



ELIGIBLE FOR HISTORIC TAX CREDITS

OFFERING MEMORANDUM

# WAREHOUSE DISTRICT | HISTORIC DEAL

700 CAMP STREET . NEW ORLEANS . LA . 70130



# REDEVELOPMENT OPPORTUNITY

700 CAMP STREET  
NEW ORLEANS, LA 70130

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# — OFFERING SUMMARY —



## 700 Camp Street New Orleans, LA 70130

700 Camp St is now available for purchase, for the first time in decades. This two building assemblage presents a rare and unique redevelopment opportunity. Located in the heart of the Lafayette Square neighborhood in the historic American Sector, the building forms the Uptown/River corner of Camp Street and Girod Street. The 700 Camp building dates back to the mid 1800's and prior uses of the property have included hotel, retail and office uses across its rich history. A re-development play would be eligible for both State and Federal Historic Tax Credits providing additional incentive for re-development. Current improvements consist of a approximately 40,000 sf gross building area, including approximately 24,000 square feet of renovated office space, 8,700 square feet of storage space, and a large-enclosed ground floor parking garage. The property is zoned CBD-6 to include hotel as a permissible use. The existing floor plan includes multiple elevators, stairwells, and means of ingress/egress.

The property is uniquely located and in close proximity to the French Quarter, CBD, Convention Center, Superdome, and Federal Courthouse complex.

