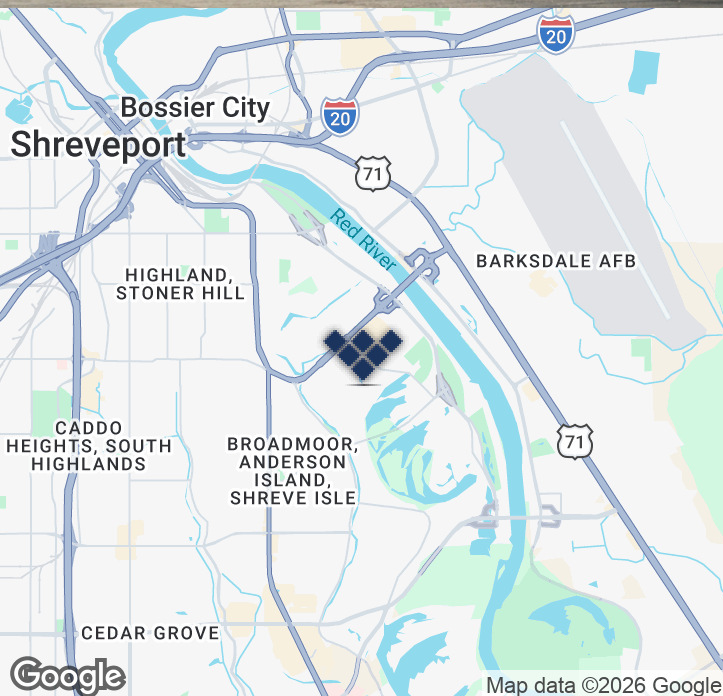




3020 KNIGHT STREET Office Space For Lease

Grant Smith, CCIM
Direct 318.698.1116
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GrantS@sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

Sale Price:	\$1,800,000
Lease Rate:	\$15.00 - 19.00 SF/yr (Full-Service)
Building Size:	30,956 SF
Space Available:	214 - 2,363 SF
Lot Size:	3.69 Acres
Price / SF:	\$48.4
Cap Rate:	15.08%
NOI:	\$271,416
Year Built:	1985
Renovated:	2024
Zoning:	C-1

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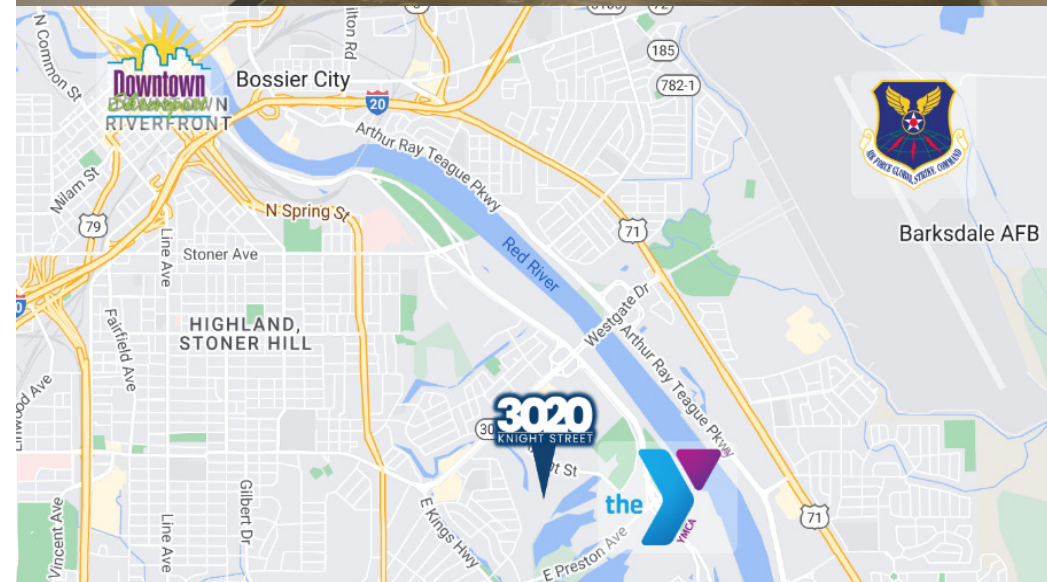
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All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

APN	171309028000800
Total No of Buildings	1
Lot Size	3.69 Acres
No. of Elevators	1
Ceiling	9 ft.
Sprinklers	None
Entrances	4
Construction/Siding	Brick

Newly renovated, multi-tenant office building situated in a private, quiet, and central location provides easy access to most places within the Shreveport-Bossier City area. Built in 1985, the building has a total of 30,956 SF, four exterior entrances, an elevator, and 134 paved parking spaces. Set back from Knight Street, the property is situated on 3.69 acres and offers a park-like setting with its own private entrance drive, a generous lawn in the front, and overlooking Quail Creek bayou in the back.

