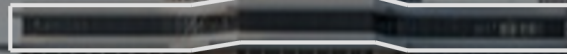


FOUR SEASONS HOTEL – PENTHOUSE FOR SALE



- *Entire 31st Floor of the Four Seasons New Orleans Hotel*
- *Nearly 18,000 sf ready to build for desired use*
- *Seller Financing Available/Preferred*



Offering Memorandum

Bridgewater Realty Advisors
www.bridgewater.realty
3500 N. Hullen St, Suite 18:233
Metairie, LA, 70002
504-901-0463
Licensed in LA, MS

2 Canal St, 31st Floor, New Orleans, LA 70130



FOUR SEASONS PENTHOUSE

Entire Floor Approx. 18,000 sf

2 Canal St, 31st Floor, New Orleans, LA 70130



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RAMI KHODR
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OFFERING

High above the city on the 31st floor of the world-renowned Four Seasons New Orleans, this exclusive full-floor penthouse presents a once-in-a-generation opportunity to own one of the most extraordinary pieces of real estate in Louisiana.

Perched at the foot of Canal Street and overlooking the majestic Mississippi River, this ~18,000+ -square-foot shell space is wrapped in floor-to-ceiling windows that deliver breathtaking, unobstructed views in every direction—sweeping panoramas of the French Quarter, the river's endless movement, the downtown skyline, and the ever-changing colors of the New Orleans horizon. Sunrises, sunsets, and nighttime city lights become part of the daily experience, creating a living environment unlike anything else in the region.

The penthouse encompasses the entire 31st floor and is currently in raw shell condition, offering the ultimate blank canvas. Plumbing stub-outs are already in place, giving developers and visionary owners complete freedom to design and customize the space to their exact specifications. With each quadrant of the floor measuring approximately 4,200 to 4,500 square feet, the layout allows for endless possibilities—luxury residences, a world-class corporate suite, private entertainment spaces, or a combination of all three.

This is more than a penthouse—it is a landmark asset, a generational trophy property, and an unmatched canvas for creating one of the most iconic spaces in New Orleans real estate.

