



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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DEVELOPMENT OPPORTUNITY | FOR SALE

Market Street Power Plant

1600 South Peters St.

NEW ORLEANS, LA 70130

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PROPERTY OVERVIEW

The ownership group has chosen Corporate Realty, Inc., as its exclusive agent to market the Market Street Power Plant (MSPP), a historic facility that includes seven plus (7+) acres of ground. The actual power plant buildings contain a total of approximately 163,000 sf of gross building area.

The ground floor is approximately 72,000 +/- sf. Within the building footprint are seven (7) individual buildings that have been constructed, and are interconnected,

with various floor sizes. The square footage by building and floor is available on subsequent pages.

The facility sits on the Mississippi River between the high-demand New Orleans Warehouse District and the Lower Garden District. The property is immediately upriver from the 1.1 million sf ground floor exhibit space Ernest N. Morial Convention Center and its forty-seven plus (47+) acre development site and offers unobstructed views of the Mississippi River.

OFFERING SUMMARY

Marketing Price \$16,910,000

Economic Incentives

- Historic Tax Credits
- New Market Tax Credits
- Brownfield Redevelopment Tax Credits
- Tax Increment Financing



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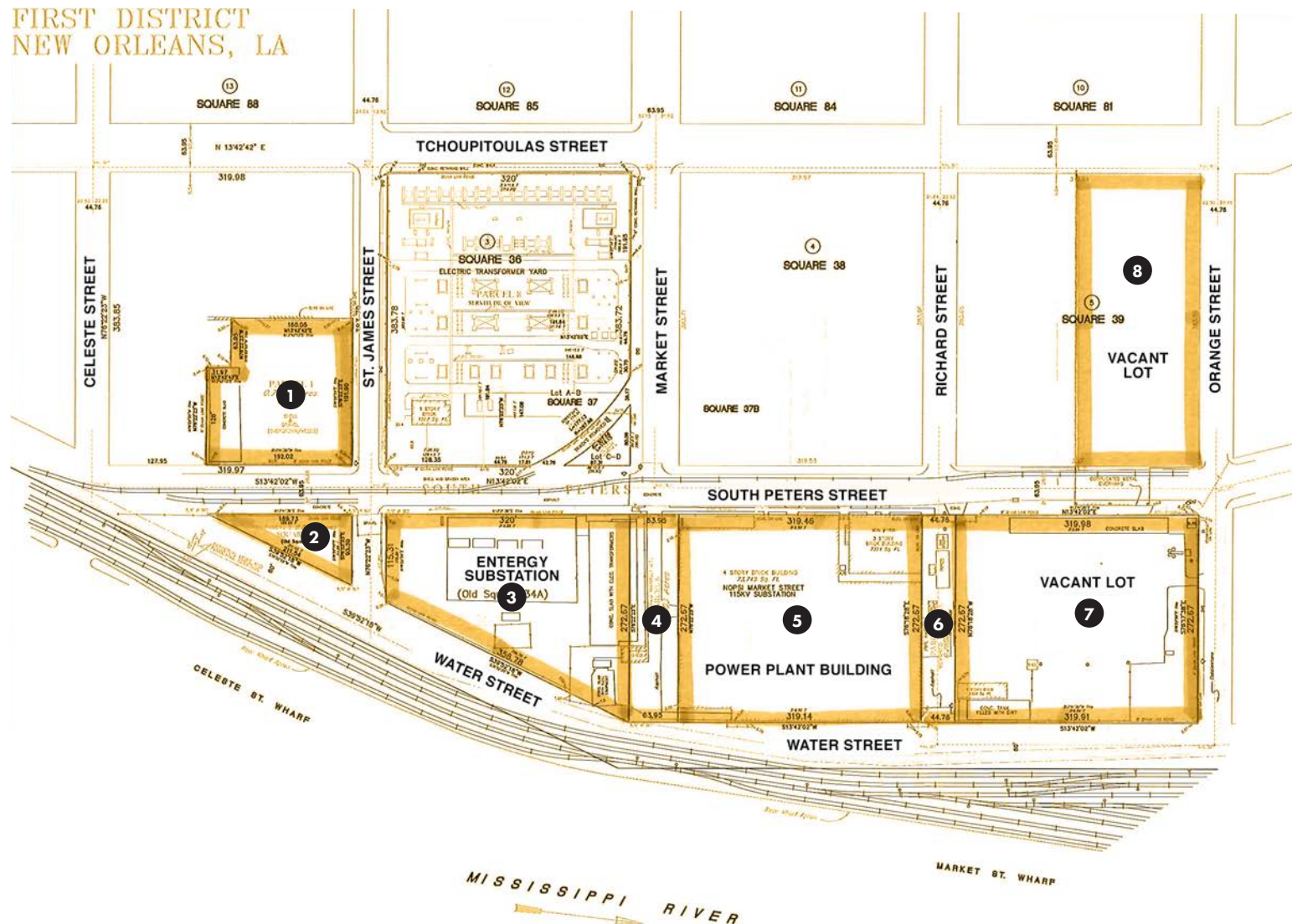
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MARKET STREET POWER PLANT

