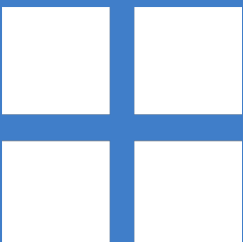
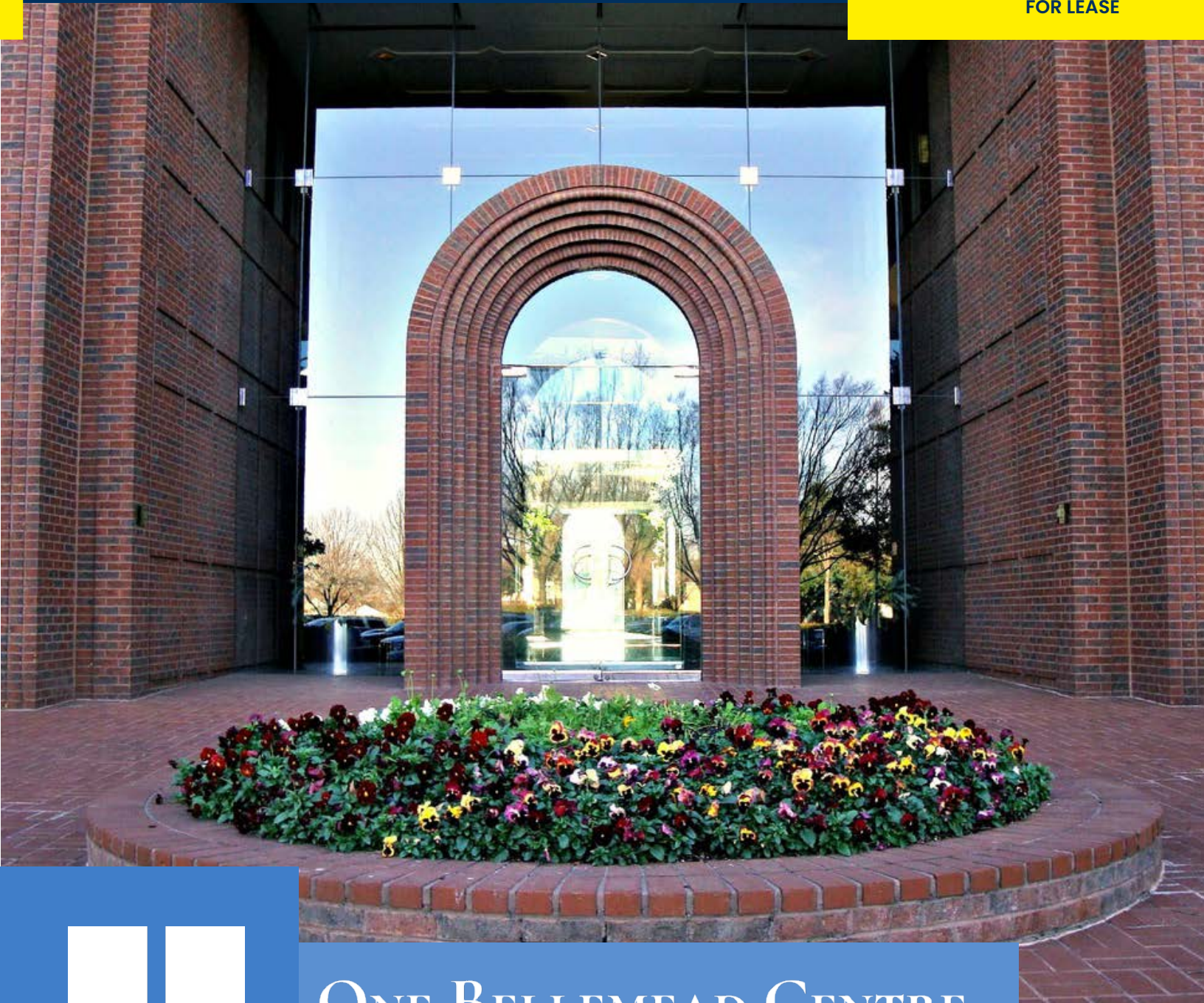