**Gross Building Area:** +/- 40,775 SF

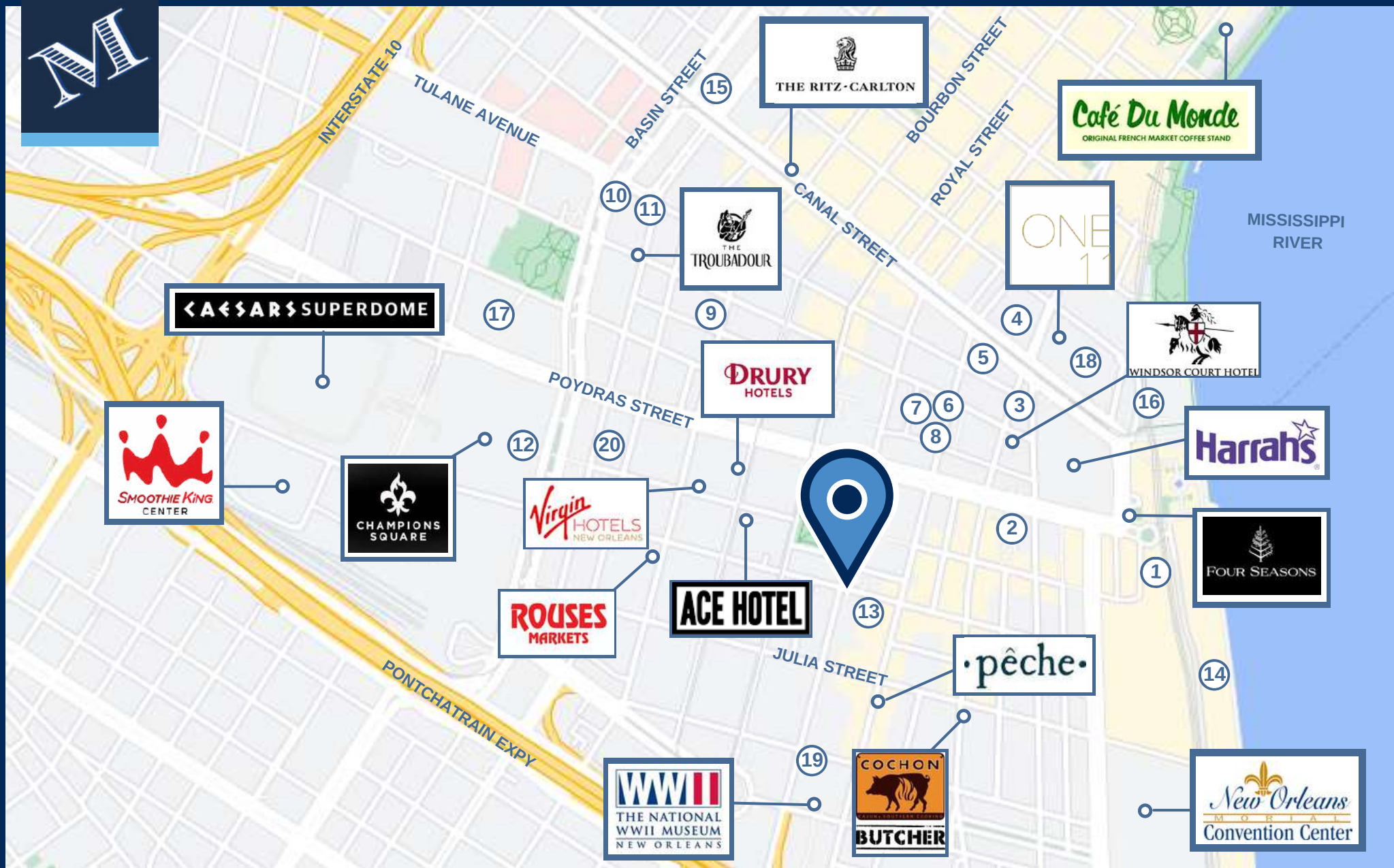
**Site Size:** +/- 14,815 SF

**Zoning:** CBD-6 Urban Core Neighborhood  
Mixed-Use District

**\*State & Federal Historic Tax Credit Eligible**

**\*Located in Opportunity Zone**





## ADDITIONAL POINTS:

1. Hilton New Orleans Riverside
2. Loews Hotel
3. Double Tree by Hilton
4. Marriott Hotel
5. Sheraton New Orleans

6. LaQuinta
7. Residence Inn by Marriott
8. InterContinental New Orleans
9. NOPSI Hotel
10. Sonesta

11. Canopy by Hilton
12. Hyatt Regency New Orleans
13. Meril Restaurant
14. The Outlet Collection at Riverwalk
15. Saenger Theatre

16. Aquarium of the Americas
17. City Hall
18. The Shops at Canal Place
19. Contemporary Art Center
20. Civic Theatre



# BUILDING HISTORY

700 Camp Street dates back to at least the early 1860's. It stands in the heart of the business district from early 19th century known as the American sector, when the city began moving outside the boundaries of Bienville's original settlement, the French Quarter. It is one several architecturally significant structures in and around Lafayette Square, once a grand park for residents and businessmen in the uptown side of the city across Canal Street from the Quarter. It was in this section that Americans built their homes and business establishments and distinguished their lifestyles from those of the Creoles residing in the original city limits. At this tree-shaded patch of green (that remains today a respected urban open space in the Central Business District) cotton merchants, politicians and residents chatted. American ladies rested on benches, or strolled beneath their parasols pushing their baby buggies in much the same manner as the Creoles did along their Promenade Publique (now called Esplanade Ave.) in the Vieux Carre.

The Crescent Hotel opened at 700 Camp St. sometime after the turn of the 20th century, possibly as early as 1903, according to newspaper ads from that time advertising "furnished rooms" at that address, which is next to St. Patrick's Church. In March 1910, the Crescent Hotel advertised rooms for "\$1.50 a week and up; baths included." A 1913 ad listed Mrs. M. Mohr as proprietor and promised "you can find clean, comfortable rooms at any time; neatly furnished (with) gas, electricity, bath and phone." Another ad described accommodations as "first class rooms, excellent in every way, convenient (with) all sanitary improvements." By 1921, the price had risen to \$2 a week. In a 1933 Times-Picayune story, Mohr said the hotel had 60 rooms.

For many years, the ground floor of the hotel at Camp and Girod was home to George A. Schroth's shoemaking business, which opened in 1884 and was described in newspaper ads as a maker of "ladies and gents' shoes made for deformed and hard to fit feet.

The Camp Street building subsequently became home to a mix of tenants including several attorneys' offices.

