

stirling

FOR SALE OR LEASE

NEW ORLEANS'
WAREHOUSE DISTRICT
ENTERTAINMENT HUB

619 - 621 CARONDELET ST, NEW ORLEANS, LA

COMMERCIAL PROPERTY FOR SALE OR LEASE

MOTIVATED SELLER / LANDLORD

- New Sale Price: **\$3.75 M**
- New Lease Rate: **\$12-\$15 PSF, NNN**

TOTAL BUILDING SIZE

- 26,700 SF

PROPERTY OVERVIEW

619–621 Carondelet offers an exciting opportunity to lease or acquire an exceptional commercial property encompassing two interconnected buildings in the heart of New Orleans' Warehouse & Arts District. The site boasts a favorable 26,700 square feet spread across two floors between the two buildings. The main temple building features a large auditorium on the second floor and an open layout on the first floor. The large footprint offers ample opportunity for a variety of commercial uses, ranging from retail & hospitality to office spaces & creative studios; all presenting a unique opportunity for a range of redevelopment scenarios.

Ideally positioned in the Warehouse District – a hub of cultural, entertainment, and commercial activity – this location benefits from heavy foot traffic & exposure along the famed St. Charles Ave streetcar line, ensuring high visibility & ease of access in one of New Orleans' most dynamic neighborhoods. The Warehouse District is known for its blend of old-world charm and modern sophistication, making it an ideal backdrop for innovative commercial ventures, adding to the cultural & historical allure of the area. The property also sits directly across from The Barnett Hotel, and it is two blocks from the bustling South Market District. The site is within easy walking distance of the French Quarter, major downtown hotels, museums, galleries, restaurants, and entertainment venues – including the Caesar's Superdome, Smoothie King Arena, Caesar's Hotel & Casino, and the Ernest N. Morial Convention Center.



