



LOWER GARDEN DISTRICT



OFFERING MEMORANDUM

MULTI-TENANT OFFICE/RETAIL + PARKING

100% OCCUPIED W/ OWNER-OCCUPIED POTENTIAL

1235 ST. THOMAS STREET . NEW ORLEANS . LA . 70130

MULTI-TENANT OFFICE/RETAIL

1235 ST. THOMAS STREET
NEW ORLEANS, LA 70130

LISTING AGENTS:



Scott Weston

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scott@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



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MULTI-TENANT OFFICE/RETAIL

1235 ST. THOMAS STREET, NEW ORLEANS, LA 70130

1235 St. Thomas Street is a newly constructed, 100% occupied/stabilized, mixed-use building situated in a central location with abundant parking, offering a seamless blend of modern design and neighborhood charm. The property features high-quality construction, curated interior finishes, and a layout designed to accommodate a range of residential or mixed-use applications. Architectural details and material selections reflect a thoughtful approach to both aesthetics and functionality, creating a product that stands out in today's market.

The location provides immediate access to Magazine Street, the CBD, and the Mississippi River corridor, placing tenants and users within close proximity to some of the city's best dining, retail, and cultural amenities. With continued growth and redevelopment throughout the Lower Garden District, 1235 St. Thomas represents a strong opportunity to acquire a turn-key, design-forward property in a highly desirable and supply-constrained submarket.

SALE PRICE	\$1,750,000 \$368.11 PSF
CAP RATE	6.00%
GBA	4,754 SF
SITE SIZE	5,151 SF
ZONING	HU-MU

FINANCIALS

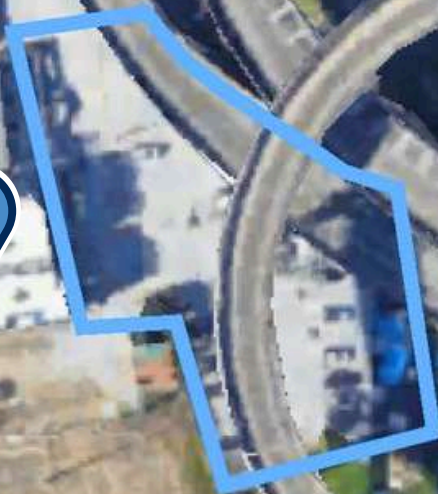


Unit Mix + Rent Roll								
Unit	Tenant	Size (SF)	Start	End	Rent/Mo.	Rent/Yr.	\$/SF	Expenses
201	Cint	2,341	10/5/2023	10/4/2026**	\$5,711.00	\$68,532.00	\$29.27	Mod. Gross*
101 - Tell Me	Tell Me Bar	1,359	8/15/2021	8/15/2026***	\$3,537.07	\$42,444.84	\$31.23	Mod. Gross*
102 - Luna	Luna Botanicals	1,054	7/1/2025	7/31/2028****	\$2,888.15	\$34,657.80	\$32.88	Mod. Gross*
Totals	---	4,754	---	---	\$12,136.22	\$145,634.64	\$30.63	---

