

864 S Peters Street - New Orleans, LA



For Further Information

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Exceptional Office / Retail Warehouse District Building Available for Sale —864 S. Peters Street— *Corner of South Peters & Fulton Streets*

BUILDING

- 864 S. Peters is a unique opportunity in the high-demand Warehouse District of New Orleans. 864 S. Peters consists of a 2-story historic structure attached to a newly constructed 5-story structure. The total square footage in both buildings is 39,815 sf. The square footage and projected uses of each floor are as follows:

2 Story Historic Building

Floor 1 (8,000 sf)

- commercial / retail space
- raw condition (no slab)

Floor 2 (8,200 sf)

- commercial / office space
- ready for tenant-specific build out

5 Story New Building

Floors 1 - 3

- 72 car parking garage

Floor 4 (11,706 sf)

- commercial / office space
- ready for tenant-specific build out

Floor 5 (11,912 sf)

leased (office tenant)
(7 year term; expires 8/31/2024)

- Additionally, the roof of the 2-story historic building was constructed to add a large outdoor deck accessible from the 4th floor of the new building
- Plus there is a 1,000 ± sf executive balcony / deck on the 4th floor facing Canal Street.

ZONING: CBD-2 Historic Commercial & Mixed-Use District

LOCATION

864 S. Peters Street, New Orleans, Louisiana, with lobby access on both St. Joseph and Fulton Streets and retail access on Fulton, St. Joseph, and S. Peters Streets. The property is one block from the Ernest N. Morial Convention Center. S. Peters is one of the major streets leading to the CBD, French Quarter, and the Warehouse District.

PURCHASE PRICE: \$10,750,000 all cash at Closing of the Act of Sale

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