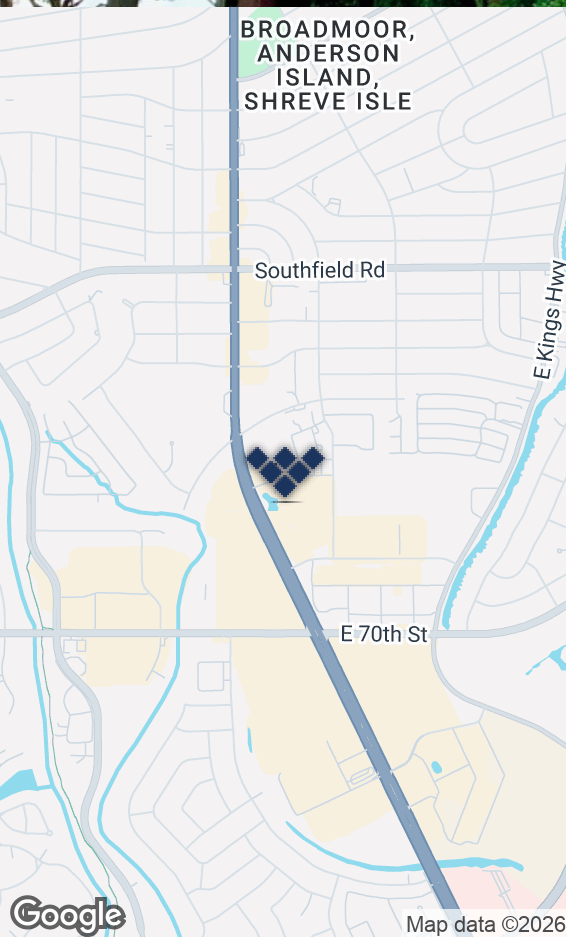


**BELLEMEAD
CENTRE**



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

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

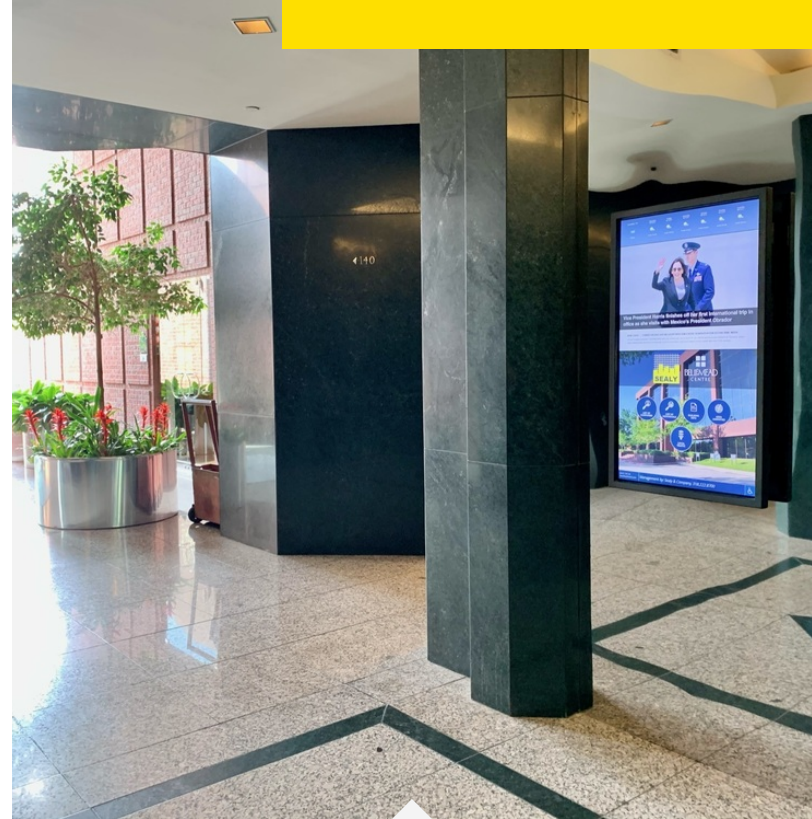
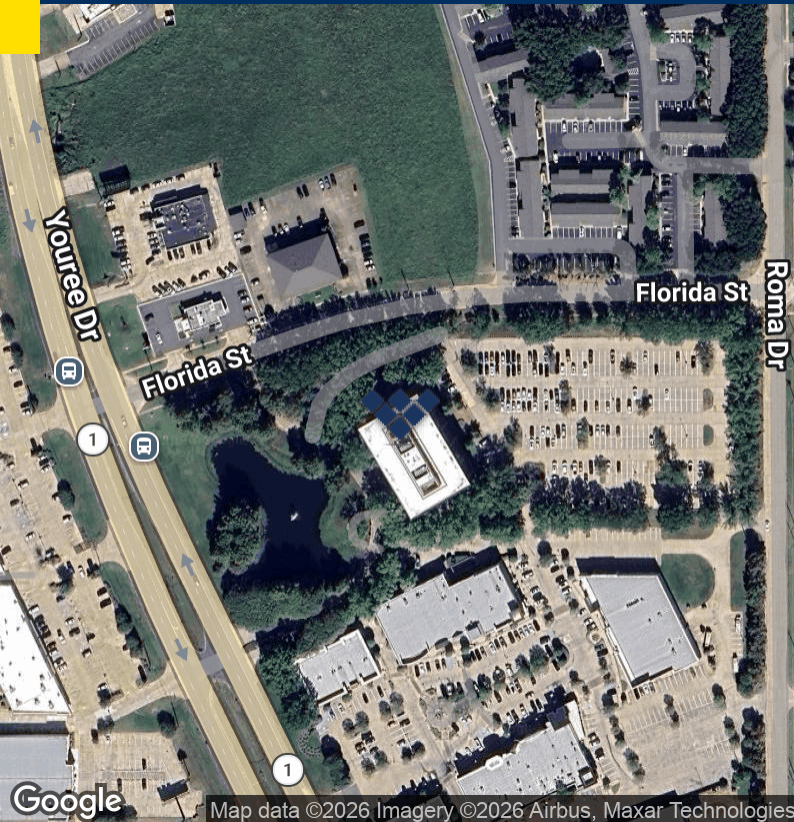


