



OFFERING MEMORANDUM

CANAL STREET OFFICE + PARKING

4176 CANAL STREET . NEW ORLEANS . LA . 70119

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4176 CANAL STREET,
NEW ORLEANS, LA 70119

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HISTORIC CANAL STREET OFFICE + PARKING

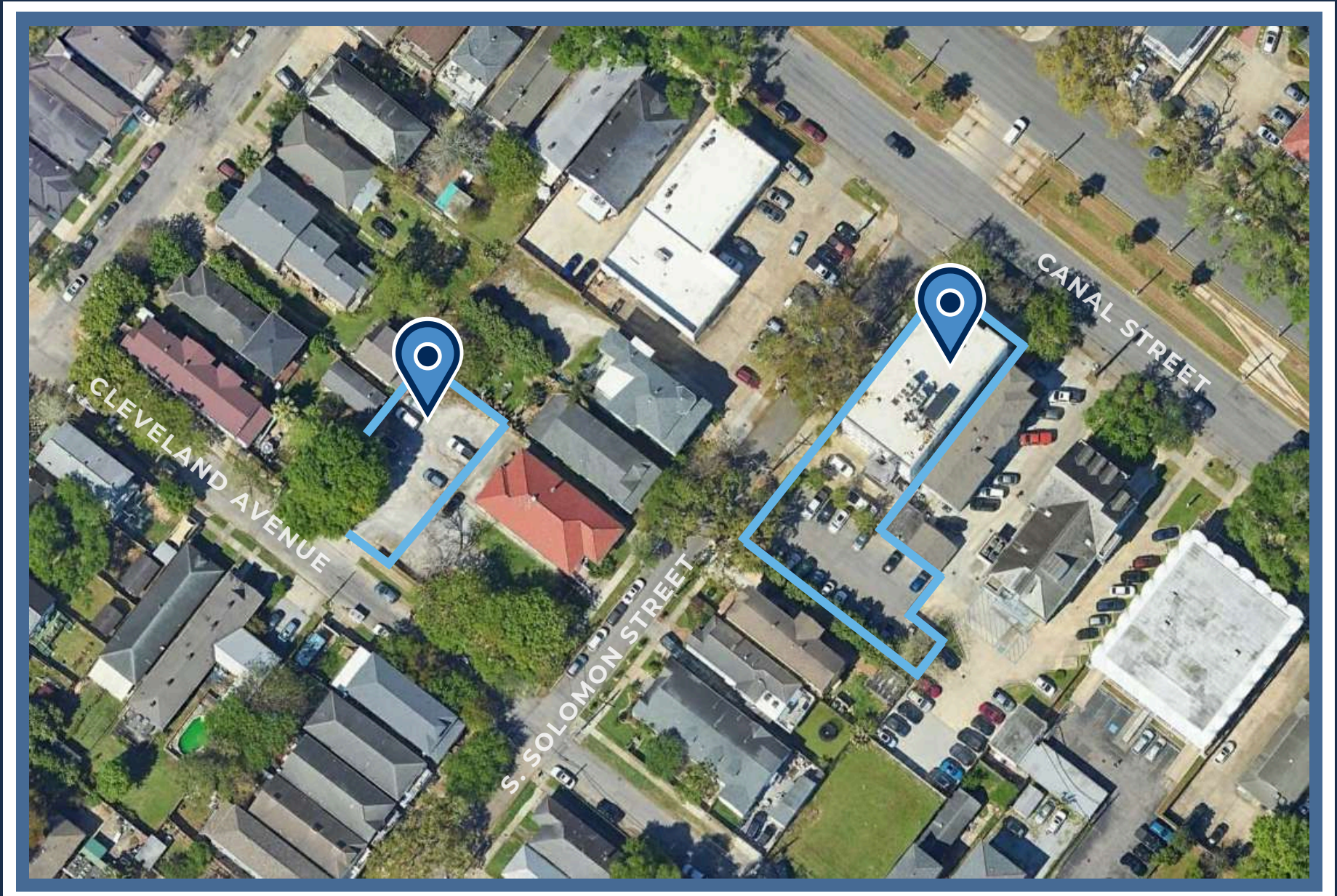
4176 CANAL STREET, NEW ORLEANS, LA 70119