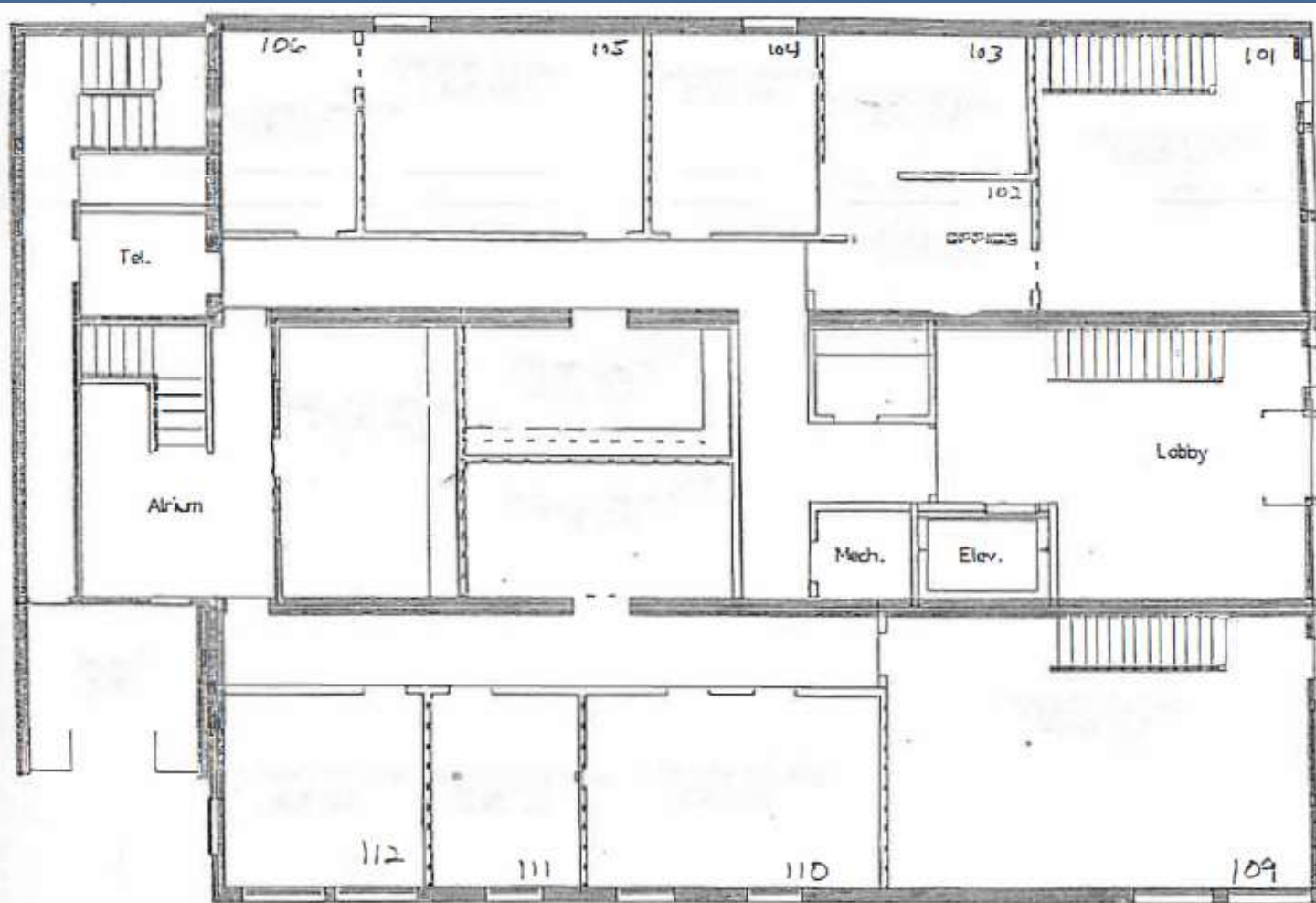




# FLOOR PLANS



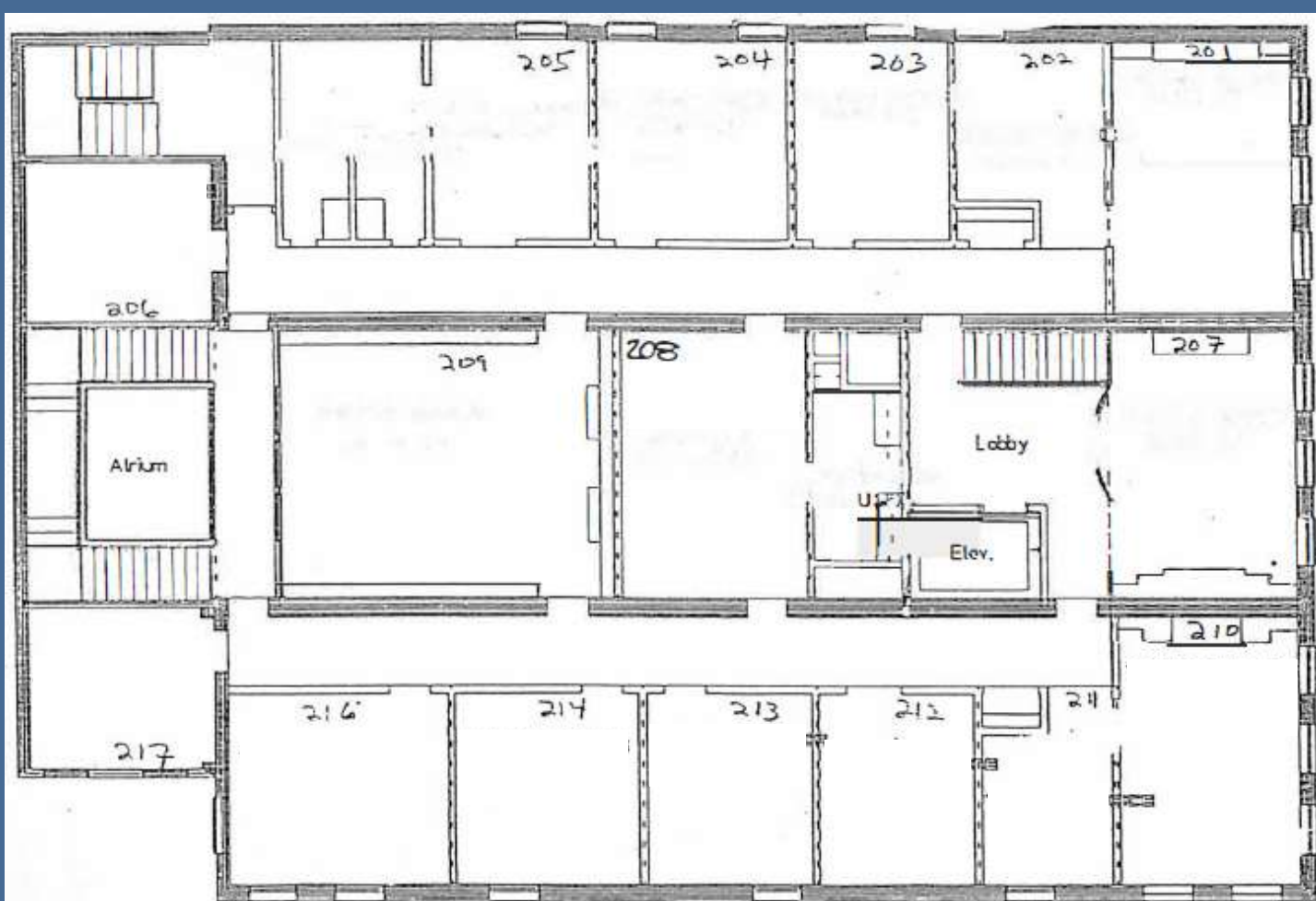