see page 3 for property descriptions

SITE PLAN



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MARKET STREET POWER PLANT

see page 2 for site plan

PROPERTY DESCRIPTIONS

#	LOCATION	DESCRIPTION	LAND SF	AC
1	422 St. James St. Square 35	<ul style="list-style-type: none"> Vacant Land Bounded by Tchoupitoulas St., St. James St., S. Peters St, & Celeste St. Lot M 	34,809	0.7991
2	Square 24B (Entire Square)	<ul style="list-style-type: none"> Vacant Land Bounded by S. Peters St., St. James St., & Water St. 	8,812	0.2023
3	Square 23B (Entire Square)	<ul style="list-style-type: none"> Land occupied by an Entergy electric substation (no rent; possible development rights above substation) Bounded by S. Peters St., Market St., Water St., & St. James St. 	62,077	1.4251
4	Revoked Market St.	<ul style="list-style-type: none"> Vacant Land Former public roadway between the Market Street Power Plant and Square 23B, stretching to Water St. Bounded by S. Peters St. & Water St. 	17,437	0.4003
5	Market Street Power Plant 1600 S. Peters St. Square 22B (Entire Square)	<ul style="list-style-type: none"> Former Power Plant containing approximately 163,000 sf in 7 separate buildings Bounded by S. Peters St., Richard St., Water St., & Market St. 	87,063	1.9987
6	Revoked Richard St.	<ul style="list-style-type: none"> Vacant Land Former public roadway between Square 21B and the Market Street Power Plant, stretching to Water St. Bounded by S. Peters St. & Water St. 	12,206	0.2802
7	Square 21B (Entire Square)	<ul style="list-style-type: none"> Vacant Land Bounded by S Peters St., Orange St., Water St., & Richard St. 	87,242	2.0028
8	Boxer Property 1544-1556 Tchoupitoulas St. Square 39	<ul style="list-style-type: none"> Vacant Land Bounded by Tchoupitoulas St., Orange St., S Peters St., & Richard St. Lots 1, 2, A, B, pt. 9, & 5-8 	63,107	1.4487
TOTALS			372,753	8.5572
TOTALS Excluding #3 Above (Entergy Substation)			310,676	7.1321*