4176 Canal Street is a centrally located, four-story historic office building positioned along the highly trafficked Canal Street corridor in Mid-City. Strategically situated along Canal Streetcar Line, the property benefits from direct public transit access and strong connectivity to major thoroughfares including I-10 and the Pontchartrain Expressway. Constructed in 1949, the building features an efficient floorplate, elevator access to all levels, and surface parking, with nearly \$2M in recent capital improvements including Daikin ductless HVAC systems, a resealed roof, and upgraded common areas.

With its central location, transit accessibility, and flexible configuration, 4176 Canal Street presents a compelling opportunity for prospects seeking a functional and well-connected office environment in the heart of New Orleans.

| | |
|-----------|-------------|
| PRICE | \$3,750,000 |
| GBA | 18,328 SF |
| SITE SIZE | 20,124 SF |
| ZONING | HU-MU |

DEDICATED PARKING TRACT



PROPERTY PHOTOS



OFFERING MEMORANDUM | 4176 CANAL STREET



PROPERTY PHOTOS



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PROPERTY PHOTOS



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HISTORICAL OVERVIEW

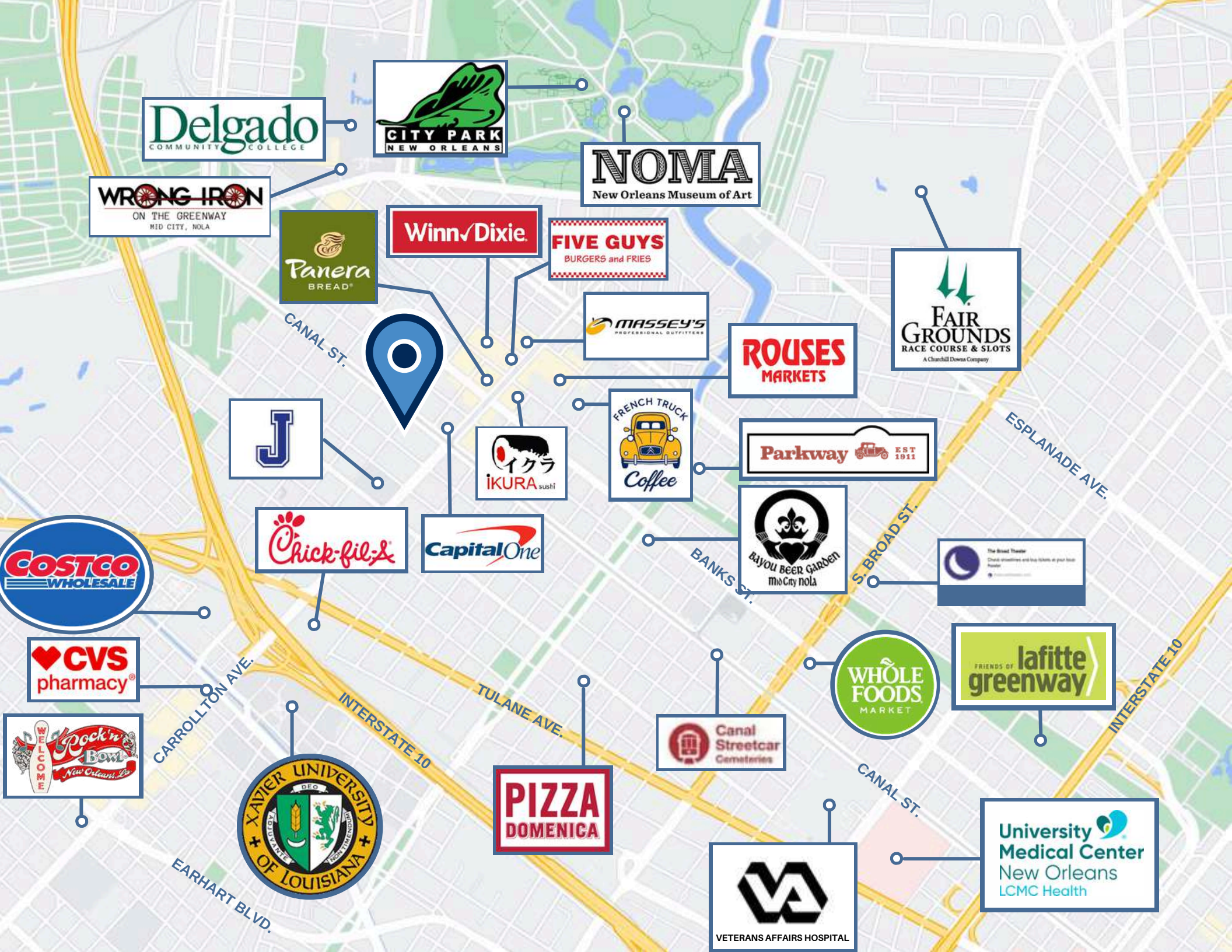


Originally occupied by the Singer Sewing Company, the property served as a regional hub for one of the most recognizable consumer brands of the 20th century. Constructed in 1949, 4176 Canal Street reflects a post-war wave of commercial development that reshaped Mid-City and the broader Canal Street corridor. At its peak, Singer was synonymous with household manufacturing and innovation, playing a major role in the widespread adoption of sewing machines across the United States and abroad. Its presence on Canal Street underscores the corridor's historical role not just as a retail destination, but as a center for prominent national tenants and showroom-style commercial users.