COVER

SUMMARY

AERIAL

FLOOR PLANS

PROPERTY
PHOTOS

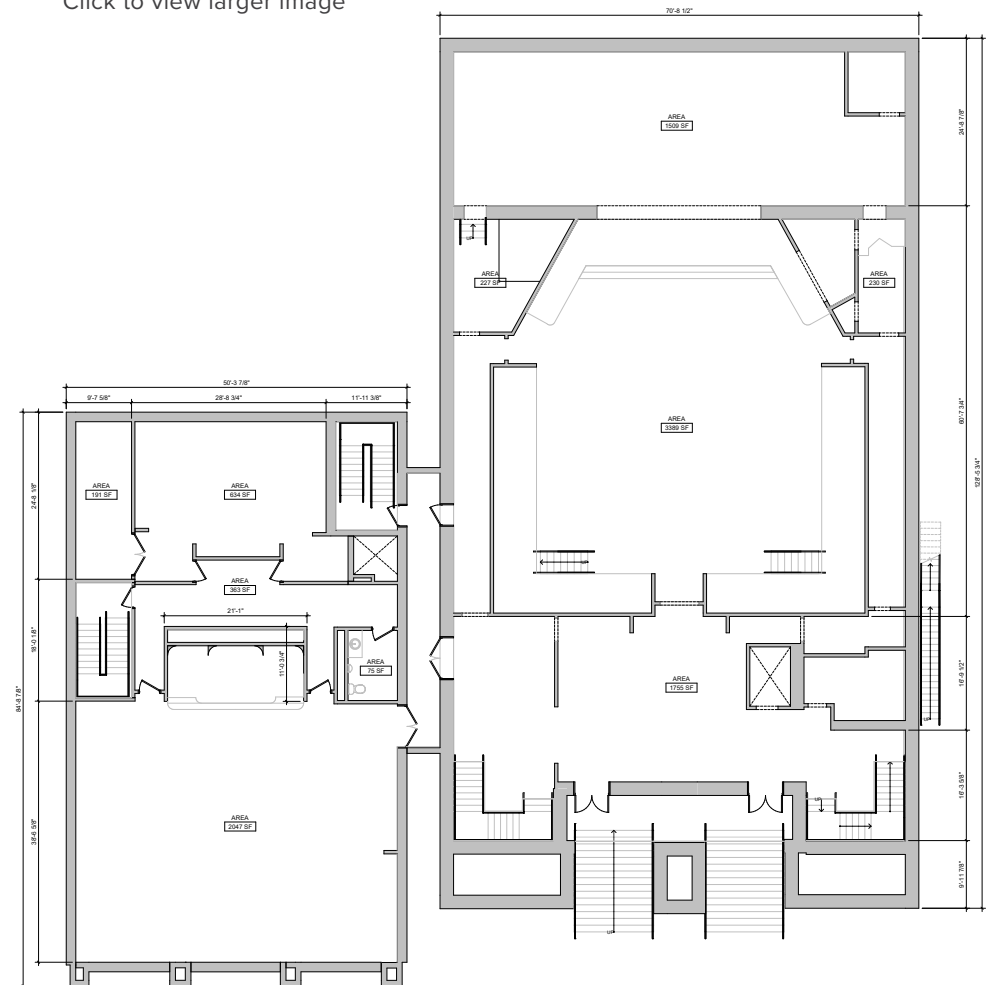
DOWNTOWN
INFO

BUILDING
HISTORY

DEMOS



Carondelet Street



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DOWNTOWN NEW ORLEANS

Defined by the Downtown Development District of New Orleans (DDD) as the area bounded by Iberville Street, the Mississippi River, Pontchartrain Expressway, and Interstate 10. It includes the Central Business District and the Warehouse/Arts District. Within this boundary, there are approximately:

DOWNTOWN ECONOMICS

- 7.8 million unique visitors to Downtown in 2024 (+6.4% YoY)
- Heart of a regional population of 1.2 million
- \$666+ million in Real Estate Development Pipeline
- Over \$7.6 Billion investments since 2005
- Largest employment center in Louisiana with 56,000+ employees
- Top 3 Industries: Professional/Technical Services, Healthcare, and Accommodation/Food Service

DOWNTOWN ENTERTAINMENT & TOURISM

- 102 hotels with 22,700 hotel rooms with 1,100+ more rooms on the way
- 234 restaurants and sidewalk cafés
- Home to 9 museums, 20 art galleries and 11 entertainment venues