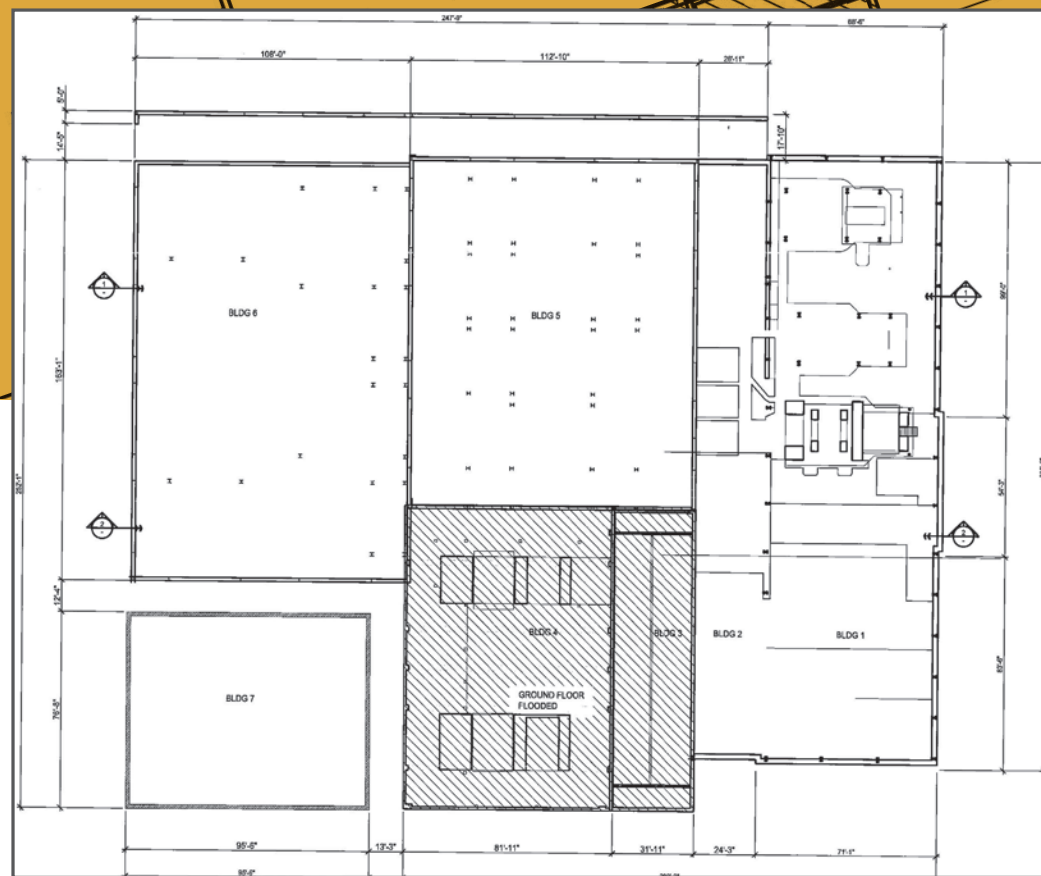
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GROUND FLOOR

MARKET STREET POWER PLANT

SUMMARY OF BUILDINGS' SQUARE FOOTAGE BY FLOOR

BUILDING	TOTAL SF	GROUND FLOOR	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6
1	15,557	15,557	-----	-----	-----	-----	-----
2	28,219	6,614	5,911	6,763	6,763	2,168	-----
3	17,690	3,501	3,501	3,501	3,501	3,501	185
4	10,189	3,245	997	5,947	-----	-----	-----
5	38,751	17,396	12,355	-----	8,600	400	-----
6	32,935	19,067	-----	13,868	-----	-----	-----
7	19,513	6,618	6,483	6,412	-----	-----	-----
	<u>162,854 SF</u>	<u>71,998 SF</u>	<u>29,247 SF</u>	<u>36,491 SF</u>	<u>18,864 SF</u>	<u>6,069 SF</u>	<u>185 SF</u>



