



BNY

BYWATER
NAVY YARD

NOW LEASING

NEW ORLEANS, LOUISIANA ESTABLISHED 1919

Bywater *Navy Yard*

55,000 SF of retail, dining & creative studios in New Orleans' most extraordinary historic campus — on the Mississippi River.

55K

SF RETAIL

19.5

ACRES ON THE RIVER

1.5M

SF CAMPUS

922

PARKING SPACES

800+

RESIDENTS ABOVE

OPENING SEPTEMBER 2027

The Shops at *Bywater Navy Yard*

The ground floors of three historic Navy buildings are being transformed into vibrant, open-air pedestrian plazas — 55,000 SF of thoughtfully curated retail, restaurants, and creative studios across Buildings 602 & 603.

BUILDINGS 602 & 603 PROGRAMMED COURTYARDS
ADJACENT TO CRESCENT PARK



A CURATED GROUND FLOOR

Three uses, *one destination*

01

Neighborhood Retail & Services

Everyday essentials, local boutiques and community-serving businesses opening onto sunlit courtyards — within 13-foot concrete walls built for the next century.



02

Food & Beverage

Independently owned restaurants, cafés and bars celebrating New Orleans' food culture — bold, authentic operators rooted in the Bywater.



03

Creative Offices & Studios

Light-filled workspace with soaring ceilings and exposed concrete — surrounded by 900+ parking spaces and 800+ residents from day one.





BRAND STORY

A century *on the river*

Bywater Navy Yard begins with three six-story concrete warehouses the U.S. Army raised on the Mississippi in 1919 — built in eighteen months to supply a nation at war.

For ninety years these walls moved the materiel of two World Wars. Listed on the National Register in 2011, the campus is protected, and unrepeatable. Today it is reborn.

★ NATIONAL REGISTER OF HISTORIC PLACES · EST. 1919



OPEN-AIR PEDESTRIAN PLAZAS

The *Shops*

The ground floors open into programmed, open-air plazas that celebrate the character of New Orleans — morning coffee, evening dining, farmers markets and live music under the oaks.



AMENITIES & INFRASTRUCTURE

Built for *tenants & visitors*

1,000+

Parking Spaces

Structured garage + surface lots, EV charging throughout.

5 acres

Open Space

Courtyards, the End of the World park & Crescent Park.

110

Bike Spaces

Secure bike parking + walking paths to the river's edge.

\$50M

Newlab Hub

Energy-tech incubator drawing talent & capital on-site.

800+

Residents Above

294 workforce apartments bring a built-in audience overhead.

13 ft

Ceilings

WWI-era concrete bones, National Register listed.

Events

& Programming

A future amphitheater, markets & live music in the courtyard.

River

Frontage

Directly on the Mississippi, adjacent to Crescent Park.



NEWLAB NEW ORLEANS

A \$50M energy innovation engine

A 30,000 SF technology incubator — fully funded and under construction — bringing global startups, Louisiana industry and university partners onto the campus.