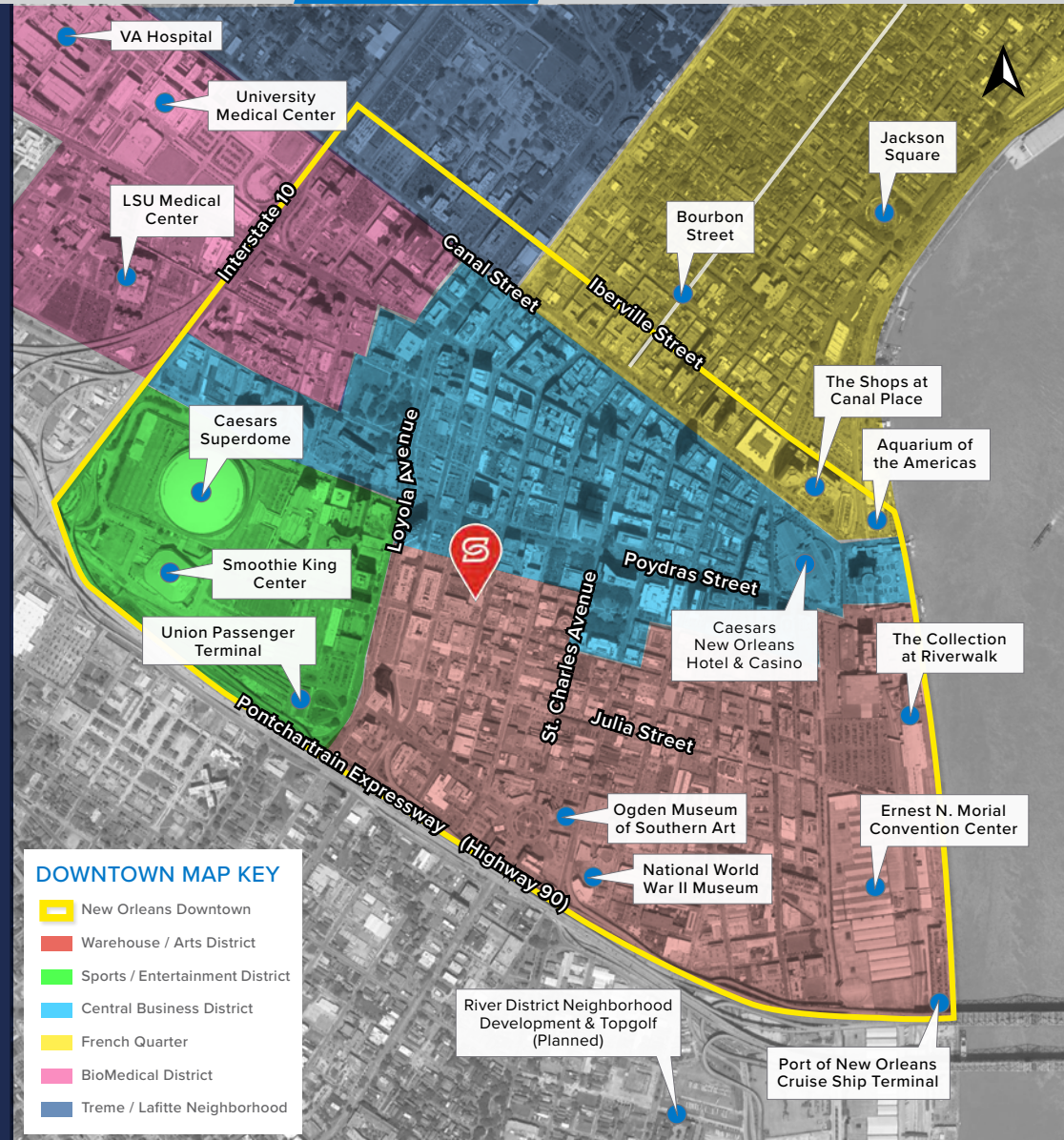
DOWNTOWN COMMERCIAL

- 8.9 million square feet of Class A office space
- 476 retail stores

DOWNTOWN RESIDENTIAL

- 4,321 residents
- 6,370 apartments and condos
- \$86,466 median household income of a Downtown resident
- 1.2 walkable square miles

Information from: Downtown Development District of New Orleans - State of Downtown Report (2025)



HISTORY OF THE PROPERTY

The property is home to the Scottish Rite Temple, an historic theatre that has been a cultural icon for nearly 170 years. Originally built in 1853 as The First Methodist Church, it is once of New Orleans' most important Early Greek Revival buildings. In 1905, the building was purchased by the Grand Consistory of Louisiana and became home to the Freemasons of New Orleans. It was then renovated in 1910 by highly regarded local architect Sam Stone and used by the New Orleans Scottish Rite Consistory for over 100 years. In the 1970s, the annex building was added next door (621 Carondelet). Presently, the entire property is leased to an international experiential art exhibit, operated by Exhibition Hub.



