



**New Office/Retail Center  
North Bossier  
*Only One Available Suite***

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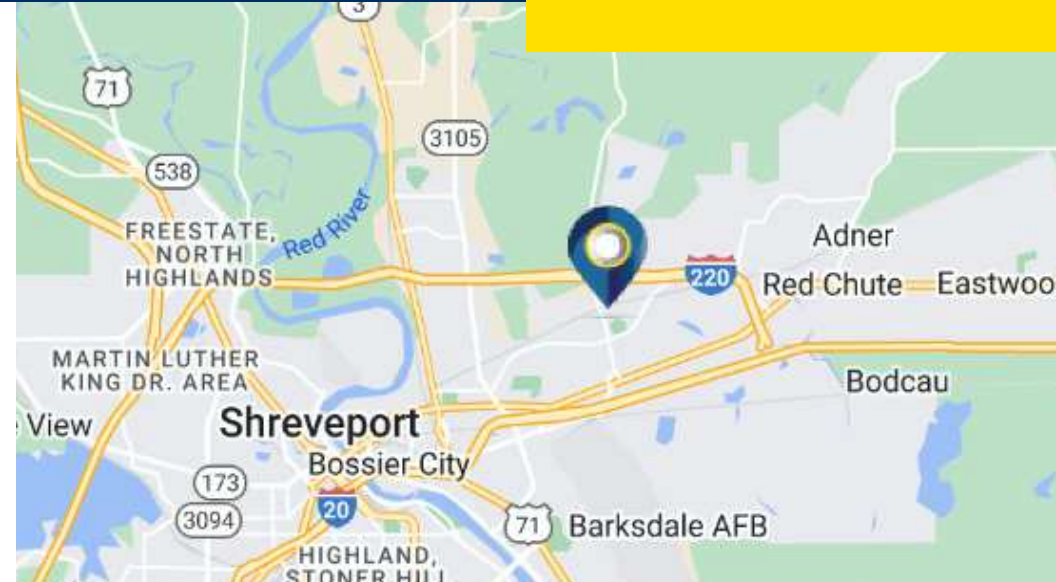
**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
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Building Name	1500 Swan Lake Road
Property Types	Office, Retail, Mixed-Use
Contiguous Space	1,970+/- SF
APN	178596
Building Size	9,727 SF
Lot Size	1.98 Acres
Building Class	A
Year Built	2023
Number of Floors	1
Lease Rate	\$25/ SF (Annual)
Lease Type	NNN

A new office/retail center on Swan Lake Road in Bossier City, LA that offers businesses great visibility and access for their customers and clients. It's ideal for office or retail, with the façade being a beautiful brick veneer, stucco, and glass.

The total building space is 9,727 square feet, and the lease space has a depth of 60 feet. Tenant improvements to be negotiated.

The subject property is centrally located at the corner of Swan Lake and Hazel Jones Dr, just north of the Shed Rd/Swan Lake Rd intersection and less than one mile south of Interstate 220.







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