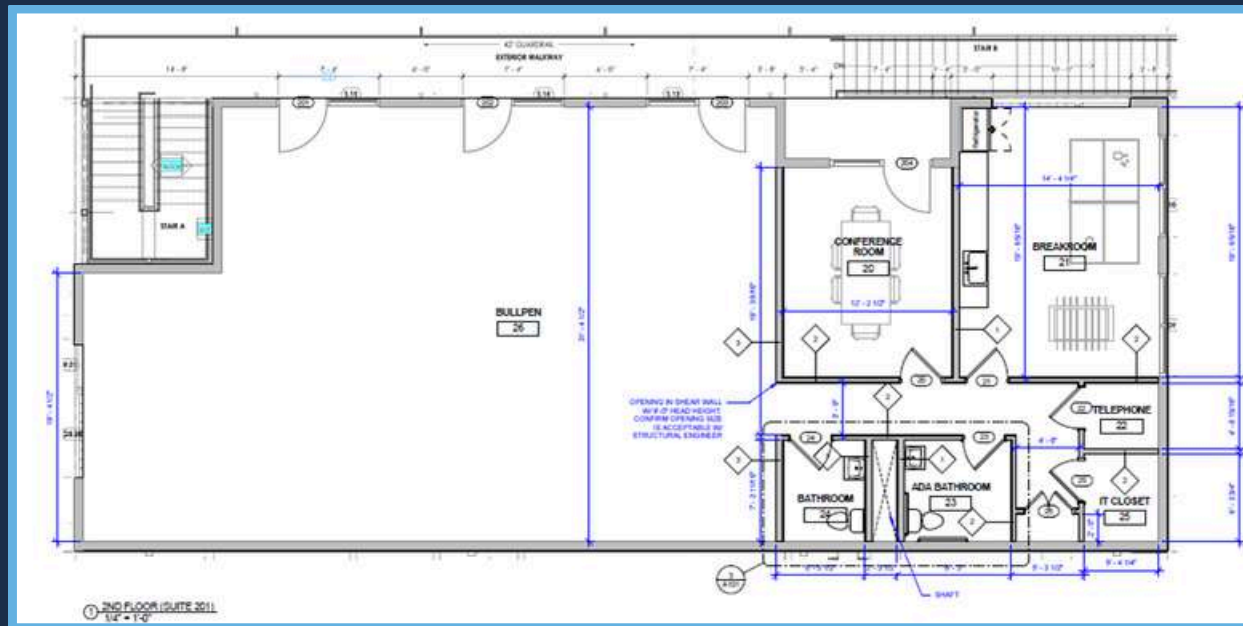
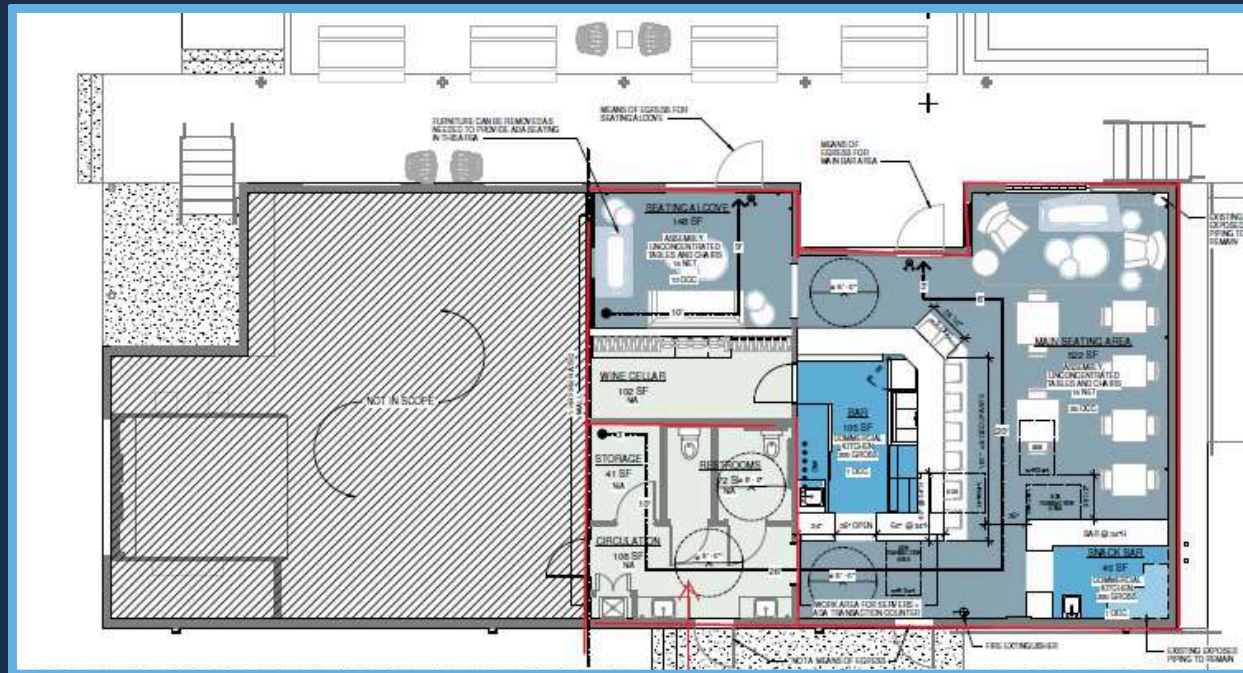
Year	2025
101 - Tell Me Bar	\$42,444.84
102 - Luna Botanicals	\$34,657.80
201 - 203 - Cint	\$68,532.00
Total Revenue	\$145,634.64
Security	\$0.00
Licenses	\$0.00
GL	(\$1,527.72)
Casualty	(\$16,490.28)
Fees	\$0.00
Supplies/Equipment	(\$831.84)
STR MGMT	\$0.00
Parking Lot Rent	(\$2,230.67)
R&M	(\$1,235.25)
R&M - Cleaning Fees	(\$4,126.00)
Taxes	(\$10,878.67)
Utilities	(\$3,338.70)
Total Expenses	(\$40,659.13)
Net Income	\$104,975.51