## FIRST FLOOR



# FLOOR PLANS



## SECOND FLOOR

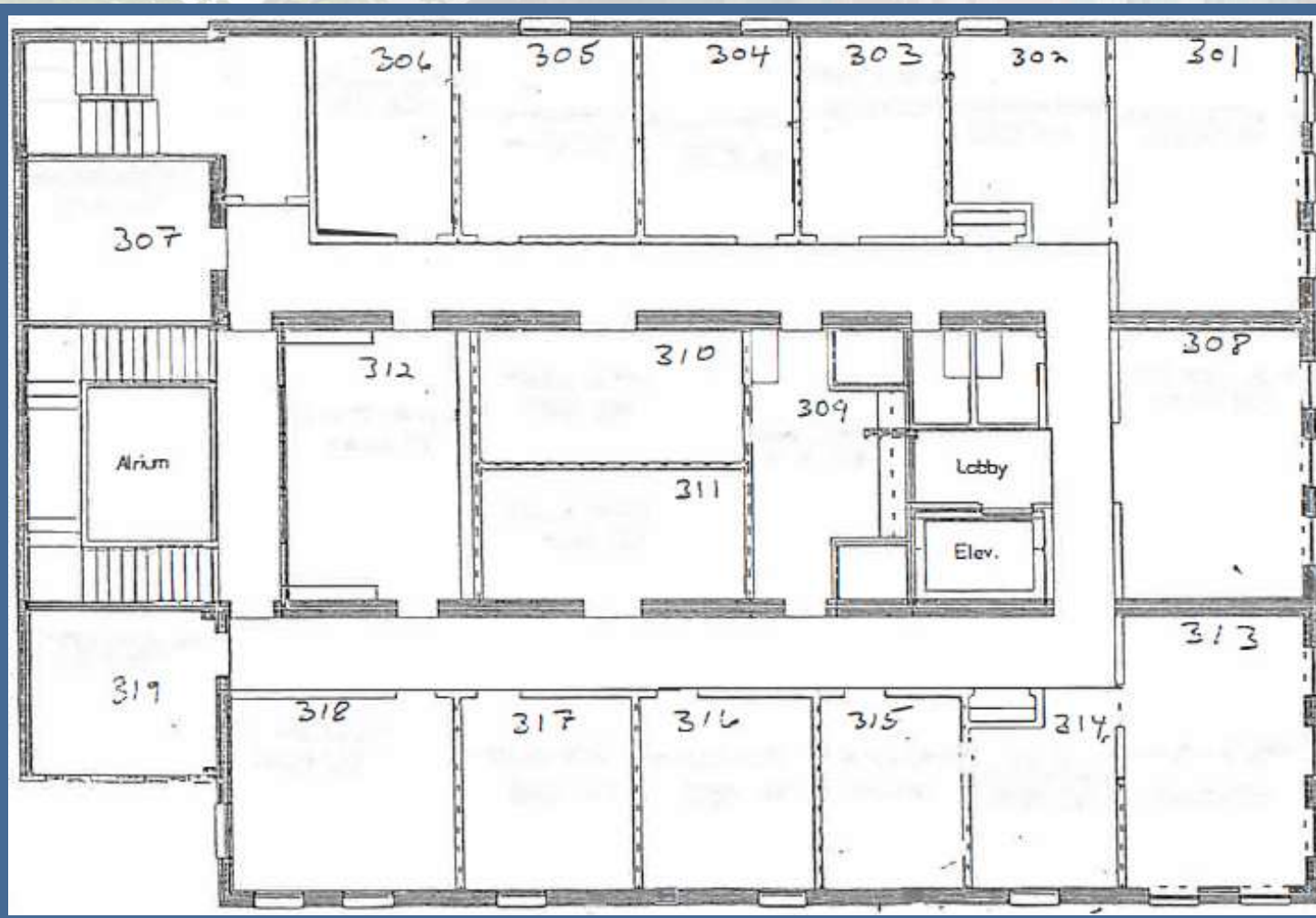




# FLOOR PLANS

