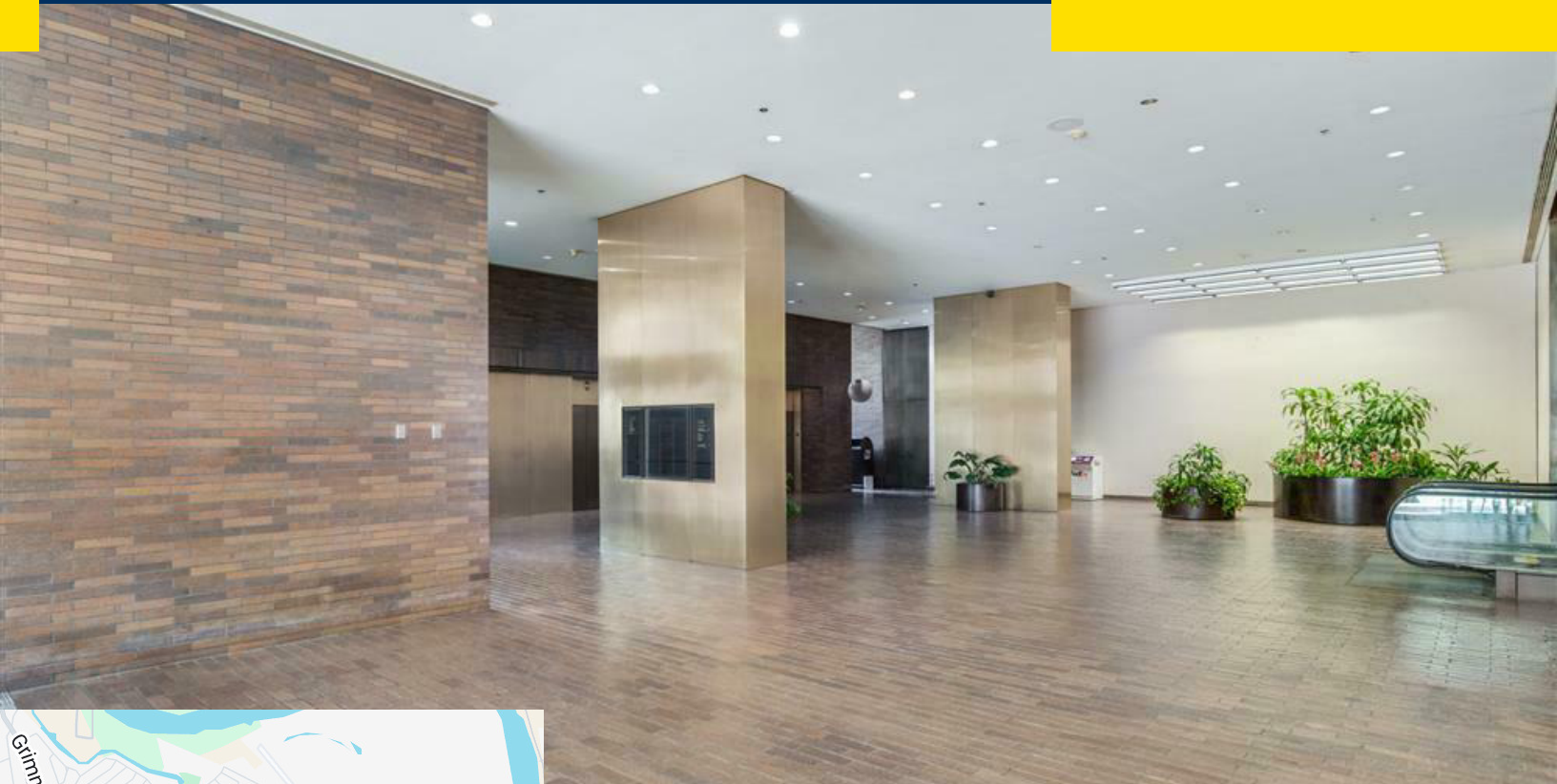


400 TEXAS
DOWNTOWN TOWER


Lease Rate
\$6.00 - 15.00 SF/Yr

Offering Summary

Lease Type:	Full Service Gross
Building Size:	198,098 SF
Total Available SF:	150,698 SF
Zoning:	Downtown Core Sub District