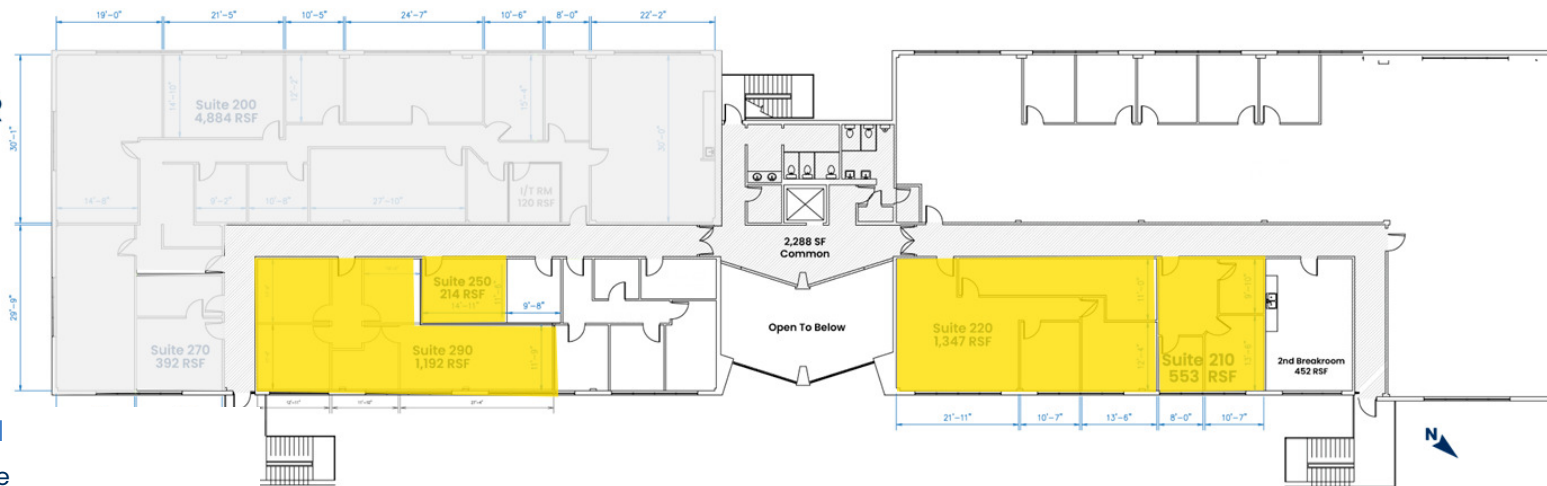
The property is centrally located off Shreveport Barksdale Hwy on Knight Street. Surrounded by neighboring businesses, government offices, eateries, and multi-family residential. The new BHP YMCA building and Clyde Fant Pwky are less than two minutes to the east, with Shreveport Barksdale Hwy, Youree Drive and East Kings all within a five-minute drive. Shreveport Barksdale Highway serves as a major corridor between Shreveport and Bossier City, as well as the area's largest employer, Barksdale Air Force Base. Shreveport Barksdale Highway averages 33,000+ VPD with its 10,000+ military and civilian personnel.



**1ST
FLOOR**



**2ND
FLOOR**



Legend

- Available
- Unavailable

Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	214 - 2,363 SF	Lease Rate:	\$15 - \$19 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 115	Available	805 - 1,450 SF	Full Service	\$16.00 SF/yr	Suite 115 includes a spacious reception area and 2 large window offices. It can be combined with Suite 150 adding 2 more offices, a kitchenette, and a possible breakroom for a total 1,450 RSF.
■ 150	Available	645 - 1,450 SF	Full Service	\$17.00 SF/yr	Suite 150 includes a reception, kitchenette and 2 private window offices. It can be combined with Suite 115 for additional 2 offices and a spacious reception area totaling 1,450 RSF.
■ 160	Available	2,363 SF	Full Service	\$15.00 SF/yr	Suite 160 has 2 large rooms that allow the possibility for a user-specific customized floor plan. The space could also be retrofitted to support a training facility or adapted to a co-working, mutual space.
■ 210	Available	553 - 1,900 SF	Full Service	\$16.00 SF/yr	Suite 210 is a highly functional space offering 3 private offices and a reception area. This suite may be combined with Suite 220 being 1,347 RSF for an additional office space and a total of 1,900 RSF.
■ 220	Available	1,347 SF	Full Service	\$15.00 SF/yr	Suite 220 has a large reception area with private offices and area for storage.
■ 250	Available	214 - 1,547 SF	Full Service	\$19.00 SF/yr	Suite 250 is a single office suite ideal for a start-up. It can be combined with Suite 235 for an additional office or combined with Suites 235 and 290 for a total of 1,547 RSF.
■ 290	Available	1,192 SF	Full Service	\$15.00 SF/yr	Suite 290 is 1,192 RSF with 3 private offices, a storage/copy room area, and a large room with windows, ideal for cubicles or a spacious conference/training room.