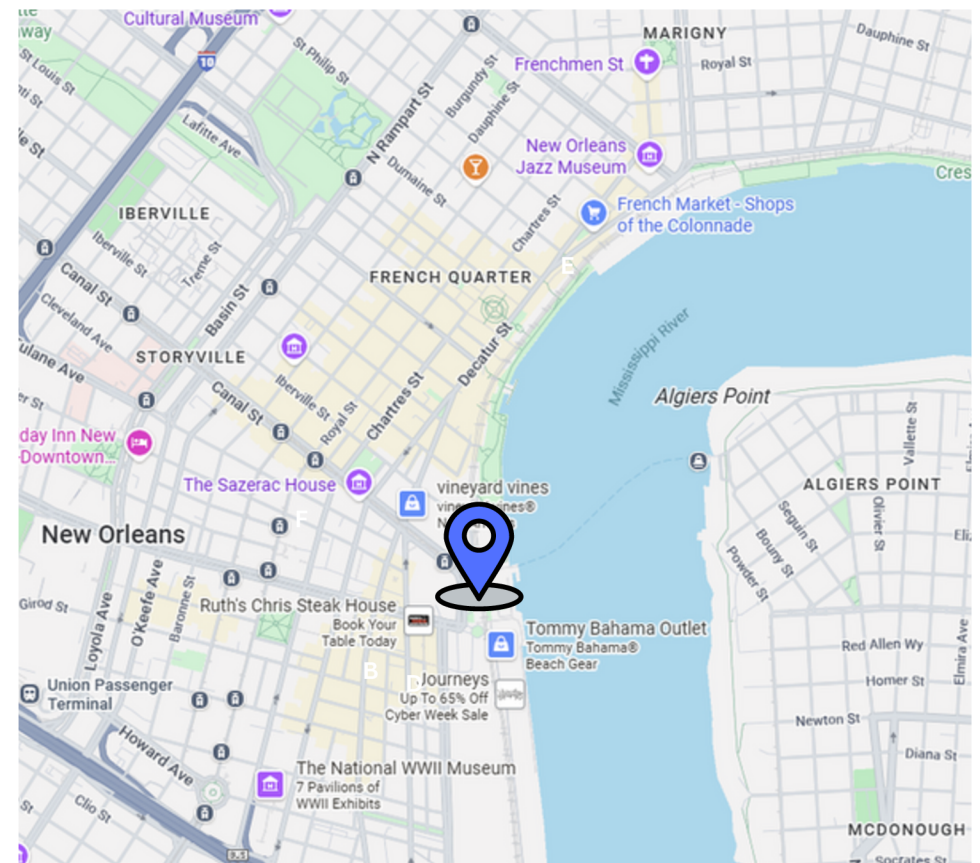
SUMMARY

ENTIRE FLOOR PRICE: \$23,000,000

SIZE: 17,435 sf PRICE PER SF: \$1,319/sf

Seller Financing Available/Preferred

A) PH 3101:	\$7,100,000		4,413 sf		\$1,609/sf
B) PH 3102:	\$7,100,000		4,487 sf		\$1,582/sf
C) PH 3103:	\$6,900,000		4,288 sf		\$1,609/sf
D) PH 3104:	\$6,900,000		4,247 sf		\$1,625/sf



