



Offering Summary

Sale Price:	\$900,000 (\$78.95/SF)
Lease Rate:	\$13 - 16 SF/Year (Full Service)
Building Size:	11,400 SF
Available SF:	588 - 3,624 SF
Lot Size:	3 Acres
Year Built/Renovated:	1983 / 2018
Number of Floors:	2
Parking Spaces:	88
Zoning:	B-3

Property Highlights

- Class A Office Building Newly Renovated
- Under New Ownership with On-Site and Local Management
- Office Building Naming Rights Available – Contact Agent
- Flexible Floor Plans & Free On-Site Parking
- Backup Generator
- Multiple Furnished Suites with 'High-End' Furnishings
- Free on-site parking



**SEALY &
COMPANY**

**6009 Financial Plaza
Shreveport, LA 71129**

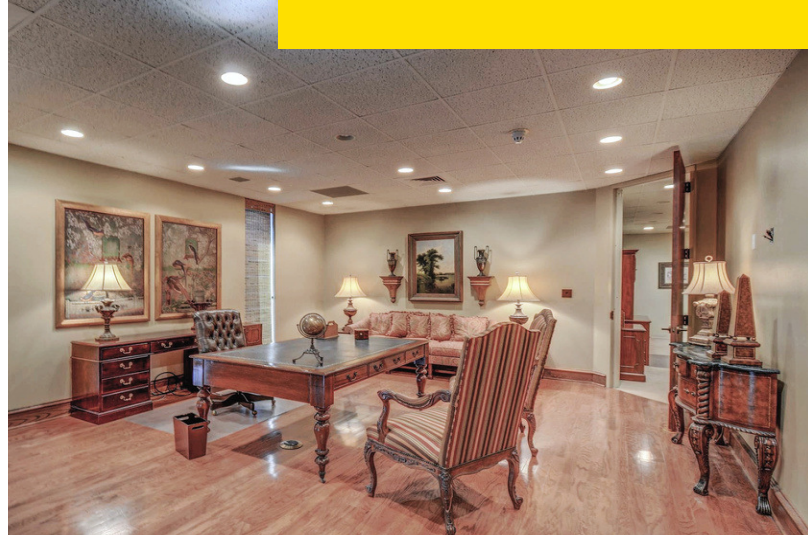
**Office Building
For Sale & Lease**

Property Overview Details

Modern and versatile, this Class A property offers flexible floor plans that accommodate various office-space configurations. Recently renovated and under new ownership, 6009 Financial Plaza includes an operational backup generator, on-site free parking with local and onsite management available; as well as a NEW HVAC SYSTEM INSTALLED in 2021.

The first floor features an entryway corridor, small and large offices, and a large symposium room with seating and a presentation area configured for training conferences, seminars, and special events. The second floor suite features versatile suite configurations and a 2,226 SF common area that includes two separate stairwells, an elevator lobby hall, restrooms, and a kitchen/break room.

The location offers I-20 visibility and quick airport access. It's also easily accessible to I-20, LA 3132 Innerloop Expressway, Bert Kouns Industrial Loop, West 70th Street, and Pines Road. The area provides immediate access to many restaurants and shopping centers.



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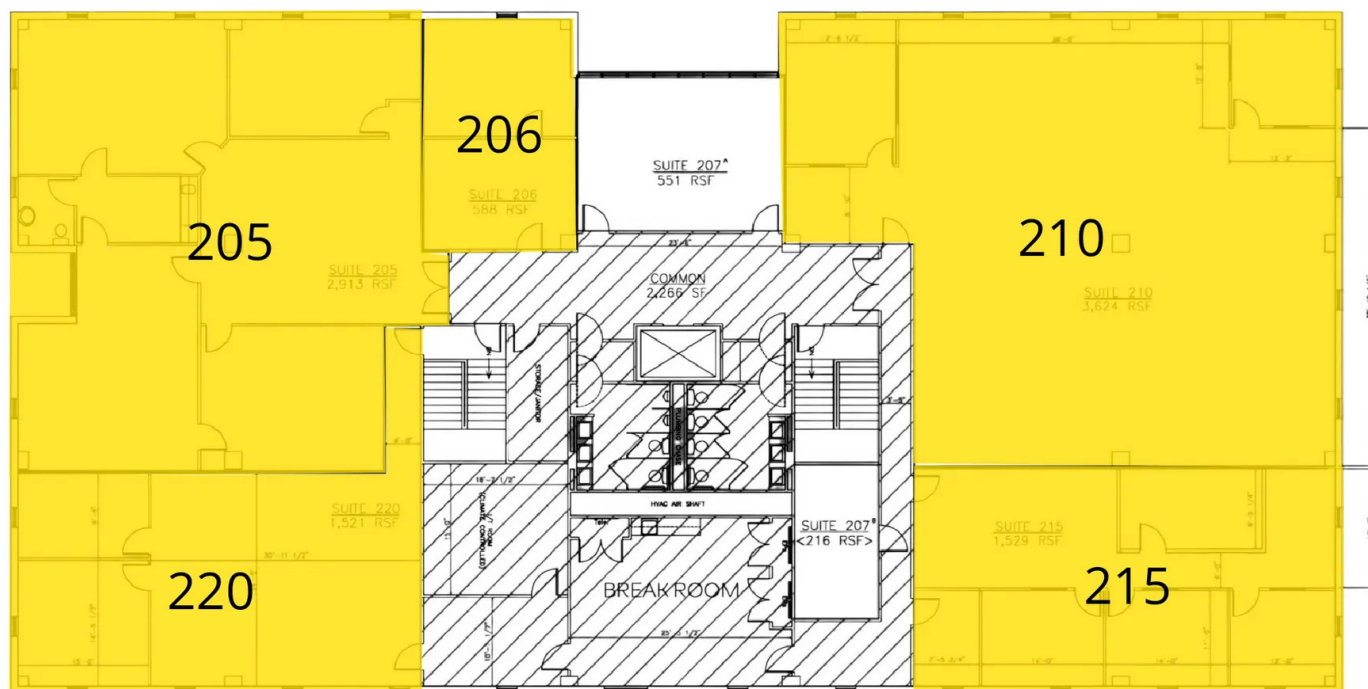
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	588 – 10,766 SF	Lease Rate:	\$13 – \$16 SF/yr

Available Spaces

	Suite	Tenant	Size	Type	Rate
■	101	Available	2,958 SF	Full Service	\$15.50 SF/yr
■	205	Available	2,913 SF	Full Service	\$15.50 SF/yr
■	206	Available	588 SF	Full Service	\$16.00 SF/yr
■	210	Available	3,624 SF	Full Service	\$13.00 SF/yr
■	215	Available	1,529 SF	Full Service	\$15.00 SF/yr
■	220	Available	1,521 SF	Full Service	\$14.00 SF/yr