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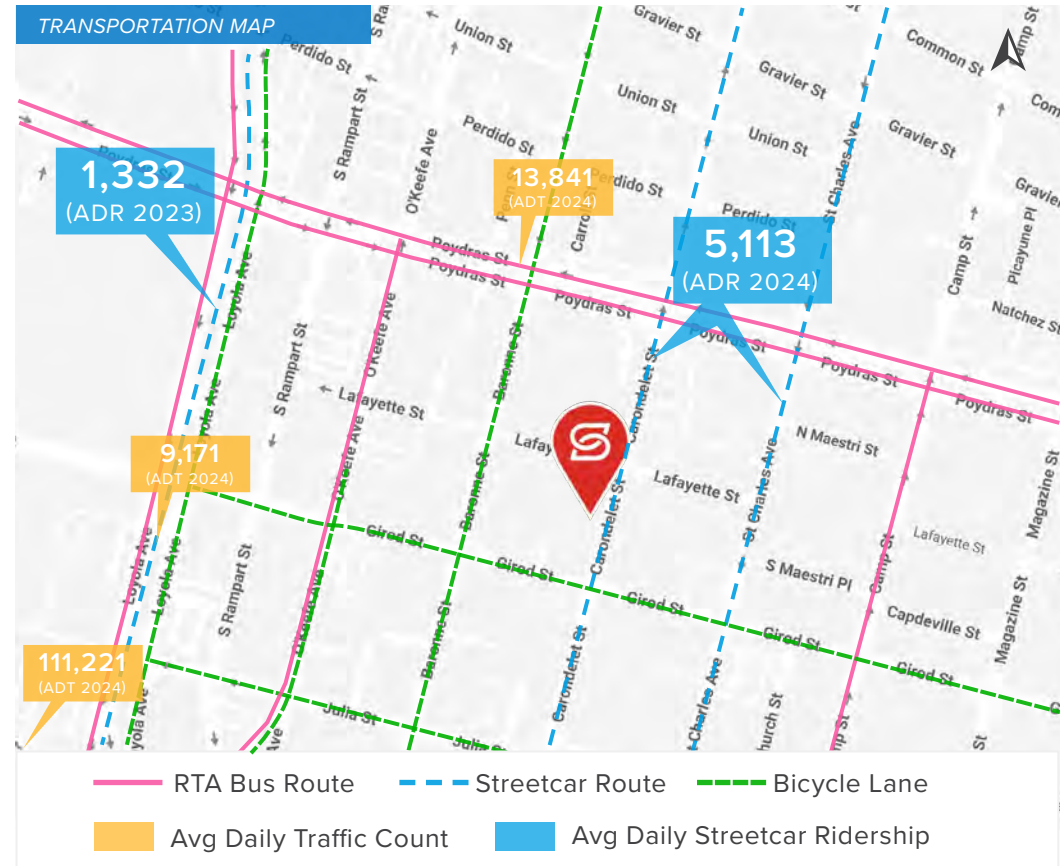
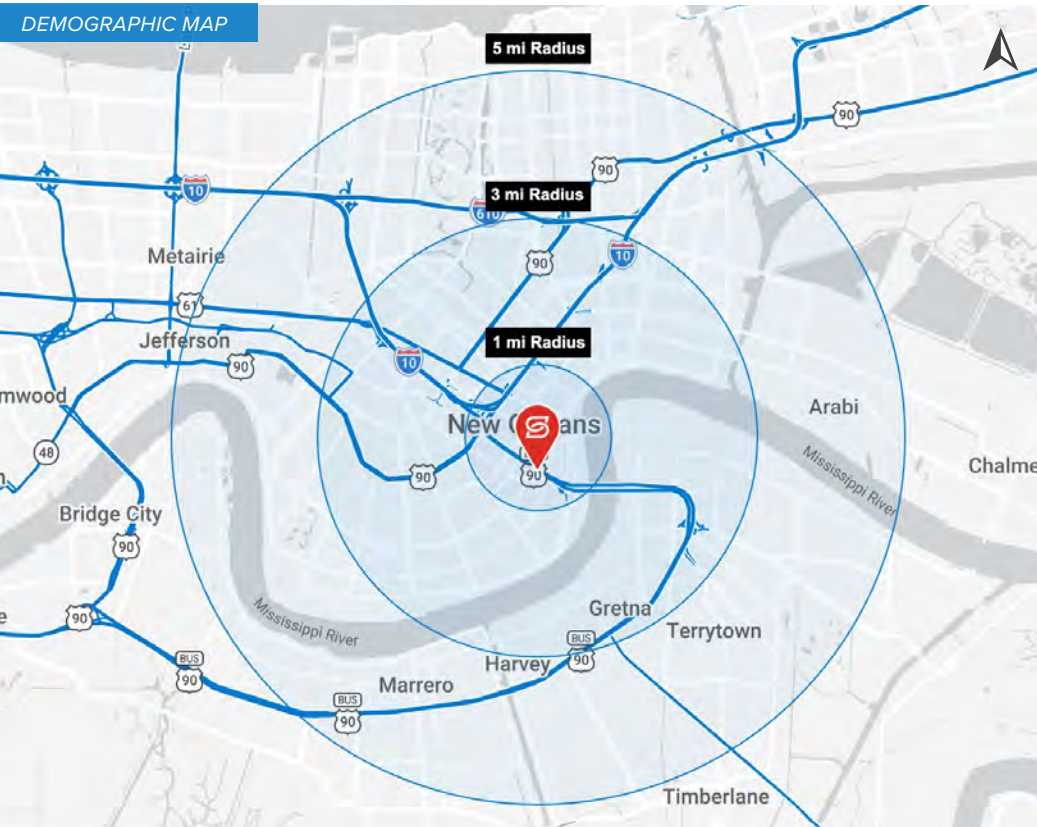
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2025 DEMOGRAPHICS



POPULATION

1 MI

19,104

3 MI

174,676

5 MI

353,700



AVG. HH INCOME

1 MI

\$108,750

3 MI

\$98,413

5 MI

\$96,489



HOUSEHOLDS

1 MI

11,683

3 MI

85,076

5 MI

160,872