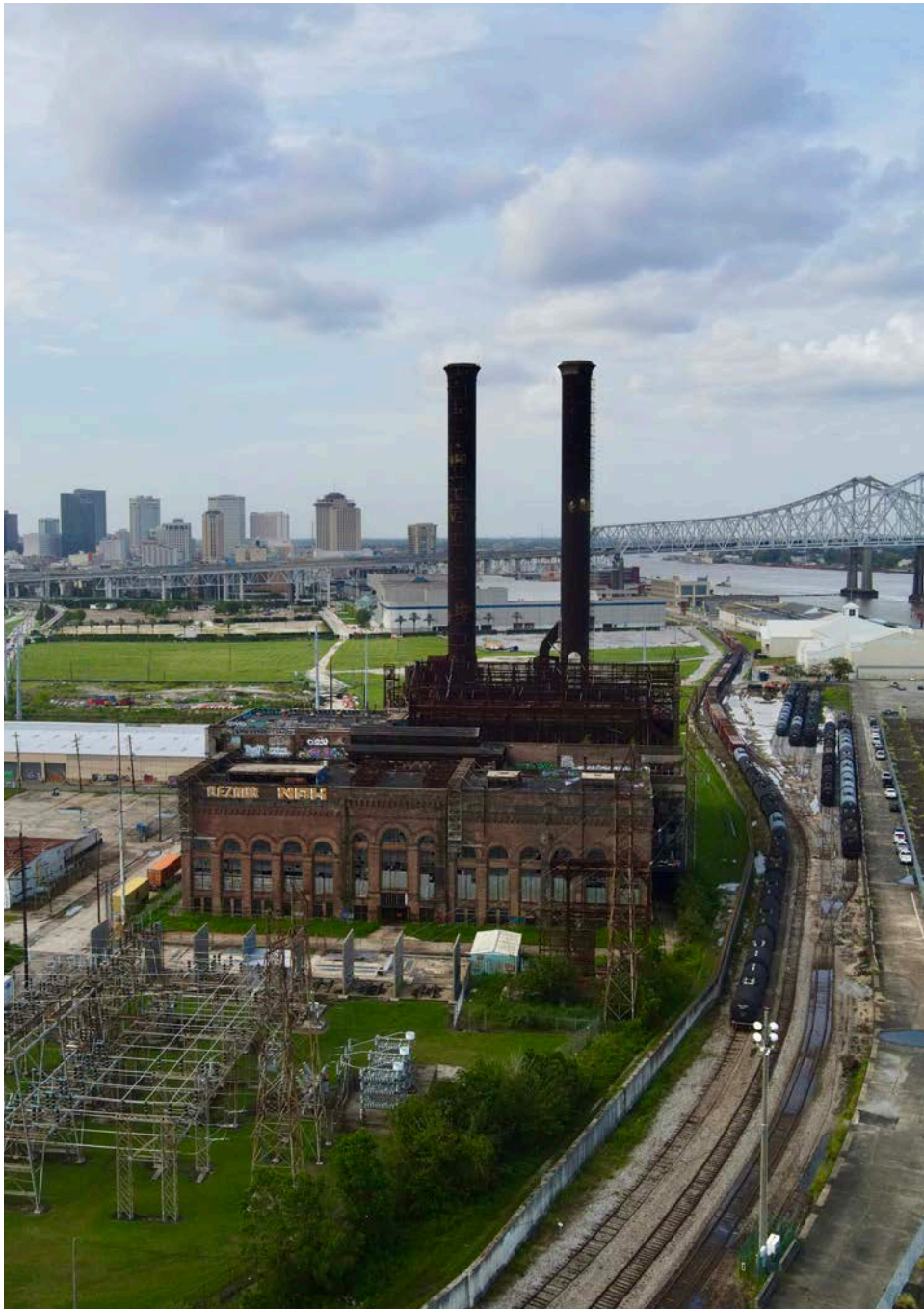
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PROPERTY LOCATION

The Market Street Power Plant is immediately adjacent on the north to the Ernest N. Morial Convention Center's forty-seven plus (47+) acre development tract. Currently three master developer finalists are bidding for the rights to develop the Convention Center land parcel; the decision on a master developer should be finalized during the fourth quarter 2020.

The Ernest N. Morial Convention Center, a state-of-the-art convention center that contains 1.1 million square feet of ground floor convention space, is located to the north of the development tract. The Convention Center has been a huge economic engine for the city. MSPP is also in very close proximity to both the New Orleans Central Business District and the French Quarter.



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MARKET STREET POWER PLANT

MARKET OVERVIEW

The Market Street Power Plant is located just south of the New Orleans Central Business District (CBD). The CBD is the center of commerce for New Orleans. It features fifteen (15) Class A office buildings that contain 9,043,000 +/- rentable square feet of space. Current occupancy of these buildings is 87+%.

The CBD and the historic French Quarter, located immediately north of the CBD, contain numerous hotel rooms and world-class restaurants, all within short walking distances from the hotels.

The CBD also has a very strong residential presence that features in excess of 6,700 residential apartments and condominiums in the popular Lafayette Square, Warehouse District, and South Market District submarkets. Since 2005, this area has been the recipient in excess of \$7 billion in development and investment expenditures.