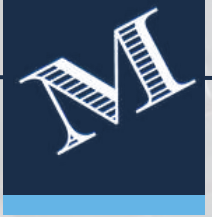


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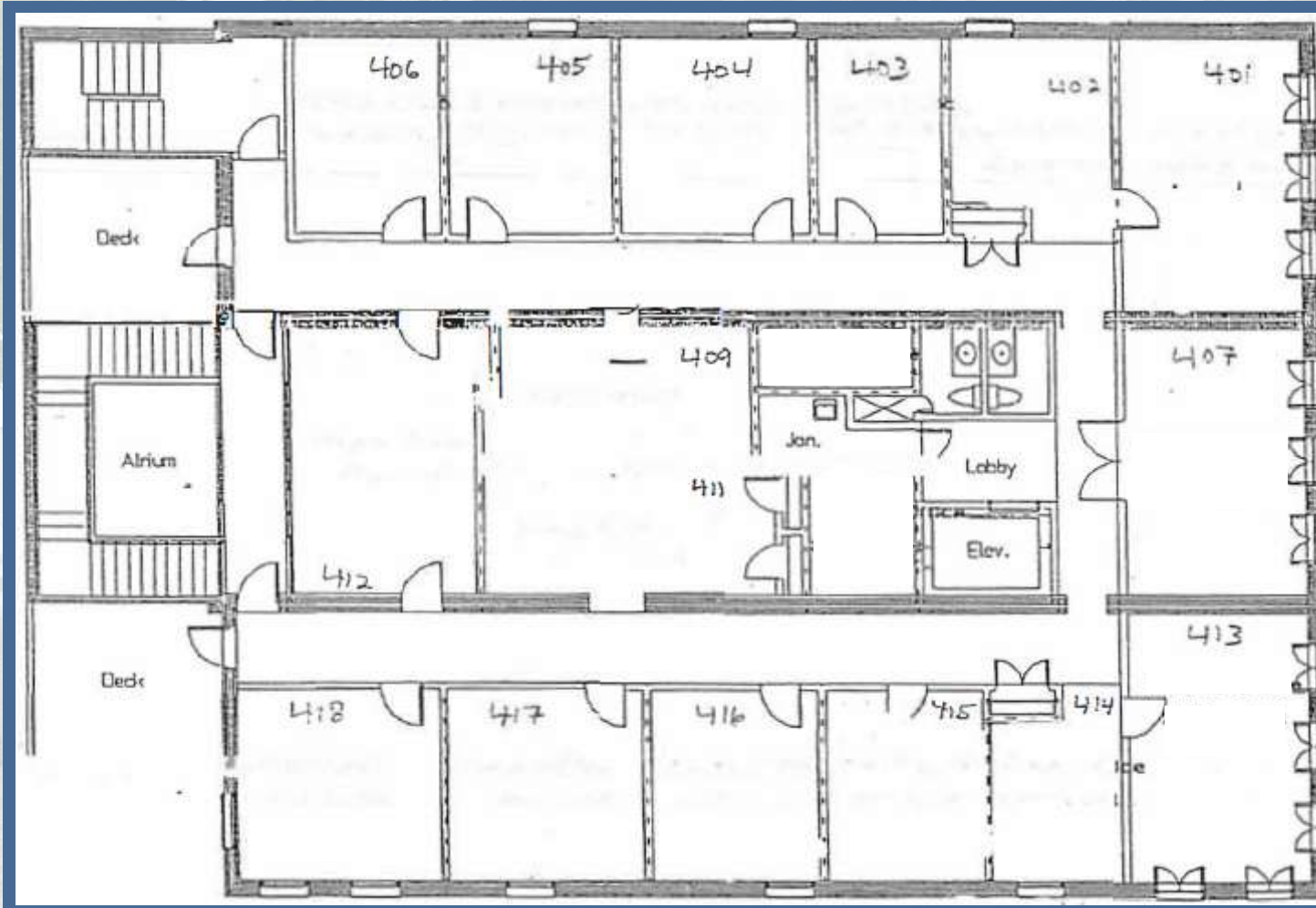




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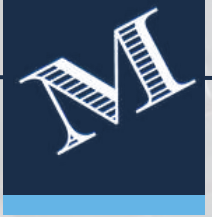


