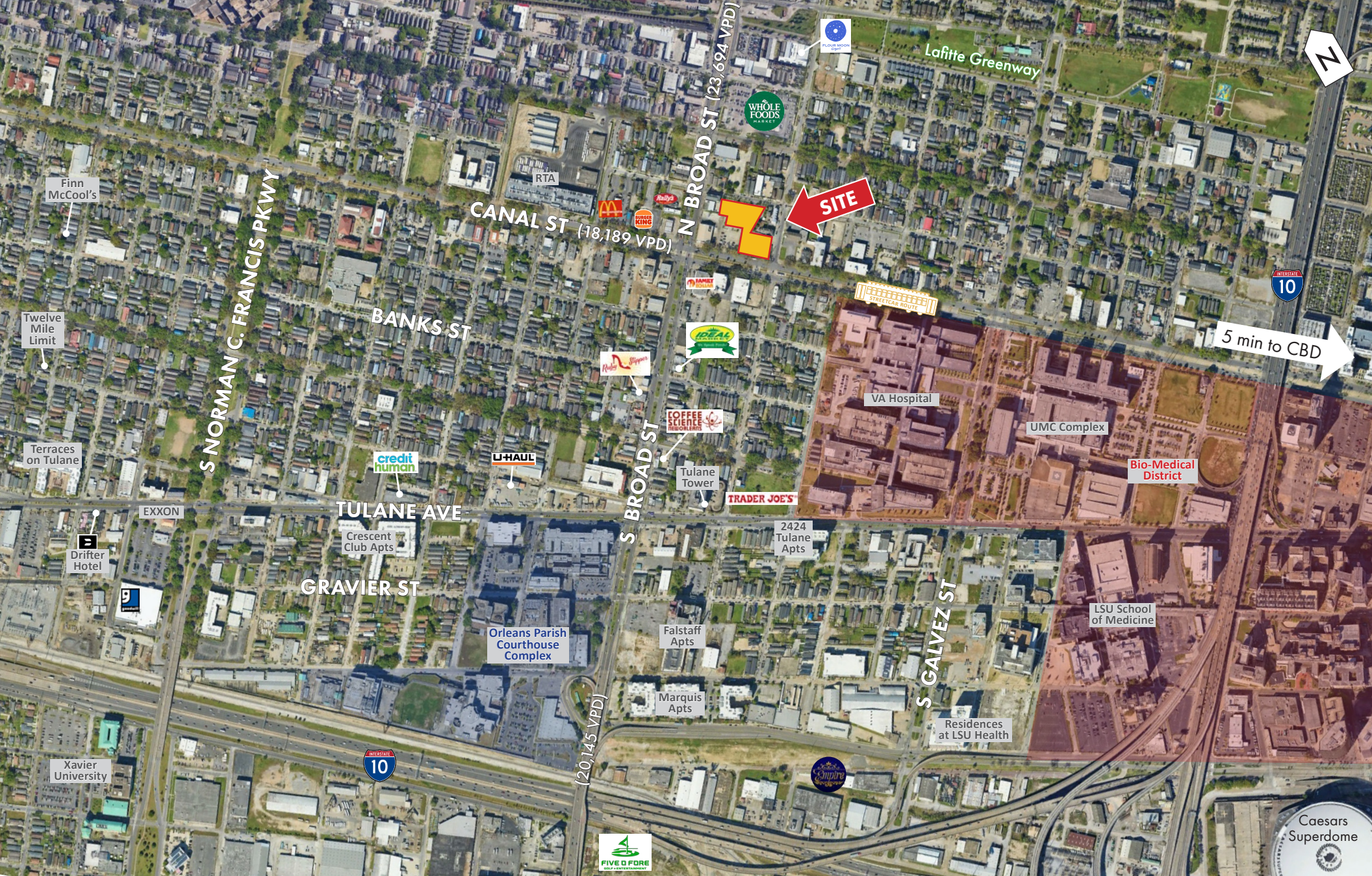
2601 Canal Street and 2609 Canal Street are located within the Mid-City Historic District.

The buildings are not historic-rated structures according to the Historic District Landmarks Commission. Since the buildings are over 50 years old, they could qualify for federal and state tax credits for qualified renovations.