The MSPP is conveniently positioned in the middle of New Orleans' most exciting new development opportunity, the Entertainment District. This area is anchored by the Ernest N. Morial Convention Center, the nation's sixth largest convention center with 1.1 million square feet of ground floor exhibit space. Currently, the surrounding 47+ acres of vacant land south of the Convention Center is in the final planning stages of development into a mixture of retail, residential, hotel, office, and entertainment venue components. The Entertainment District will also include a proposed 1,200 room Convention Center Headquarters Hotel. It is also noteworthy that the MSPP is adjacent to a newly expanded cruise ship terminal and a short jog to the \$500 million Four Seasons Hotel, expected to be completed in early 2021.



143,764 DAYTIME
POPULATION



6,774 DOWNTOWN
APARTMENTS/CONDOS



11.5 MILLION SF
OFFICE SPACE



20,355 HOTEL
ROOMS



19.75 MILLION
YEARLY TRAVELERS



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AERIAL VIEW



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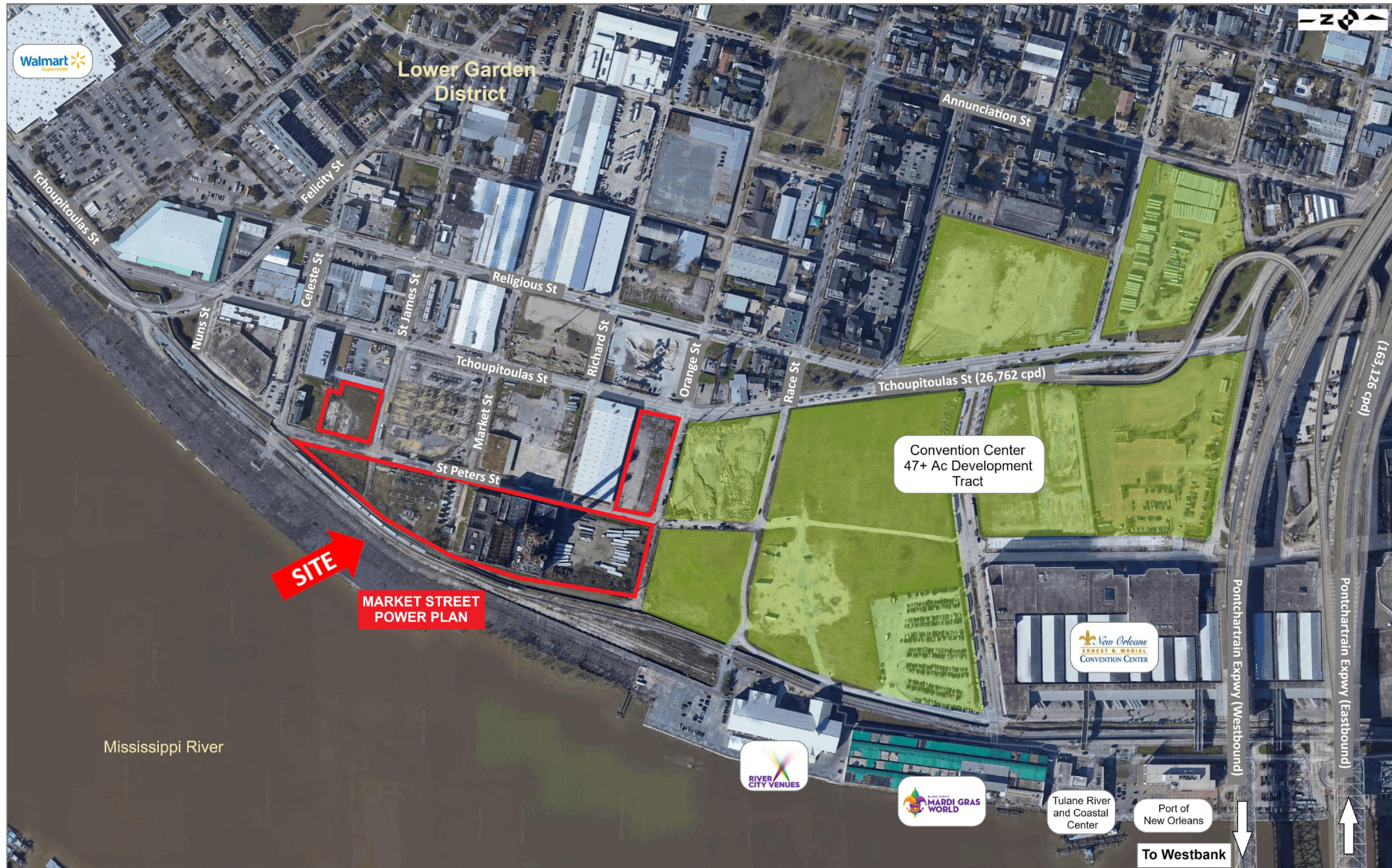
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MARKET STREET POWER PLANT