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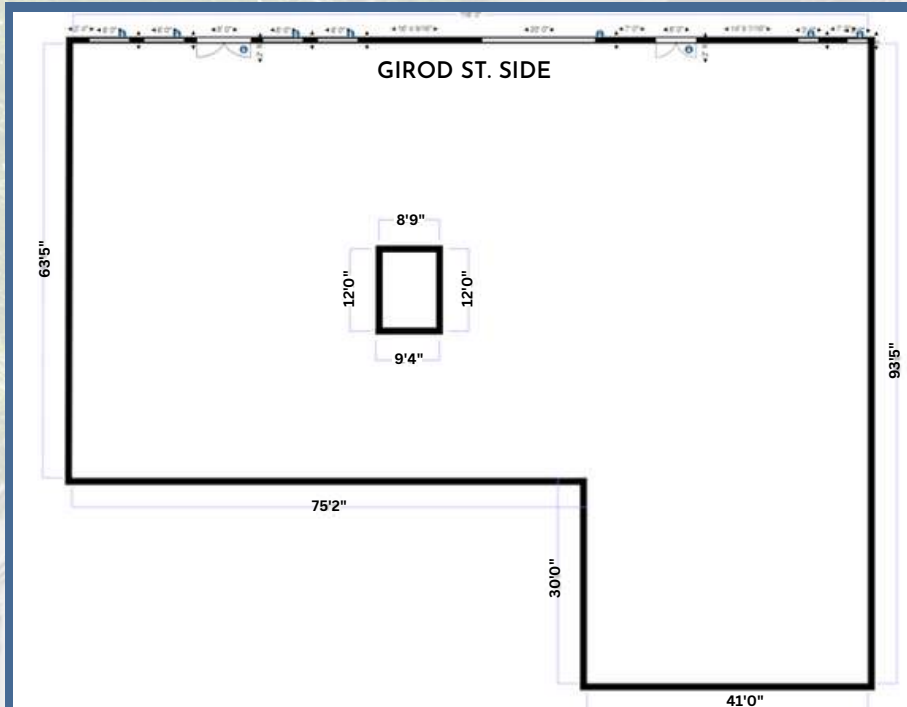




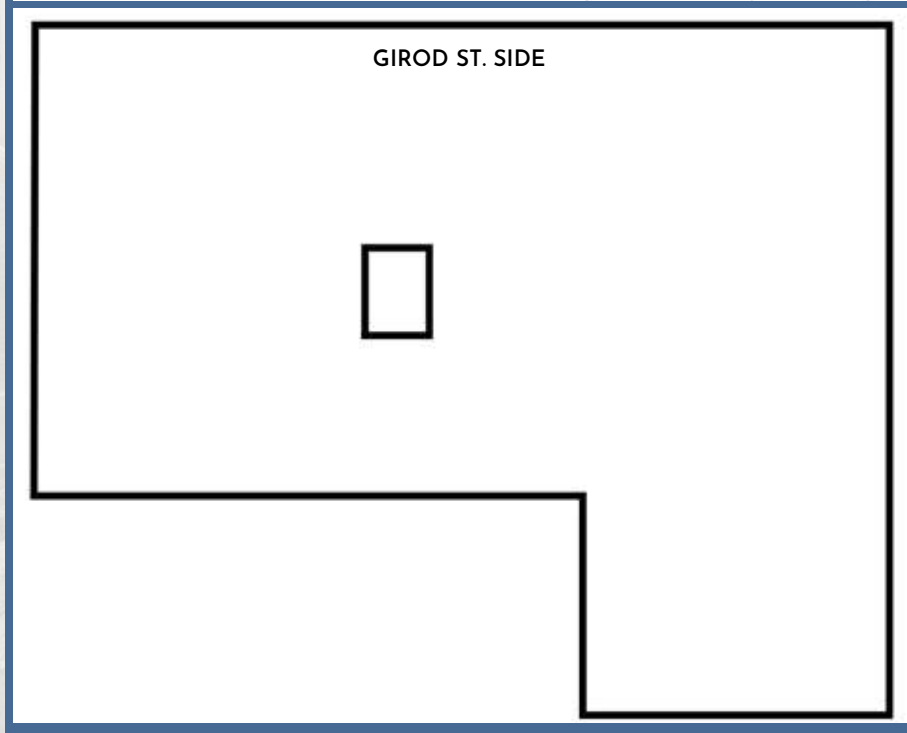
# FLOOR PLANS



FIRST FLOOR



SECOND FLOOR

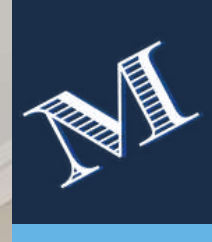




# PROPERTY PHOTOS















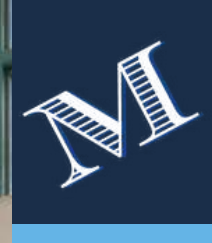












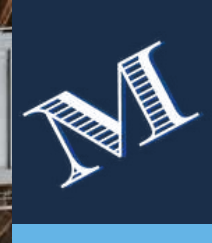
















THE McENERY COMPANY

# 700 CAMP STREET

NEW ORLEANS, LA

EXCLUSIVELY LISTED BY



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## DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

## 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: _____