LEASED PARKING SITE



FLOOR PLANS

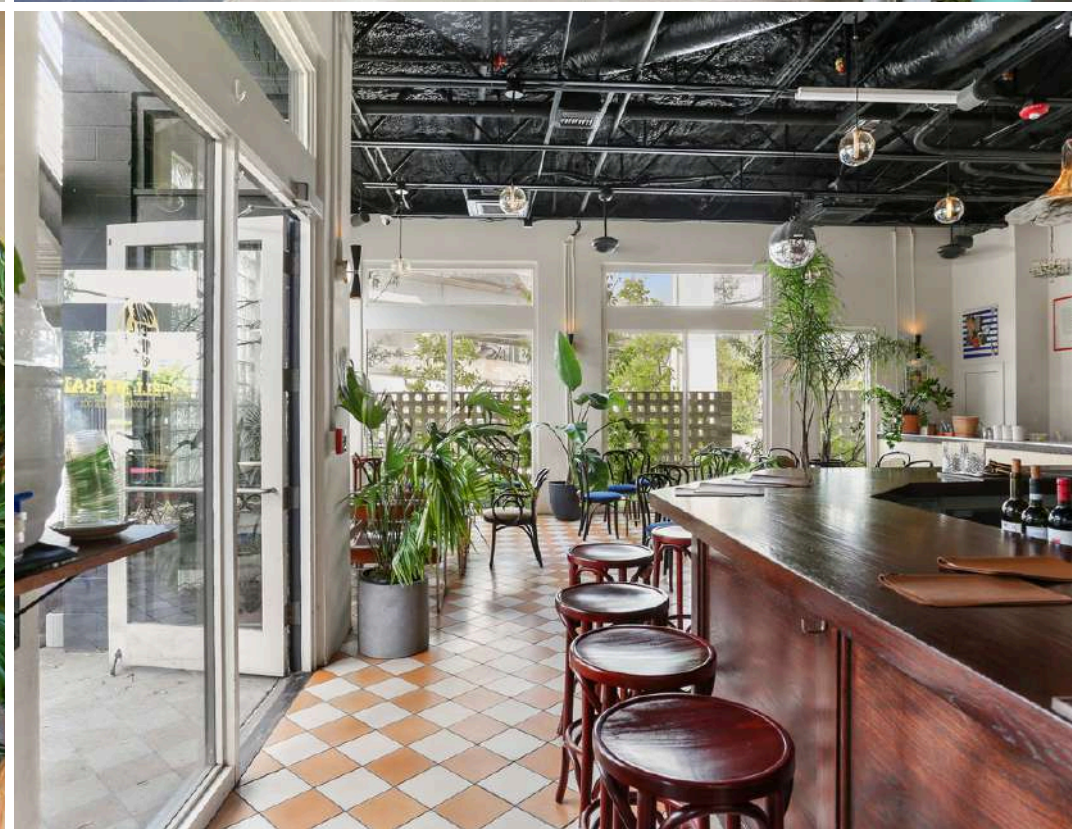
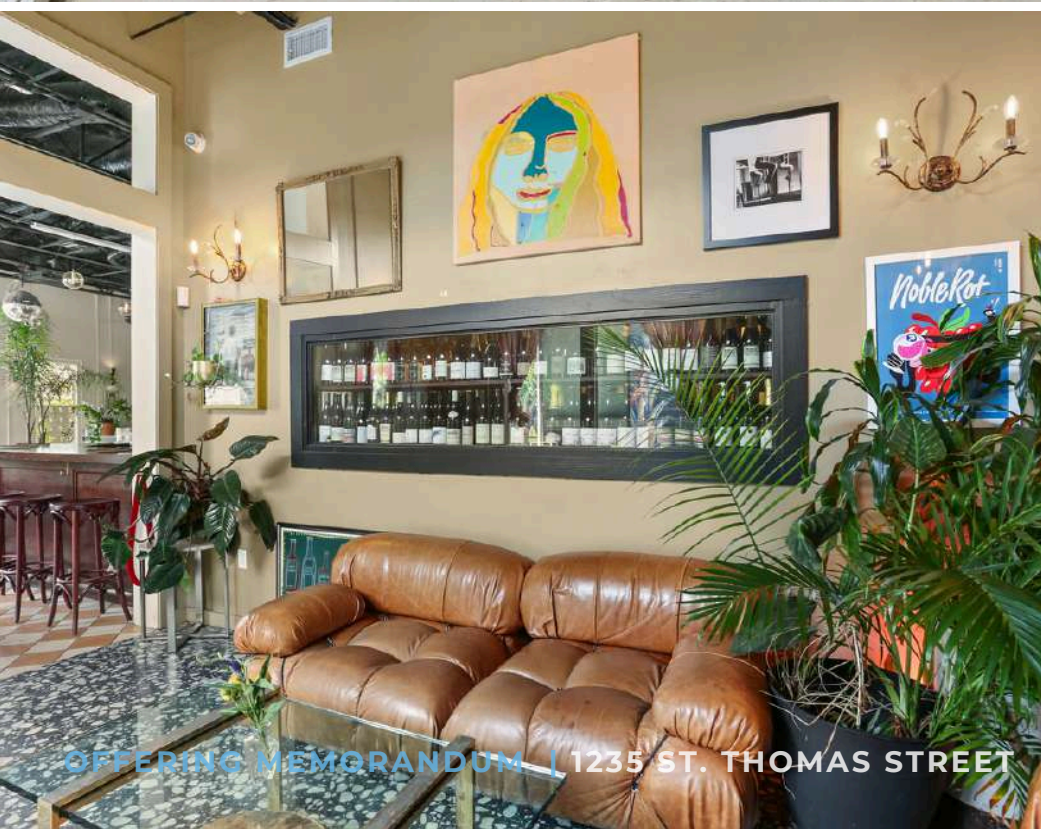