CLOSE AERIAL VIEW



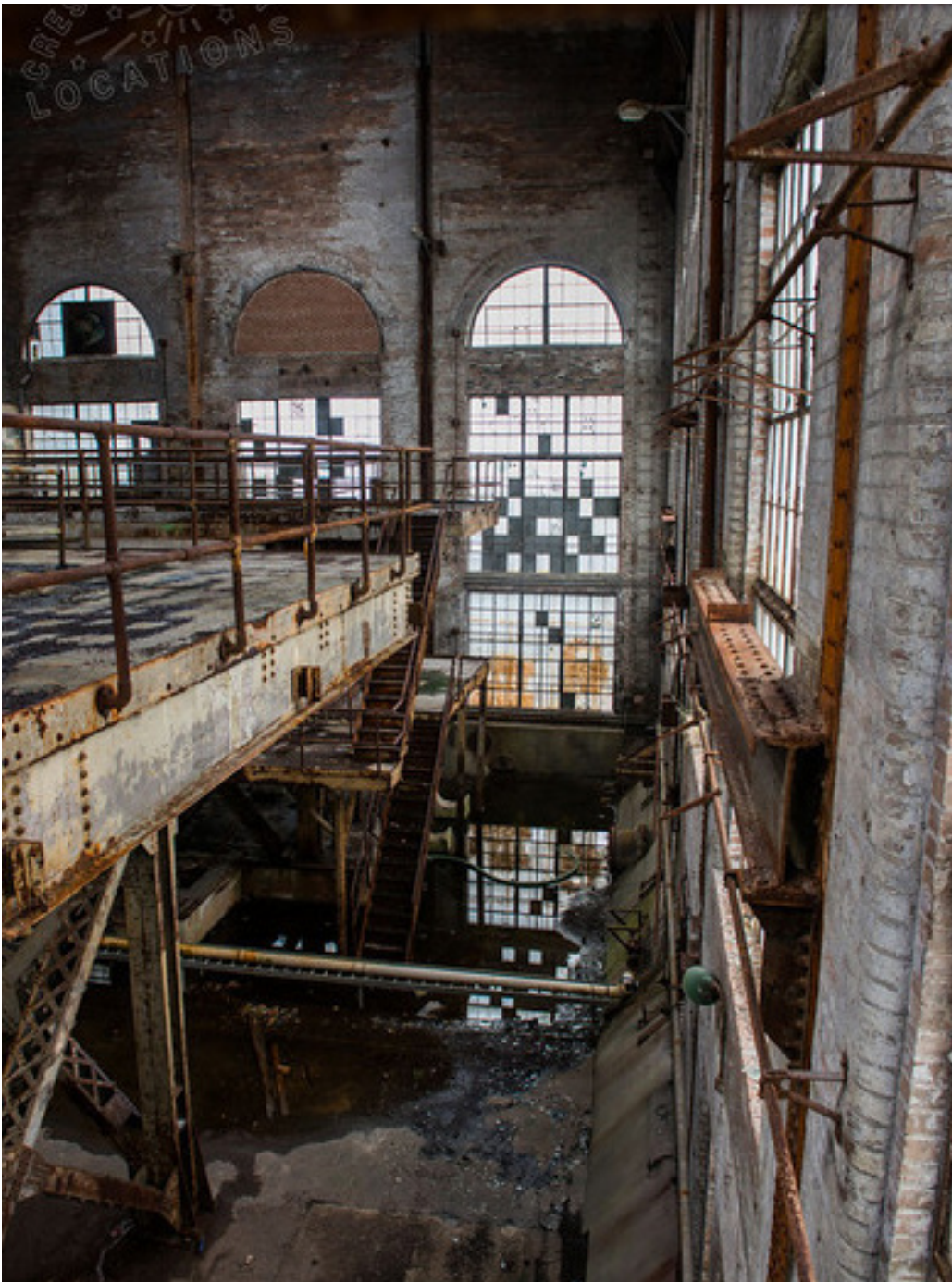
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PROPERTY HISTORY