AERIAL PHOTOS



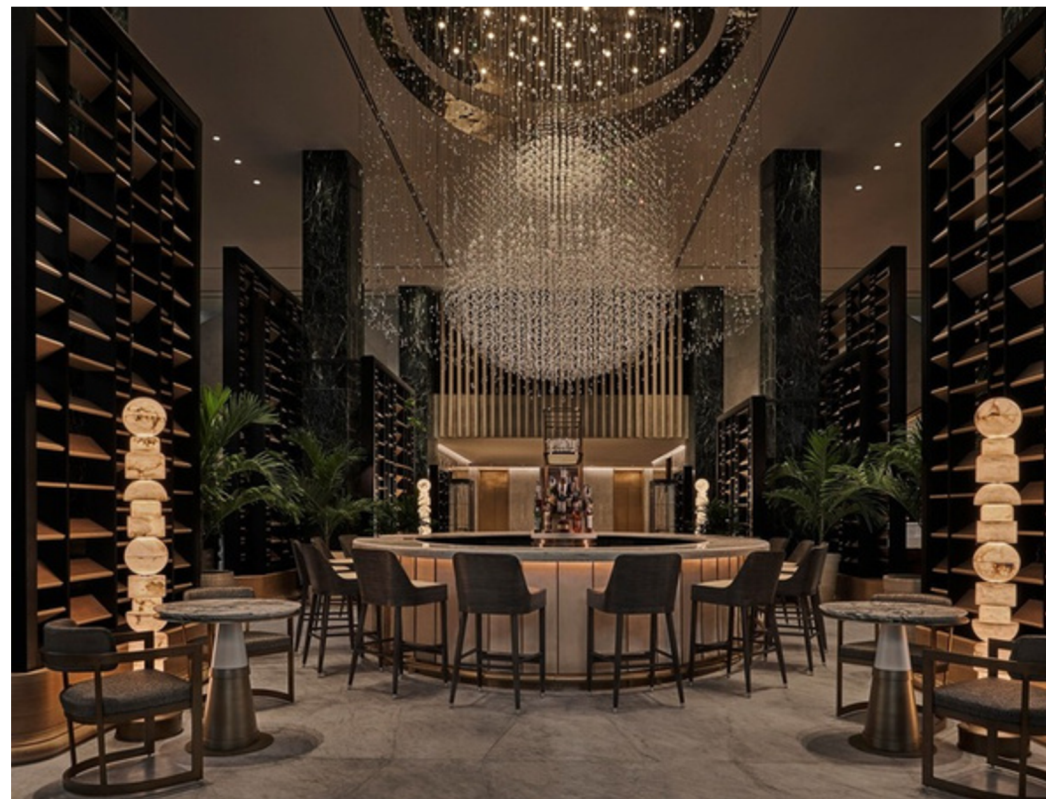




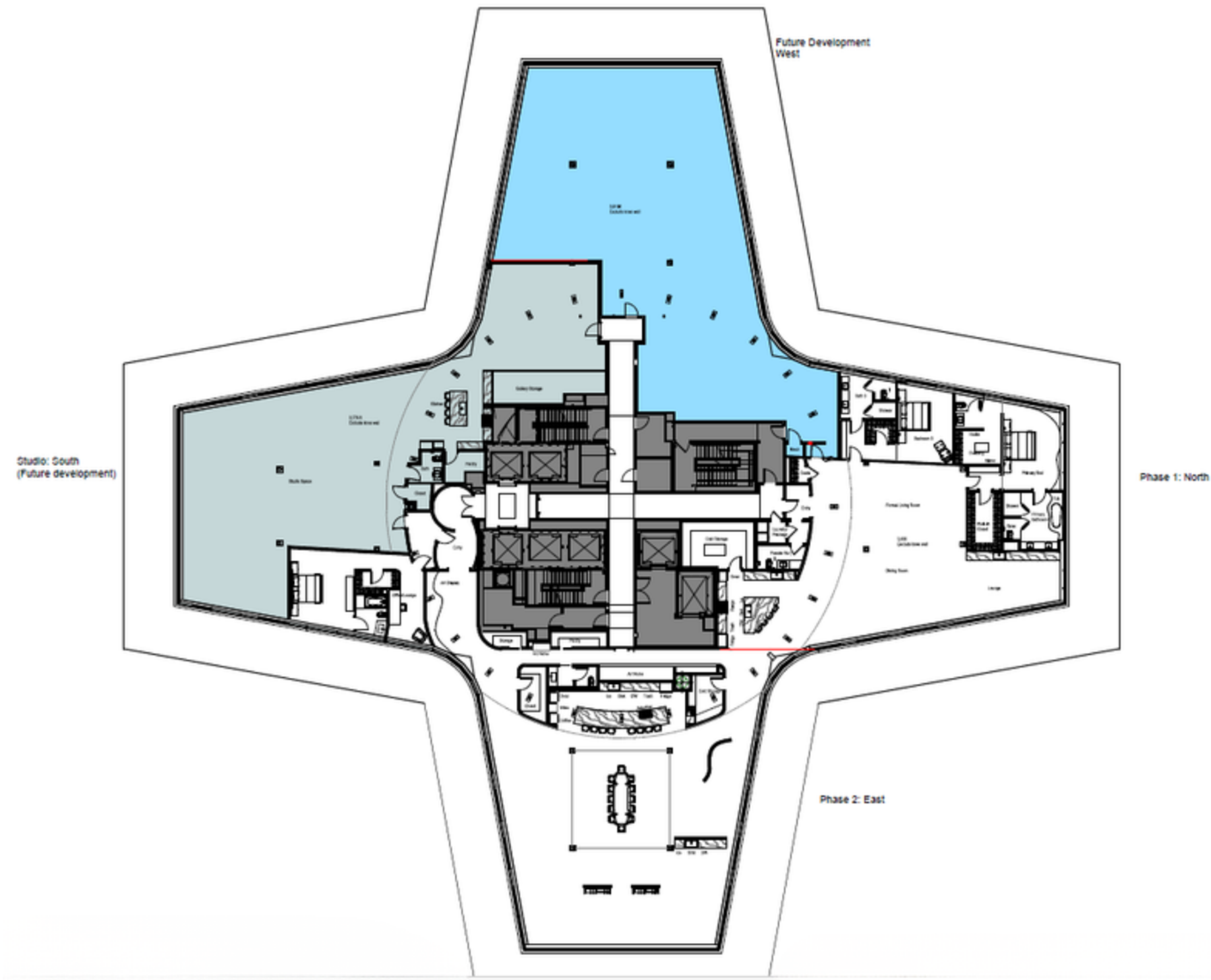




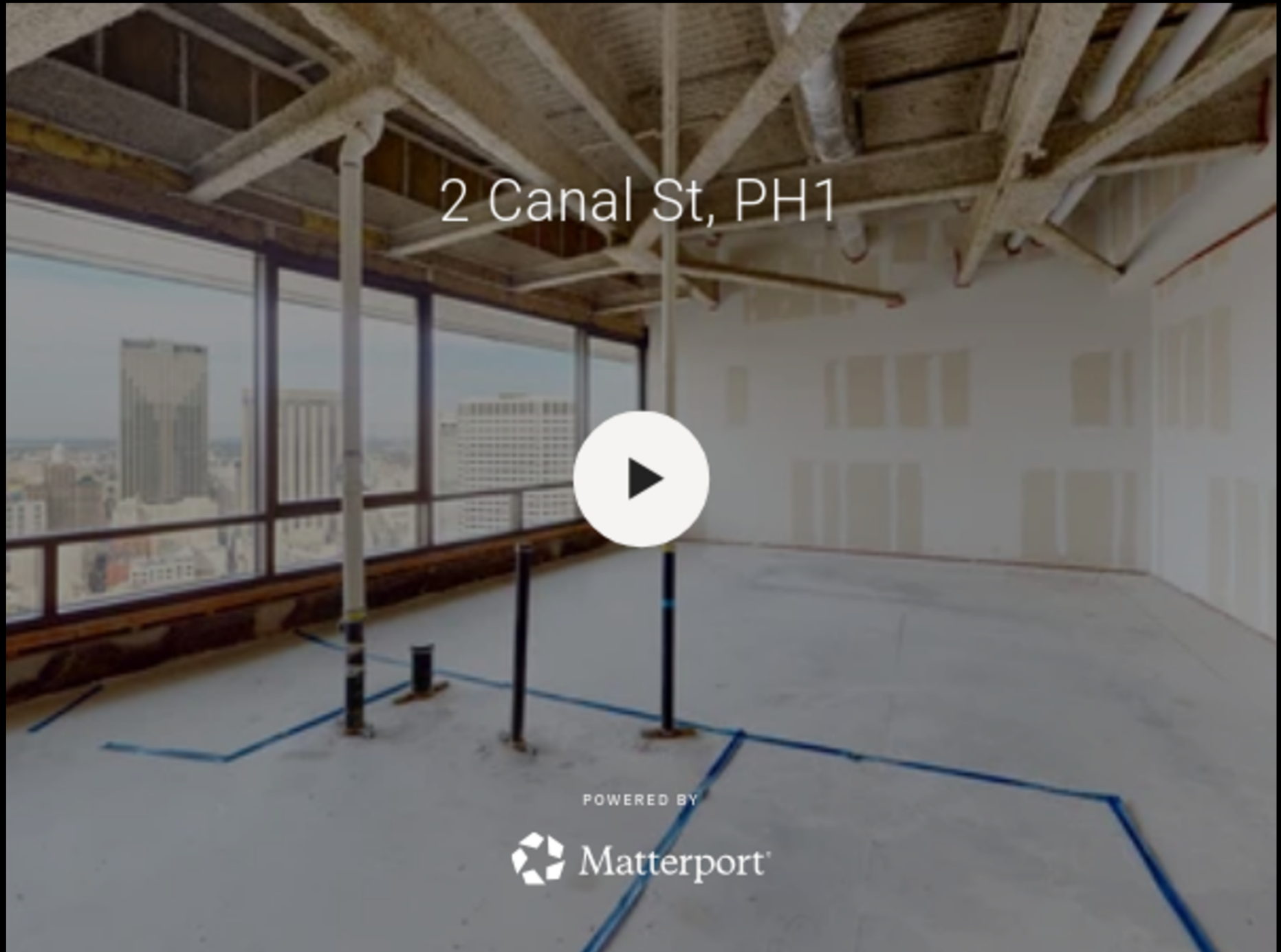
AMENITIES



FLOOR PLAN