PROPERTY PHOTOS



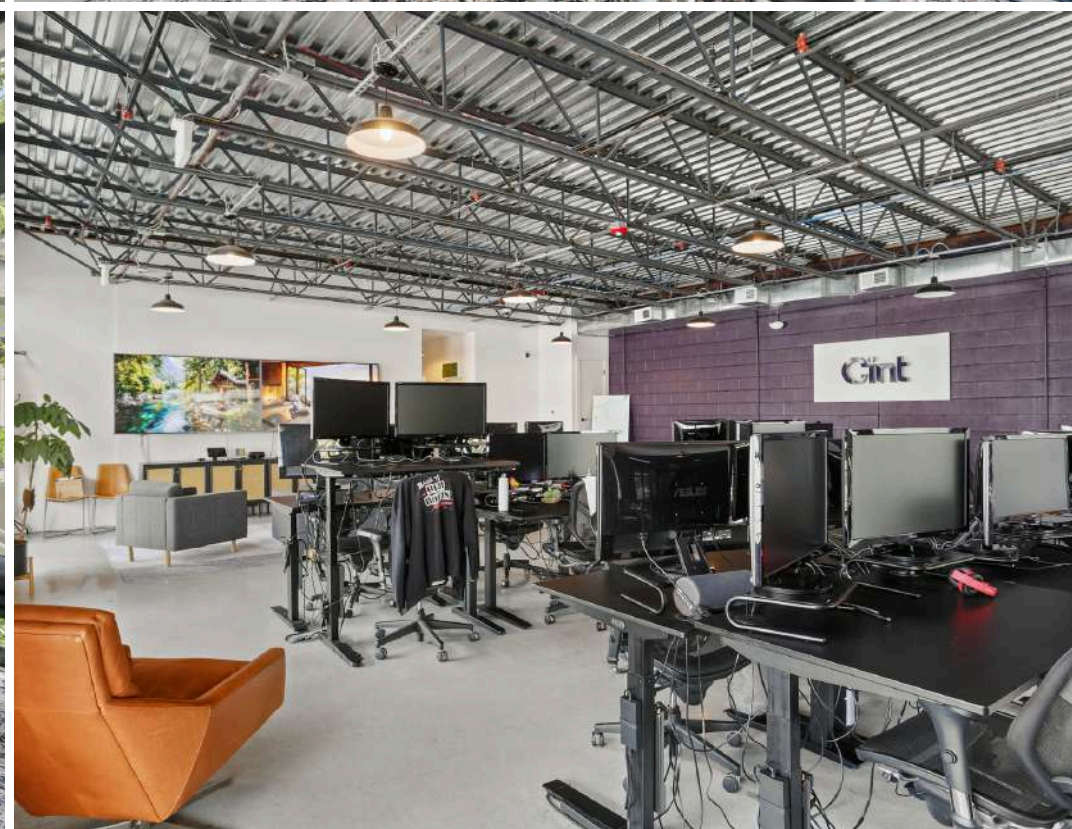
