

# For Lease

## PRIME FRENCH QUARTER SPACE



### 240 Royal Street New Orleans, LA

**\$6.25 SF | RENT \$12,500 +NNN**

Introducing 240 Royal Street, New Orleans! Showcasing one of the best locations in the historic French Quarter, this location offers +/- 1,000 sq.ft. of premium retail space, plus +/- 1,000 sq.ft. of second floor office space with a wraparound balcony. Immediately adjacent to the world-renowned Hotel Monteleone. Both spaces are in shell condition and ready for improvements, offering flexibility for your business. Formerly occupied by Chase Bank, the property has undergone extensive improvements to the mechanical, electrical, and plumbing systems as well as the fire-life safety systems.



### PROPERTY HIGHLIGHTS

- 2000 sq.ft total
- 100 % walkability
- 2nd floor balcony
- Blank canvas to work with
- Local and tourist traffic

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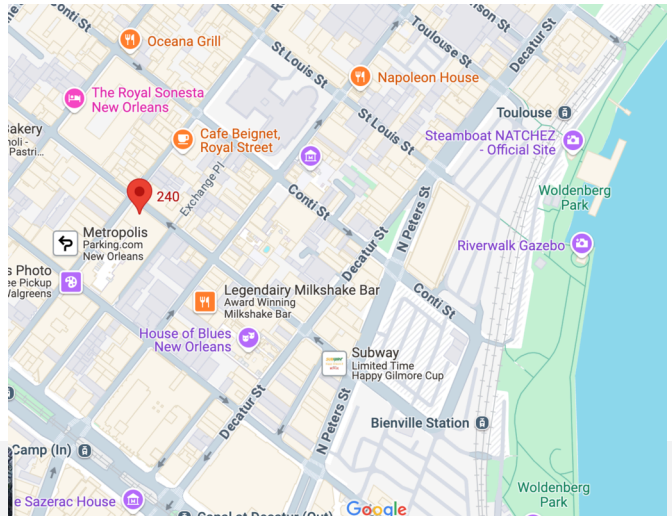
## AMENITIES

Amenities include central air/heat, upstairs/downstairs bathrooms, balcony access on second floor, front doors open to Royal Street, steps to famous Montleone Hotel,



## LOCATION

Corner retail space at Royal & Bienville in the French Quarter, with year-round heavy foot traffic. Surrounded by vibrant culture, history, and unmatched visibility, this rare location offers charm, flexibility, and prime exposure for boutiques, galleries, or creative retail concepts in one of New Orleans' most iconic and desirable corridors.



**Ellie Rebennack**  
 Realtor  
 504-782-0517  
 ellierebennack@gmail.com  
[HTTP://ellierebennack.soldbyunited.com](http://ellierebennack.soldbyunited.com)

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