Architecturally, the building is notable for its International Style design, a relatively rare architectural expression in New Orleans. This style—defined by clean lines, functional form, and minimal ornamentation—marked a departure from the historic cast-iron and masonry commercial buildings traditionally associated with Canal Street. Because of this rarity and architectural significance, the property has been identified in preservation discussions as a candidate for landmark designation.

The building's association with Singer also reflects a broader era when Canal Street functioned as New Orleans' primary commercial spine—home to major retailers, corporate offices, and destination businesses that drew customers from across the region. Over time, as the corridor evolved, the property transitioned from single-tenant occupancy to a multi-tenant office environment, adapting to the changing demands of the market while retaining its architectural identity.





Delgado
COMMUNITY COLLEGE

CITY PARK
NEW ORLEANS

NOMA
New Orleans Museum of Art

WRONG IRON
ON THE GREENWAY
MID CITY, NOLA

Panera
BREAD

Winn-Dixie

FIVE GUYS
BURGERS and FRIES

MASSEY'S
PROFESSIONAL OUTFITTERS

FAIR GROUNDS
RACE COURSE & SLOTS
A Churchill Downs Company

ROUSES
MARKETS

J

イクラ
IKURA sushi

FRENCH TRUCK
Coffee

Parkway EST 1911

BAYOU BEER GARDEN
Mid City NOLA

The Broad Theater
Check outtimes and buy tickets at your local Theater

COSTCO
WHOLESALE

Chick-fil-A

Capital One

BANKS ST.

S. BROAD ST.

ESPLANADE AVE.

CVS
pharmacy

CARROLLTON AVE.

INTERSTATE 10

TULANE AVE.

Canal Streetcar
Cemeteries

WHOLE FOODS
MARKET

Friends of lafite
greenway

INTERSTATE 10

Rock 'n Bowl
New Orleans, La

XAVIER UNIVERSITY
OF LOUISIANA

PIZZA
DOMENICA

CANAL ST.

VETERANS AFFAIRS HOSPITAL

University
Medical Center
New Orleans
LCMC Health

EARHART BLVD.



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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.

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.