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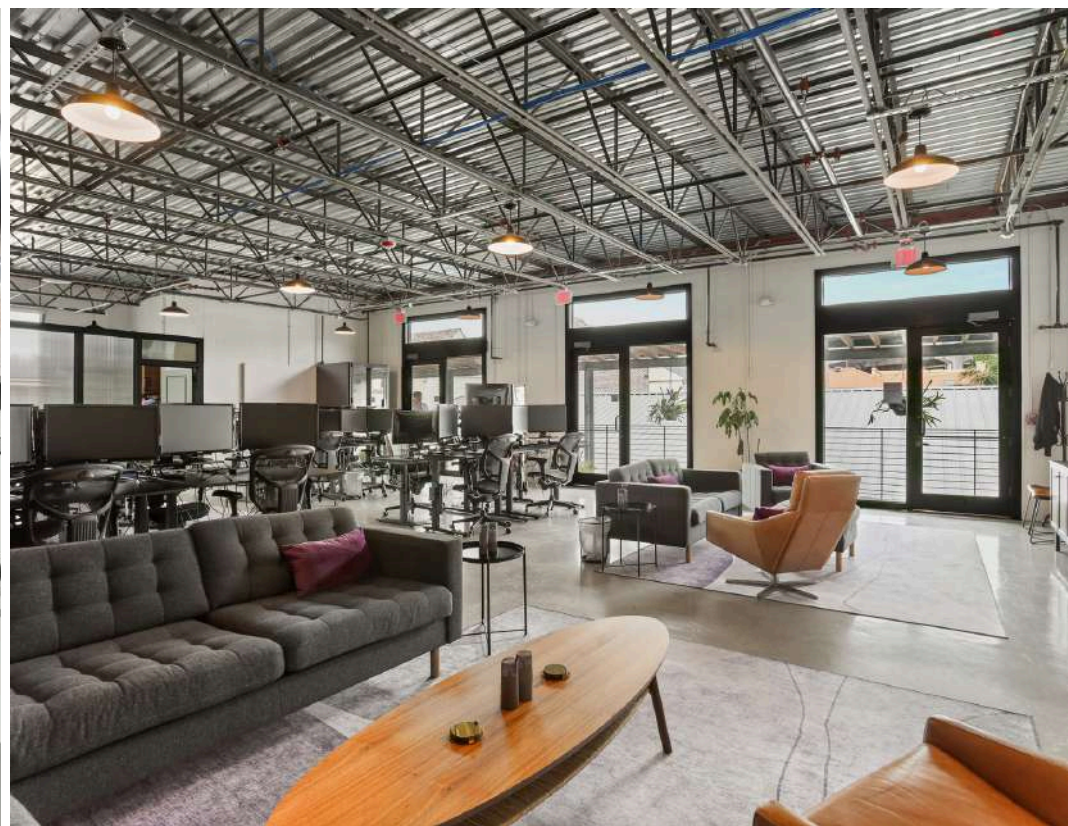