**OFFICE SPACE
FOR LEASE**

ONE BELLEMEAD CENTRE

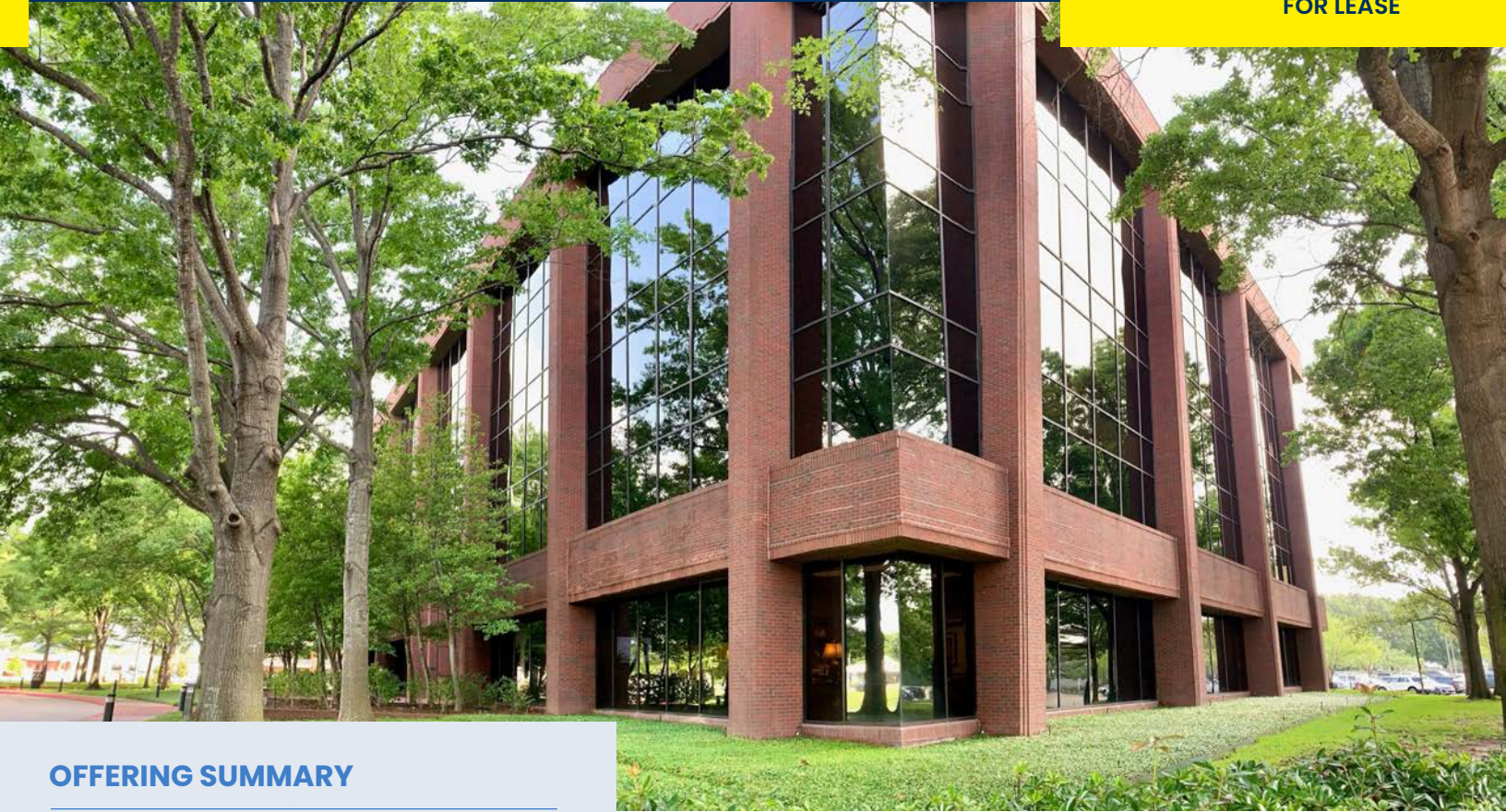
6425 Youree Drive | Shreveport, LA 71105

FULL-SERVICE SPACE FOR LEASE

Sealy Real Estate Services
333 Texas St. | Ste. 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Jackson Wheless
Direct 318.698.1113
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OFFERING SUMMARY

Available SF: 767 - 2,082 RSF

Lease Rate: \$20-21/SF
(Annual)

Lease Type: Full-Service Gross

Lot Size: 6.67 Acres

Class: A

Building Size: 87,894 SF

Zoning: C-3

PROPERTY OVERVIEW

One Bellemead Centre is a fully landscaped, Class A, office building sitting on 6.68 acres that includes an ornamental lake and fountain. Brick, marble, and granite adorn the atrium, while the center also includes an FOB System for after-hours access. Tenants are provided One Bellemead Center's janitorial service and standardized graphics for signage. One Bellemead Centre offers an architecturally sophisticated working environment, high-quality office configurations, and suburban Shreveport convenience.