The New Orleans Power House Company, Ltd, constructed the building in 1902. During the next quarter century, the building was expanded, first with a boiler house in 1924, followed in 1926 by a 30,000 kW expansion at the rear of the property along Richard and Water streets. Shortly thereafter, the company's administrative facility was built on site. Between the early 1930s and the late 1960s, three (3) additional buildings were constructed in support of the power plant.

In 1922 New Orleans Public Service, Inc., (NOPSI) merged with numerous competing power companies and acquired the facility. MSPP provided all power requirements for New Orleans' 300,000 residents until 1947, when the Industrial Canal Generating Station was completed to assist with providing power. MSPP last produced power in 1973.

Entergy Corporation, a publicly traded company listed on the New York Stock Exchange and headquartered in New Orleans, succeeded NOPSI. Entergy maintains a substation at MSPP.



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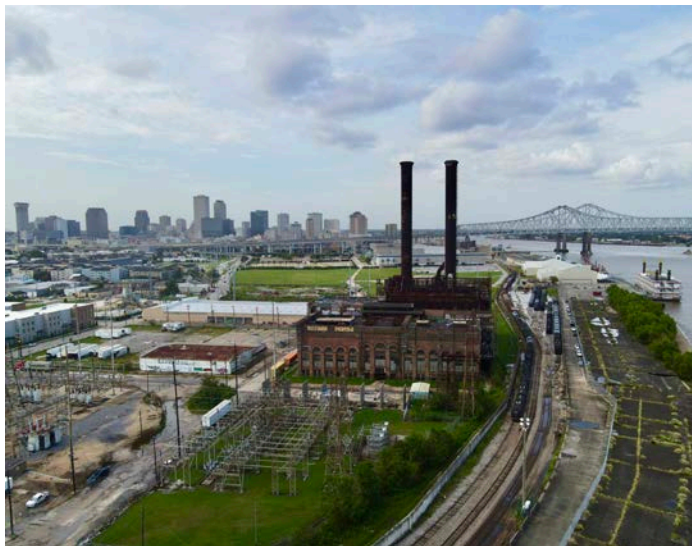
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EXTERIOR VIEWS



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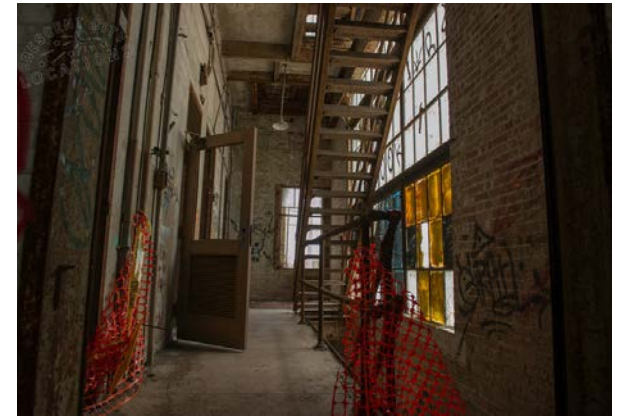
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MARKET STREET POWER PLANT