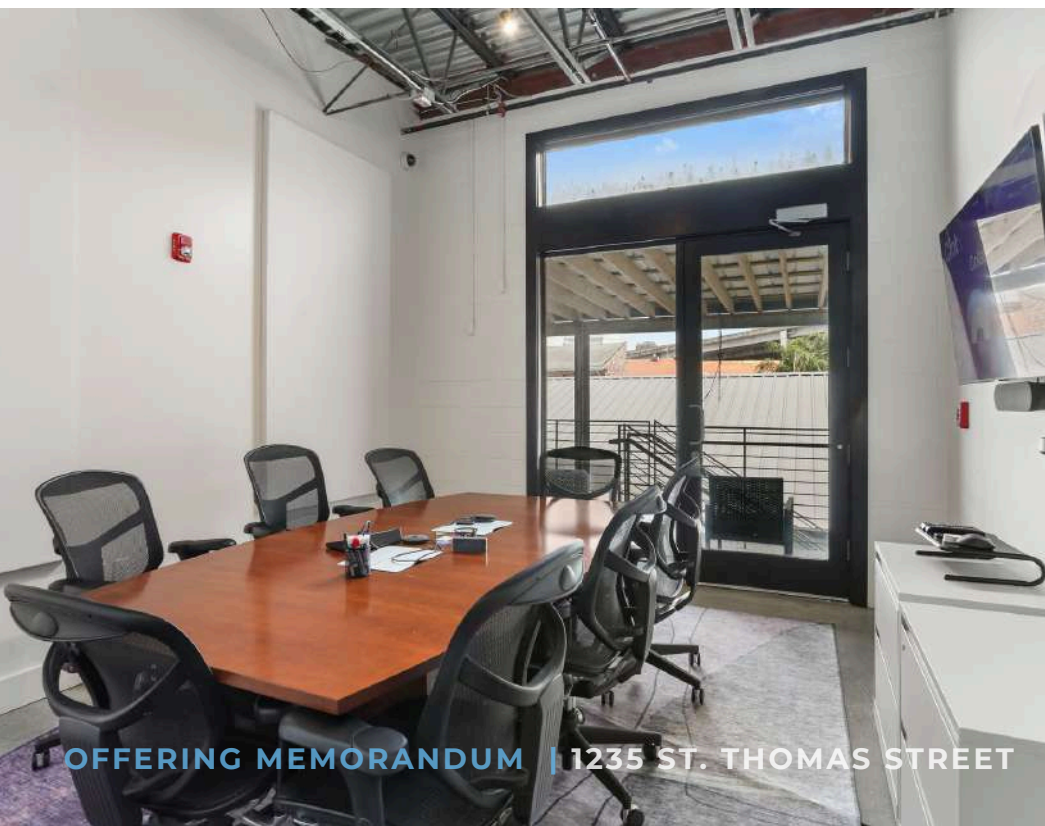
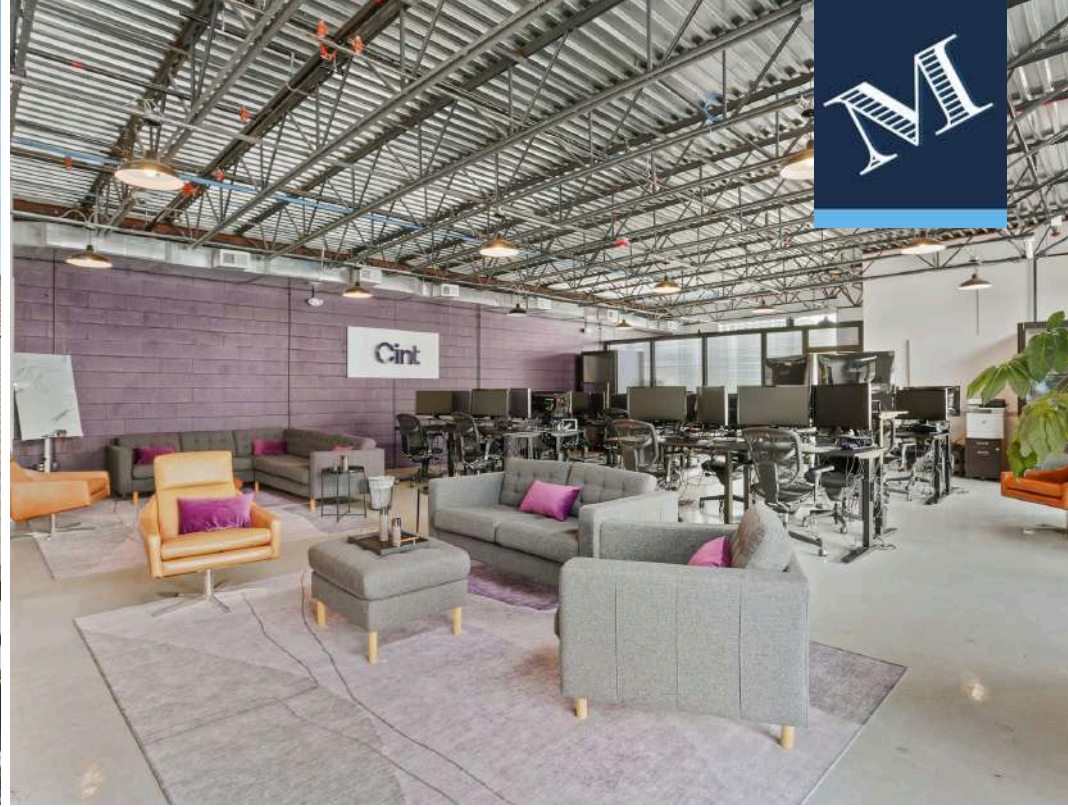
PROPERTY PHOTOS