THE PARK · END OF THE WORLD

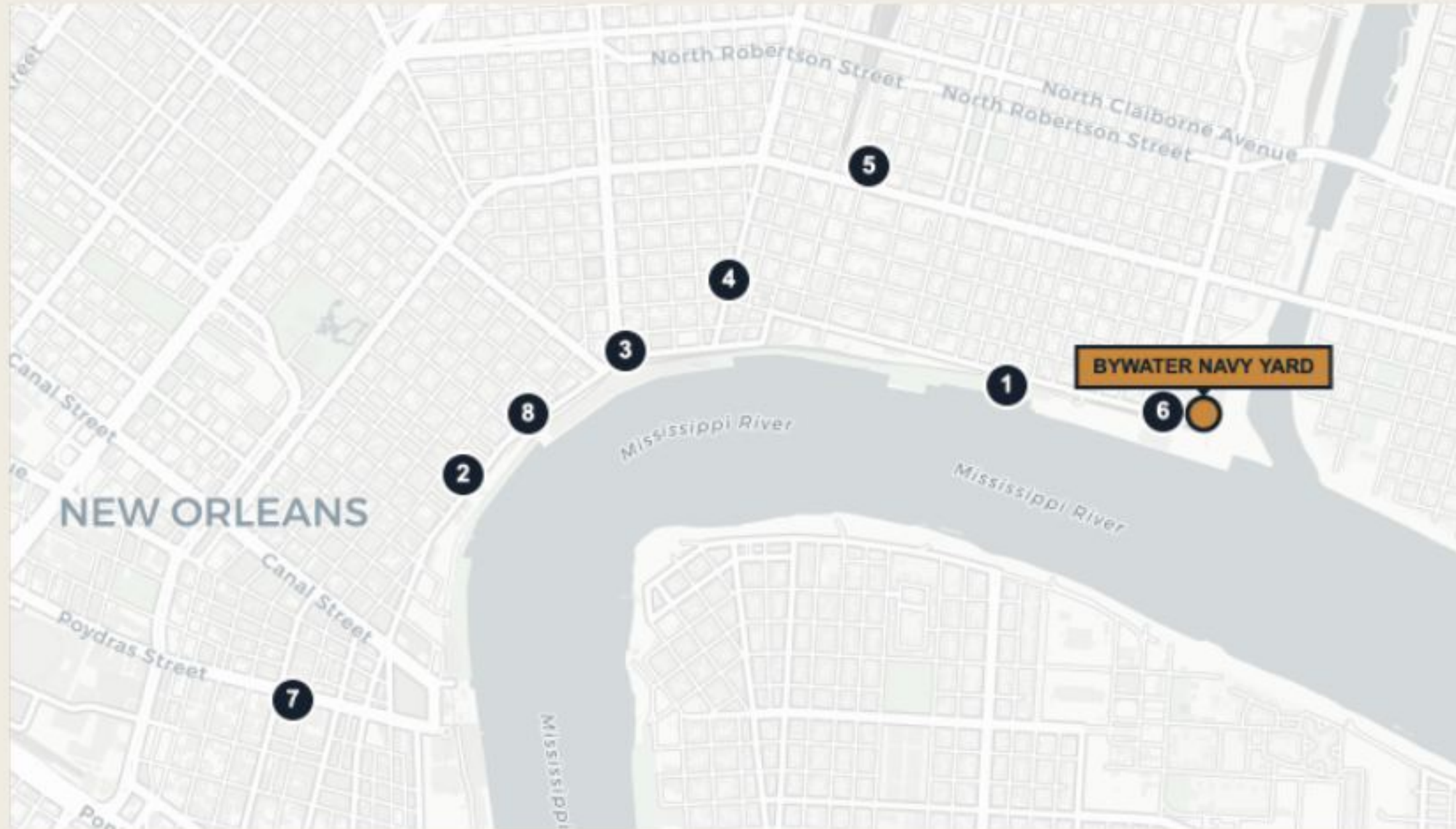
Where the canal meets the river

One extraordinary green space brings the outdoors to the heart of campus and the edge of the Mississippi — amphitheater, food trucks, dog park and river walking paths.



LOCATION & NEIGHBORHOOD

At the heart of *the Bywater*



Set on the Mississippi at the downriver edge of the Bywater — New Orleans' most culturally dynamic neighborhood, where the city's history meets its creative future.