Property Overview

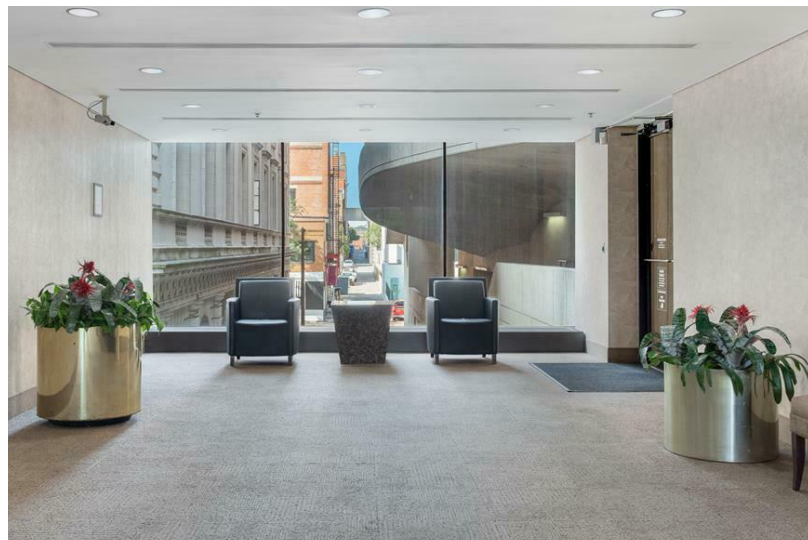
400 Texas Street is a 15-story Class A office tower located in Shreveport's Central Business District. The building offers professional office and ground-floor retail opportunities, with attached garage parking, on-site management, modernized building systems, and upgraded security.

Location Overview

The property is positioned in the center of Downtown Shreveport, directly adjacent to the parish and federal courthouses as well as Government Plaza. Tenants benefit from walkable access to restaurants, hotels, banking, and cultural venues. 400 Texas Street provides direct connectivity to I-20 and I-49, with quick access to I-220 and the greater Shreveport-Bossier region.

Property Highlights

- Class A Modern Downtown Office Space
- Attached Parking Garage
- 24/7 Secured Access With Key Card Entry, On-Site Guard Presence, and Enhanced Camera System
- Brand-New Elevator Systems With Modern Upgrades Paired With Historic Art Deco Brass Detailing
- Flexible Leasing Options From Small Executive Suites To Full 12,000 SF Floors
- Enhanced Infrastructure including 480V Electrical Service and Upgraded Cooling System
- High-Quality Janitorial Services
- Active, Well-Capitalized Ownership Supporting Competitive Lease Terms and a Contemporary Office Experience

