



Property Description

This office building having approximately 4,000 square feet was newly renovated in 2018/2019. The building has multiple large offices and ADA compliant restrooms. The property offers adequate parking and is most suitable for professional office use such as attorney, accounting, medical and other business services. Currently two of the three office suites are leased. The one remaining vacancy, Suite A: 1,265 SF, is available for lease for \$13.00/SF modified gross.

Property Highlights

- Recently Renovated
- Spacious Offices
- Ample Parking
- Centrally Located (West of Mansfield Rd/ East of Pines Rd) Minutes from LA-3132 and I-20

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Location Description

This property's location offers very easy access to all areas of west Shreveport. It sits one turn from Highway 526 (W. Bert Kouns Industrial Loop) an 8-minute drive to both I-20 and Highway 3132

Offering Summary

Lease Rate/Type:	\$13.00/SF Annual (MG)
Available Lease SF:	1,265 SF - Suite A
Lot Size:	0.82 Acres
Building Size:	4,000 SF
Year Built /Renovated:	1985 / 2019
Zoning:	C-3

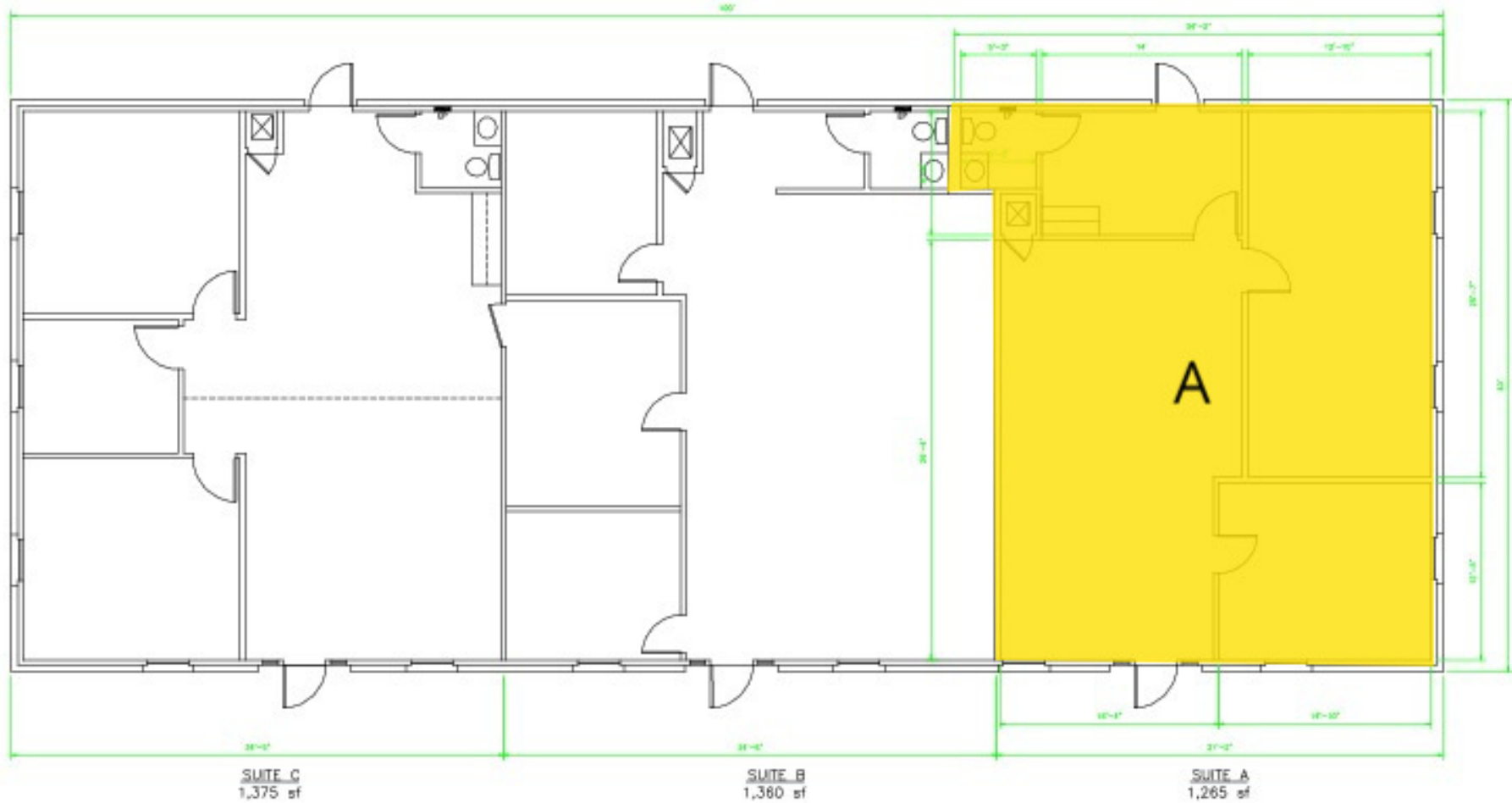
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Legend

Available



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,265 SF	Lease Rate:	\$13 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
A	Available	1,265 SF	Modified Gross	\$13.00 SF/yr