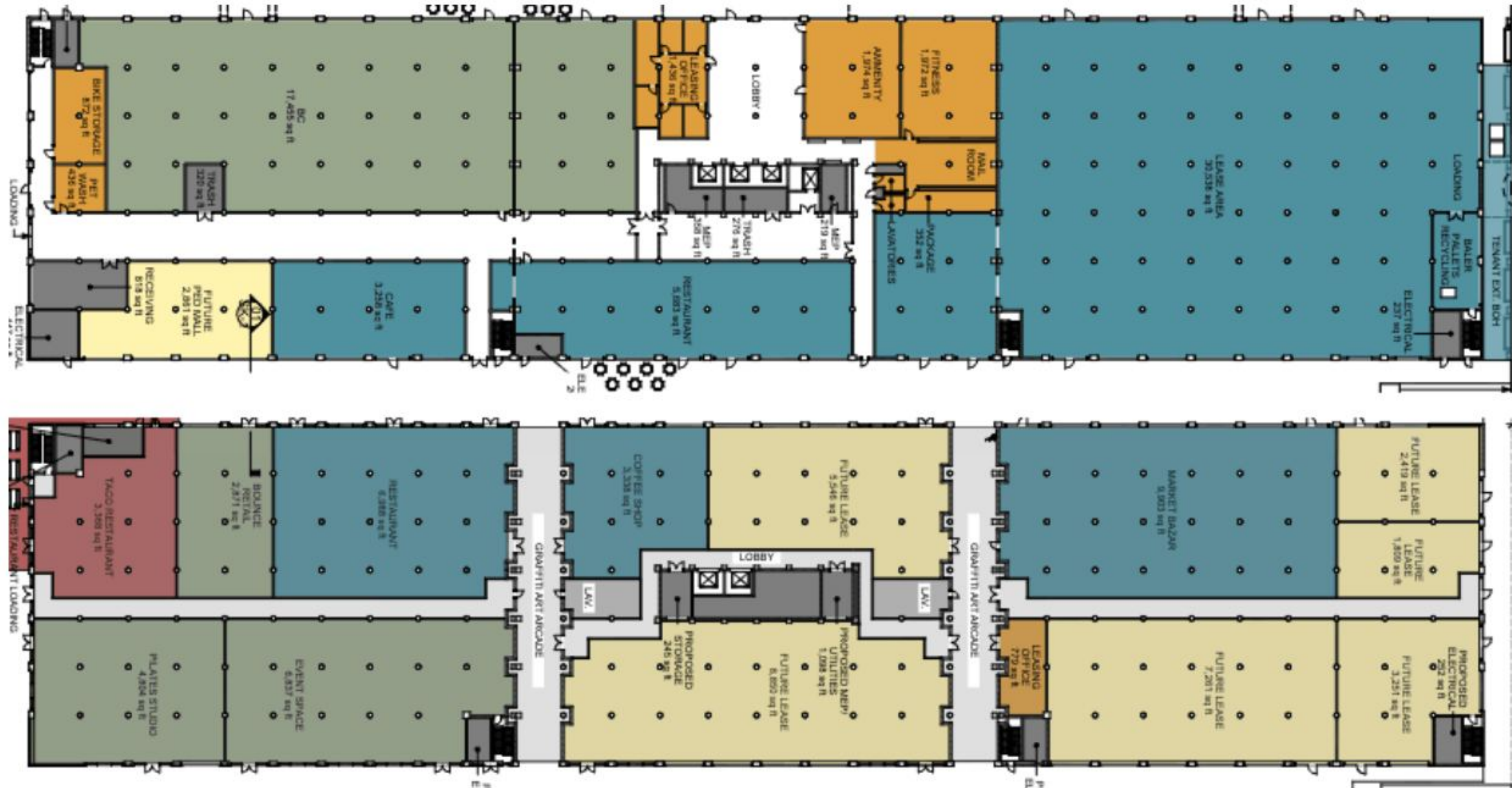
- 1 Crescent Park — adjacent
- 2 French Quarter — 1.5 mi
- 3 Frenchmen Street music
- 4 The Marigny
- 5 St. Claude Arts District
- 6 Bacchanal & riverfront dining
- 7 Downtown / CBD — 3 mi
- 8 French Market

BYWATER NAVY YARD | 4400 Dauphine St.

GROUND-FLOOR LEASE PLAN

Buildings 602 & 603

Suites from boutique storefronts to anchor-scale restaurant & retail, all with courtyard access. Floor plans are flexible.



THE SHOPS ARE LEASING NOW

Let's talk about *your space.*

LEASING CONTACT

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NAVY YARD

Developed by Brian Gibbs Development · Kupperman Companies

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