PH 1 Virtual Tour

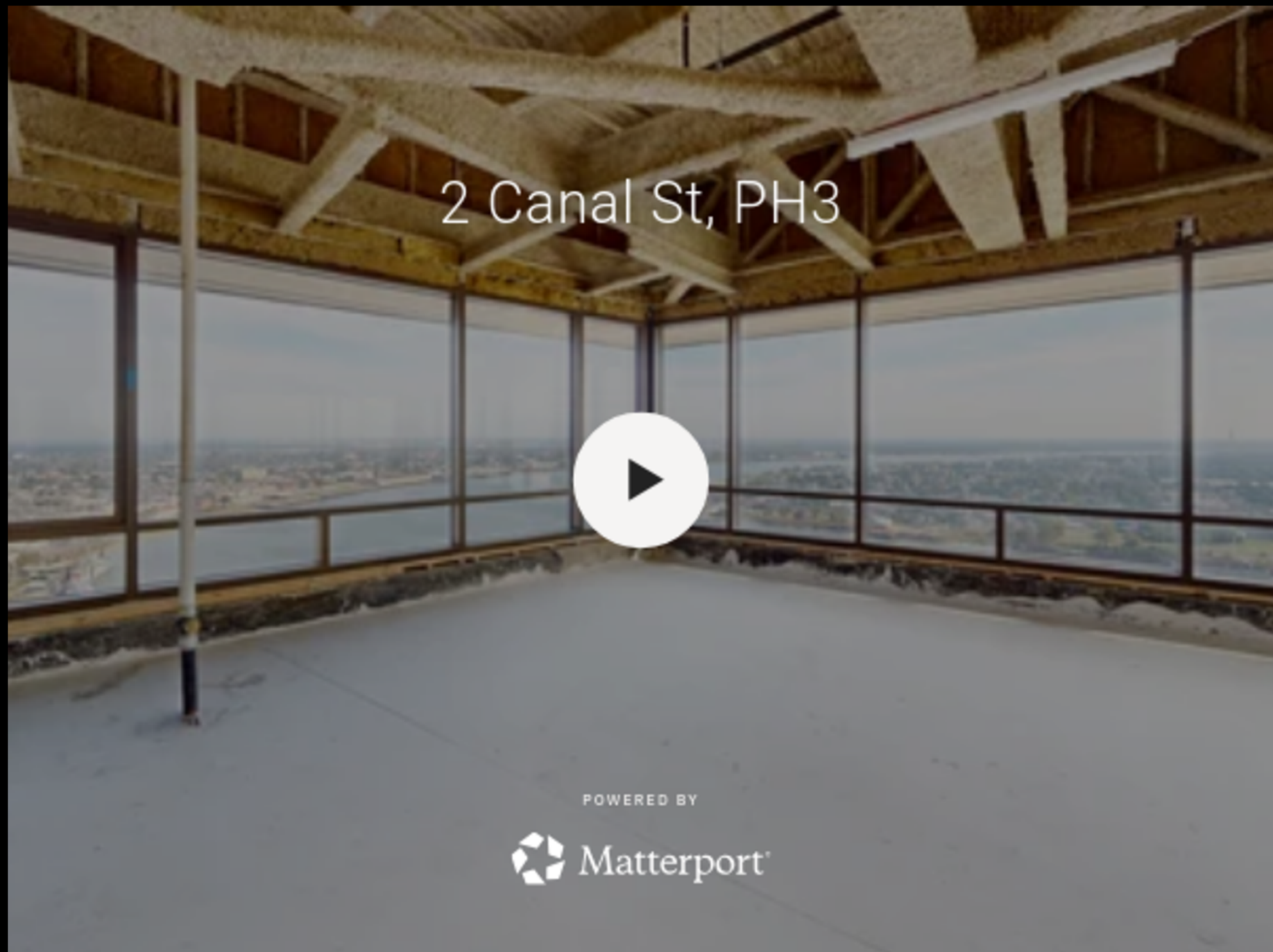


2 Canal St, PH1

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 Matterport

PH 3 Virtual Tour



2 Canal St, PH3



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CONTACT DETAILS

For bookings and viewings

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