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Michaels

ULTA BEAUTY

TJ-maxx

HOUSTON'S

HOTEL SAINT VINCENT

Pontchartrain
HOTEL - RESTAURANT - BOOZTOP BAR

JACK ROSE

MOJO
COFFEE HOUSE
- Est. 2000 -
"NOLA"

LOUISIANA AVE.

LASALLE ST.

WASHINGTON AVE.

JACKSON AVE.

Martin
WINE & SPIRITS

MARSH
HOTEL

St. Charles
Streetcar

JAMES FLYING BURRITO
"HECHO EN NOLA"

GRIS-GRIS
NEW ORLEANS

ZEE'S PIZZERIA

THE CHLOE
NO. LA

Lucy
BOONE
ICE CREAM

Columns

SAINT CHARLES AVE.

COMMANDER'S
PALACE

THE FRESH
MARKET

FRENCH TRUCK
Coffee

STEIN'S
Market & Deli

Urban
South
BREWERY

NAPOLEON AVE.

Turkey
AND THE WOLF

SUPERIOR
SEAFOOD
NEW ORLEANS

Superior
GRILL
FABULOUS MEXICAN DINING

THE RUM HOUSE
CARIBBEAN TAPROOM

The Tchoup
Yard

Walmart

MAGAZINE ST.

Touro
LCMC Health

TCHOUPITOULAS ST.

SHAYA

free people

Mahony's
BO-BOY SHOP

MIEL
BREWERY
& TAPROOM

MISSISSIPPI
RIVER



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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.

Signature lines for Buyer or Lessee, Seller or Lessor, Date, Licensee, and Date for both parties.

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.

Signature lines for Buyer/Lessee and Seller/Lessor, By, Title, Date, Licensee, and Date for both parties.