INTERIOR VIEWS



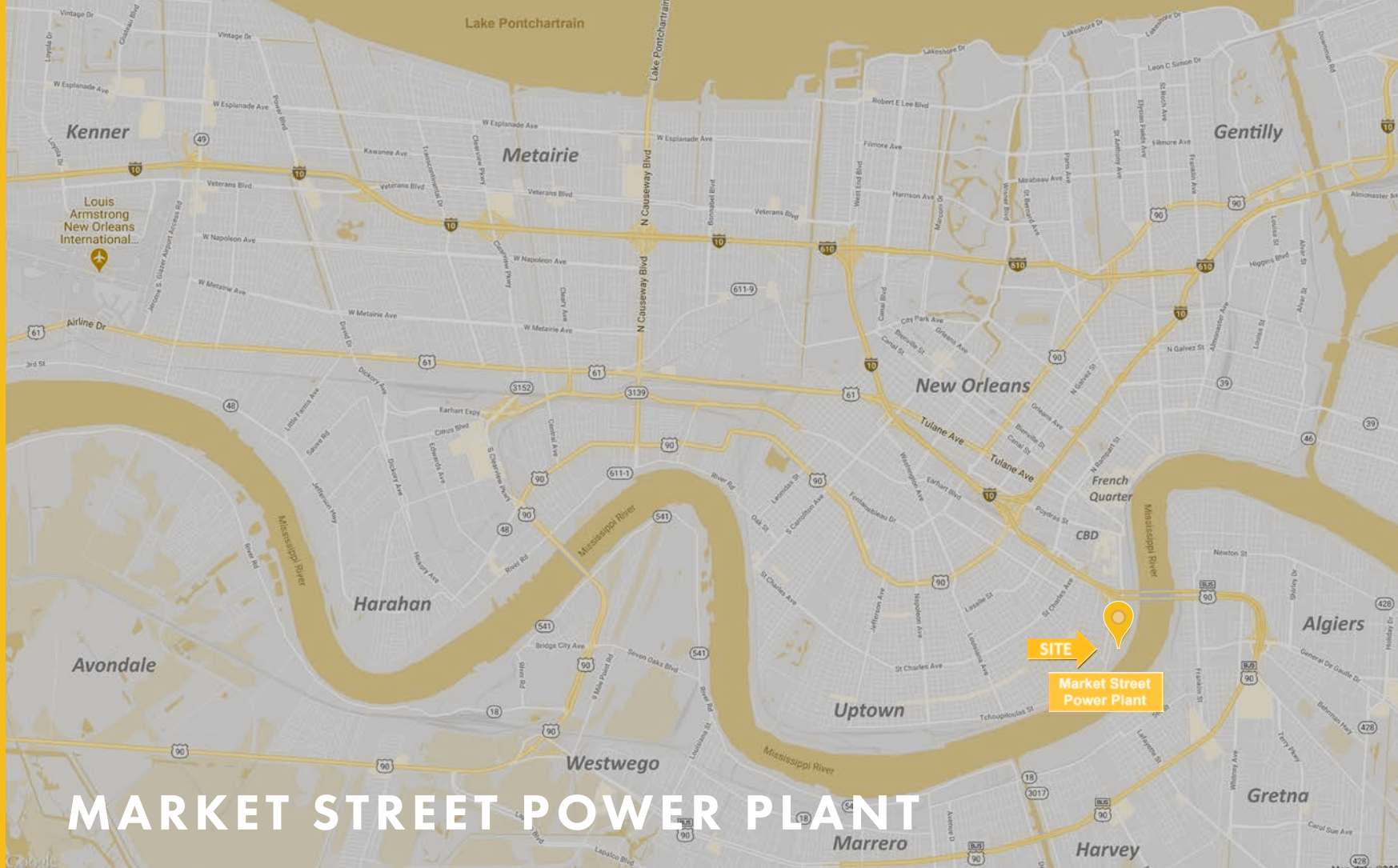
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Property Zoning MU-2, High Intensity, Mixed Use District

Permitted uses are all residential types, multi-family, short-term rentals, hotel, live performance venue, all restaurant uses, and many others.

Maximum Building Height

Multi-family and non-residential, eighty-five (85) feet with not more than seven (7) levels.

Flood Zone

Zoning Classification "X"



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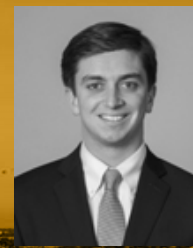
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