



**3007 Knight Street,  
Shreveport, LA**

**SOUTHPOINTE CENTER**

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### Offering Summary

|                     |                                      |
|---------------------|--------------------------------------|
| Lease Rate:         | \$14.50 - 17.00 SF/yr (Full Service) |
| Building Size:      | 42,513 SF                            |
| Total Available SF: | 6,741 SF                             |
| Acres:              | 2.007 Acres                          |
| Zoning:             | C-3                                  |

### Property Overview

Southpointe Center features a modern and professional three-story, multi-tenant office building, offering a variety of suite sizes to accommodate diverse business needs. The property operates on a full-service gross lease model, encompassing utilities, janitorial services, maintenance, operating expenses, and expert management, thus ensuring competitive rental rates. The property boasts ample parking space with 165 spots surrounding the building, ensuring convenience for tenants and visitors alike. Additionally, Southpointe Center is equipped with fiber, T1, and DSL connectivity options, catering to the technological requirements of contemporary businesses.

### Location Overview

Strategically positioned just south of the Shreveport Barksdale Highway, Southpointe Center offers convenient access to Clyde Fant Parkway, facilitating quick travel to downtown Shreveport (3 miles), Bossier City (2 miles), and nearby suburban neighborhoods. Its proximity to Barksdale Air Force Base, the region's largest employer, makes it an attractive location for businesses.

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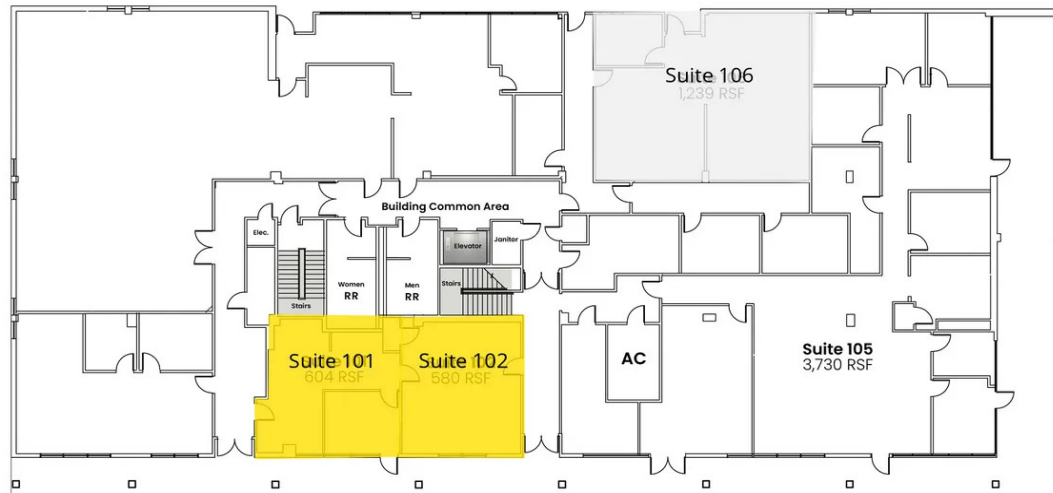