PROPERTY HIGHLIGHTS

- Nightly Janitorial Service
- Beautifully Landscaped & Ornamental Lake with Fountain
- FOB System Controls Access After Hours
- On-Site Management/ Maintenance
- Automatic Wet Pipe Sprinkler System
- Free Parking
- Adjacent to the Upscale Center Shoppes at Bellemead
- On-Site Mailboxes, UPS & FedEx with Daily Pick-up Service
- On-Site Vending
- T1 Lines with Telephone Demarcation on Each Floor

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AVAILABLE SPACES

SUITE NO.	AVAILABLE RSF	PRICE/SF (ANNUAL)	PRICE/MONTH	COMMENTS	FLOOR PLAN
220	2,021	\$20.00	\$3,368.33	Reception area, two offices, storage/resource room, and open work area.	VIEW PLAN
260	1,897	\$21.00	\$3,319.75	Space includes four offices, a conference room, and reception area.	VIEW PLAN
285	901	\$21.00	\$1,576.75	Space includes two offices and a reception area	VIEW PLAN
400	767	\$21.00	\$1,342.25	Views overlooking the lake. Large reception area, file storage room and 2 offices.	VIEW PLAN
440	2,082	\$21.00	\$3,643.50	Large open reception area with 5 large offices, 3 smaller offices and a storage closet.	VIEW PLAN
540	1,204	\$20.00	\$2,006.67	Top floor, 1 large office with reception area and conference room.	VIEW PLAN

**Base Rent to Increase 3% Annually*

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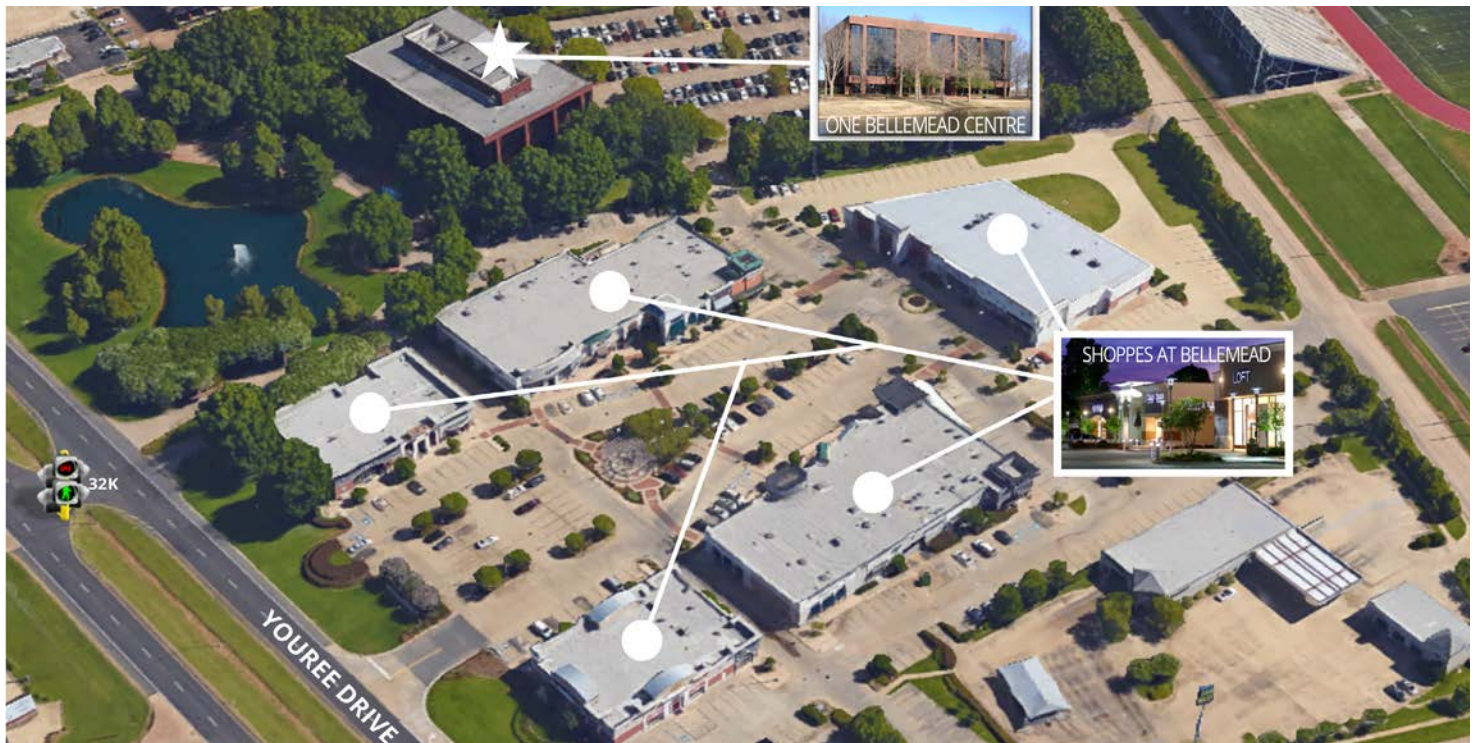
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**OFFICE SPACE
FOR LEASE**[Click Here for LACDB Information](#)[Click Here for Property Website](#)**Sealy Real Estate Services**333 Texas St. | Ste. 1050
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