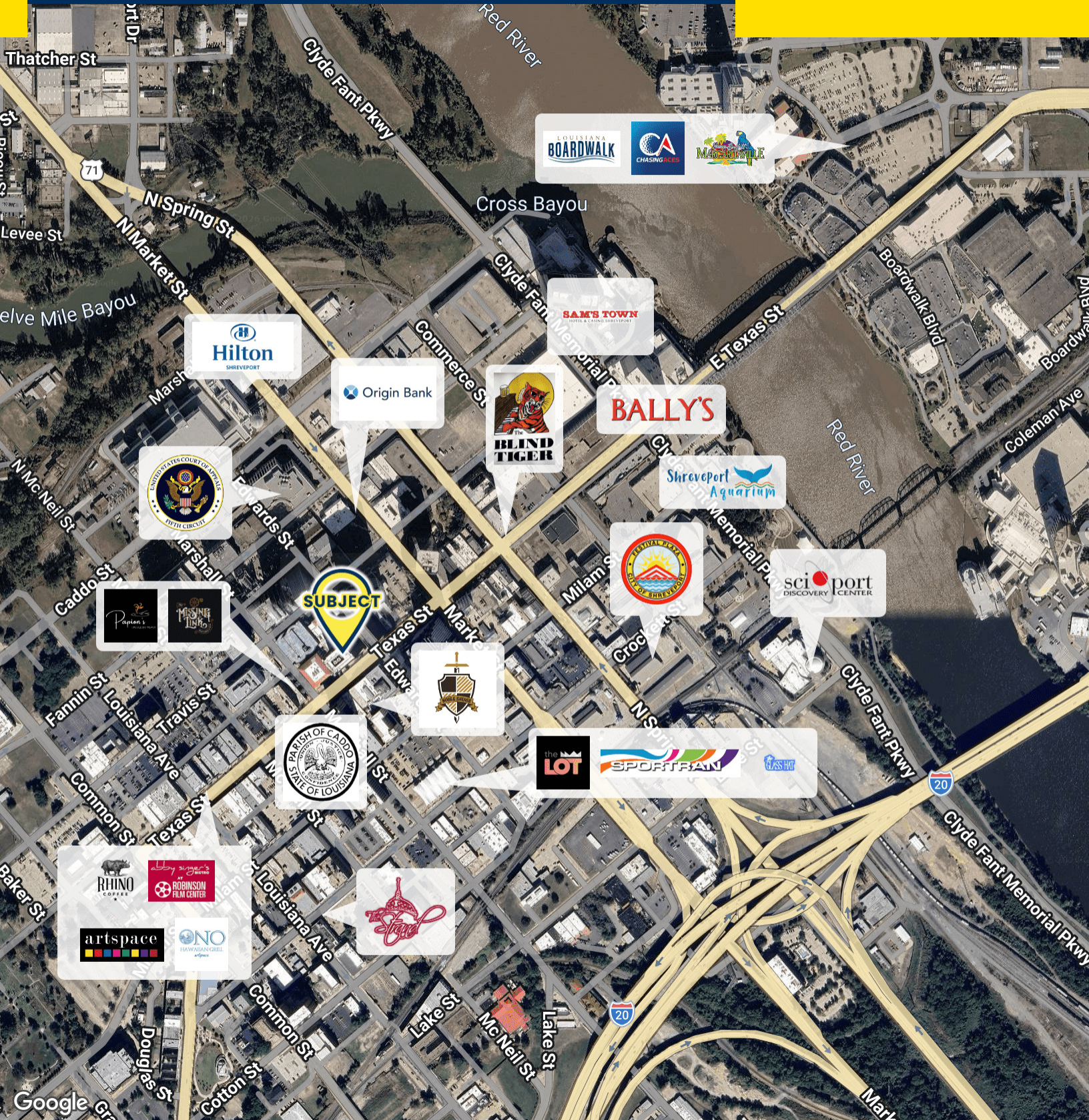




Available Spaces

Suite	Size (SF)	Lease Rate	Plans
■ Suite 100	4,487 SF	\$12.00 SF/yr	View Here
■ Suite 150	7,613 SF	\$12.00 SF/yr	View Here
■ Suite 200	3,725 SF	\$11.00 SF/yr	View Here
■ Suite 220	800 SF	\$15.00 SF/yr	View Here
■ Suite 250	8,842 SF	\$10.00 SF/yr	View Here
■ Suite 350	4,753 SF	\$11.00 SF/yr	View Here
■ Suite 550	3,150 SF	\$12.00 SF/yr	View Here
■ Suite 550 B	470 SF	\$15.00 SF/yr	View Here
■ Suite 550 C	470 SF	\$15.00 SF/yr	View Here
■ Suite 550 D	470 SF	\$15.00 SF/yr	View Here
■ Suite 550 E	470 SF	\$15.00 SF/yr	View Here
■ Suite 550 G	470 SF	\$15.00 SF/yr	View Here
■ Suite 570	395 SF	\$15.00 SF/yr	View Here
■ Suite 600	11,779 SF	\$10.00 SF/yr	View Here
■ Suite 700	11,580 SF	\$10.00 SF/yr	View Here
■ Suite 850	6,509 SF	\$11.00 SF/yr	View Here
■ Suite 900	3,125 SF	\$12.00 SF/yr	View Here
■ Suite 927	2,875 SF	\$12.00 SF/yr	View Here
■ Suite 950	1,930 SF	\$13.00 SF/yr	View Here
■ Suite 1050	3,604 SF	\$12.00 SF/yr	View Here
■ Suite 1050-02	429 SF	\$15.00 SF/yr	View Here
■ Suite 1050-04	487 SF	\$15.00 SF/yr	View Here
■ Suite 1050-07	214 SF	\$15.00 SF/yr	View Here
■ Suite 1050-09	321 SF	\$15.00 SF/yr	View Here
■ Suite 1050-11	144 SF	\$15.00 SF/yr	View Here
■ Suite 1053	2,908 SF	\$12.00 SF/yr	View Here
■ Suite 1110	1,058 SF	\$13.00 SF/yr	View Here
■ Suite 1115	518 SF	\$15.00 SF/yr	View Here
■ Suite 1200	11,863 SF	\$10.00 SF/yr	View Here
■ Suite 1400	11,870 SF	\$10.00 SF/yr	View Here

Suite	Size (SF)	Lease Rate	Plans
■ Suite 1500	11,815 SF	\$10.00 SF/yr	View Here
■ Basement - BL1-A	2,277 SF	\$6.00 SF/yr	View Here
■ Basement - BL1-C	6,773 SF	\$6.00 SF/yr	View Here
■ Basement - BL1-LLV	481 SF	\$6.00 SF/yr	View Here
■ Basement - BL2	10,923 SF	\$6.00 SF/yr	View Here
■ Basement - BL2-S	1,459 SF	\$6.00 SF/yr	View Here
■ Mezzanine	6,006 SF	\$7.00 SF/yr	View Here



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

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

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