**SEALY &  
COMPANY**

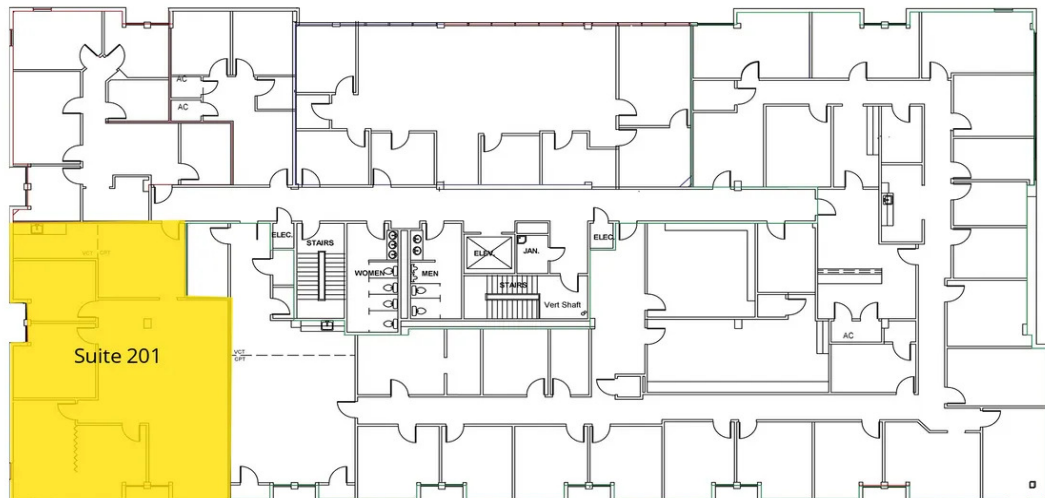
**3007 Knight St  
Shreveport, LA 71105**

**Office Building  
For Lease**

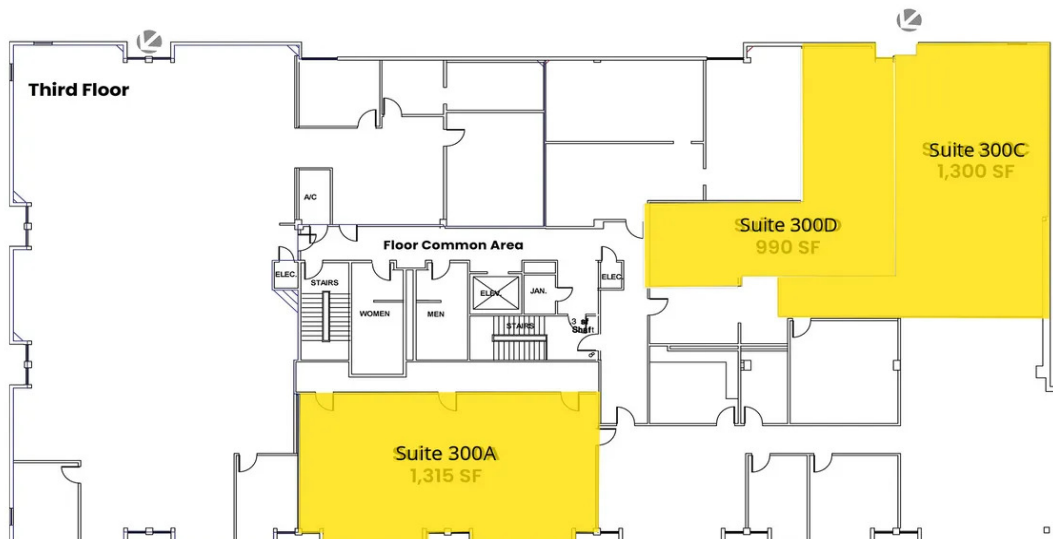
**1st**



**2nd**



**3rd**



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**Lease Information**

|              |              |             |                         |
|--------------|--------------|-------------|-------------------------|
| Lease Type:  | Full Service | Lease Term: | Negotiable              |
| Total Space: | 6,741 SF     | Lease Rate: | \$14.50 – \$17.00 SF/yr |

**Available Spaces**

| Suite        | Tenant    | Size             | Type         | Rate          |
|--------------|-----------|------------------|--------------|---------------|
| ■ Suite 101  | Available | 604 – 1,184 SF   | Full Service | \$16.50 SF/yr |
| ■ Suite 102  | Available | 580 – 1,184 SF   | Full Service | \$17.00 SF/yr |
| ■ Suite 201  | Available | 1,952 SF         | Full Service | \$16.50 SF/yr |
| ■ Suite 300A | Available | 1,315 SF         | Full Service | \$14.50 SF/yr |
| ■ Suite 300C | Available | 1,300 – 2,290 SF | Full Service | \$14.50 SF/yr |
| ■ Suite 300D | Available | 990 – 2,290 SF   | Full Service | \$15.50 SF/yr |





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