Mid-City Historic District





2601 AND 2609 CANAL STREET



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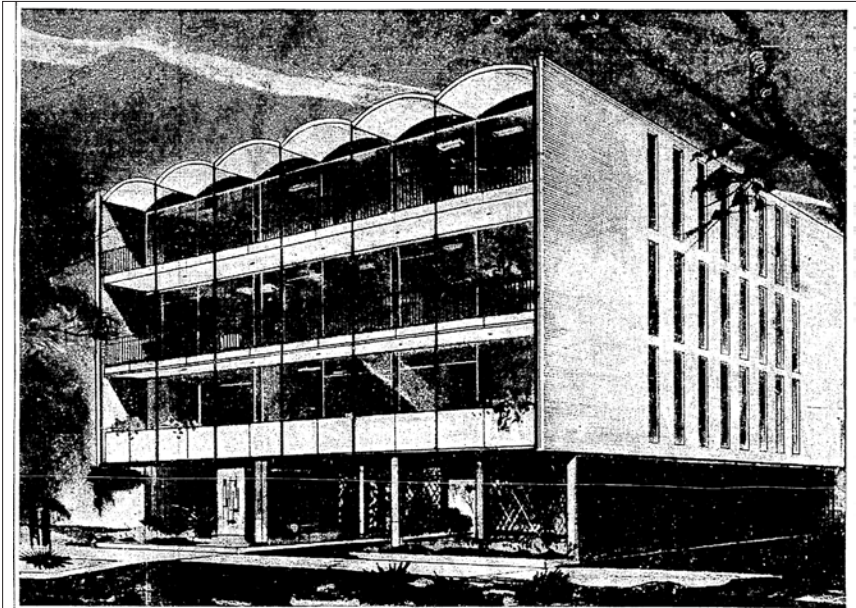
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2609 CANAL STREET

MAJOR CONSTRUCTION TIMELINE

1961

2609 Canal Street was completed and leasing to tenants by 1961.

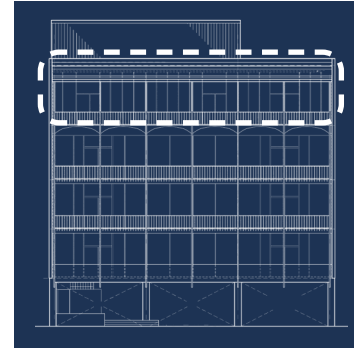


Beginning today, we will be pleased to serve our clients in larger and more efficient quarters in the new and completely modern office building pictured above. Here your insurance requirements will continue to receive the personal attention that has characterized Pan-American Life service for a half-century.

Our staff of trained, experienced insurance consultants are ready at all times to show you how a plan of insurance protection can be tailored to your needs. Call us today, at our new number, 525-7172, or drop in at our new location, 2609 Canal Street and meet the men who provide you with Pan-American Life protection.

from *The Times-Picayune* (New Orleans, Louisiana), April 21, 1961, pg 10

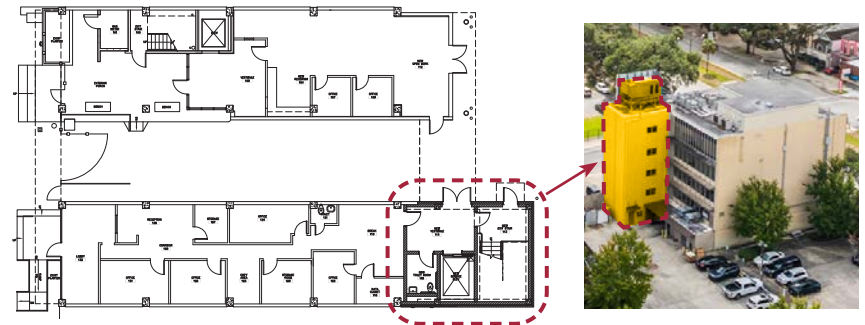
1967



In 1967, the owner of 2609 Canal St. received a building permit to add an additional floor, making this a 5-floor building.

2011

The 2011 renovation included an addition to the building which gave the structure an additional elevator, staircase, and restroom on each floor.



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