Offering Summary

| | |
|---------------------|--------------------|
| Lease Rate: | \$20 - \$21/ SF/Yr |
| Lease Type: | Full-Service Gross |
| Building Size: | 87,894 SF |
| Available SF: | 767 - 2,168 SF |
| Total Available SF: | 6,853 SF |
| Lot Size: | 6.67 Acres |
| Year Built: | 1987 |
| Zoning: | C-3 |
| Market: | LA-Shreveport |

Location Overview

Located within the busiest corridor of Shreveport (Youree Drive/E 70th Street), One Bellemead Centre offers the ideal location with Youree Drive access and visibility, as well as access to both Interstate 49 and 20 (less than five miles away), and LA Interloop 3132 (less than two miles). The 6.67-acre location provides ample parking with Centre's 319 complimentary spaces to the rear of the five-story building.



| | |
|---------------------|------------------------|
| Building Name | One Bellemead Centre |
| Property Type | Full-Service Executive |
| Property Subtype | Office Building |
| APN | 1713020001016700 |
| Building Class | A |
| Number of Buildings | 1 |
| Number of Floors | 5 |
| Parking Spaces | 319 |

One Bellemead Centre is a Class A office building located on 6.68 acres with landscaped grounds, an ornamental lake, and a fountain. The building features an atrium finished with brick, marble, and granite. It has an FOB system for after-hours access. Janitorial services and standardized tenant signage are provided. The property offers quality office layouts and convenient suburban access in Shreveport.

- Nightly Janitorial Service
- Modern 155-ton HVAC System
- 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



Lease Information

| | | | |
|--------------|--------------------|------------------|-------------------|
| Lease Type: | Full Service Gross | Rental Increase: | 3% Base Rent |
| Total Space: | 767 - 2,168 SF | Lease Rate: | \$20 - \$21 SF/yr |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description | Plan |
|-------|-----------|-----------|----------------|---------------|---|---------------------------|
| ■ 220 | Available | 2,021 SF | Full Service | \$20.00 SF/yr | Features a reception area, five offices, a conference room, a storage area, and a break room. | View Here |
| ■ 260 | Available | 1,897 SF | Modified Gross | \$21.00 SF/yr | Features 4 Offices, a conference room, and a reception area. | View Here |
| ■ 400 | Available | 767 SF | Full Service | \$21.00 SF/yr | Views overlooking the lake. Large reception area, file storage room and 2 offices. | View Here |
| ■ 590 | Available | 2,168 SF | Full Service | \$21.00 SF/yr | Views overlooking lake, 6 offices, conference room, kitchenette | 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

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.



One Bellemead Centre is a BOMA 360® Performance Program–designated building, a recognition awarded by the Building Owners and Managers Association (BOMA) International to properties that meet rigorous standards for operational excellence.

The BOMA 360® designation evaluates a building’s day-to-day management practices across multiple operational categories including building operations, life safety and security, energy performance, sustainability, and tenant relations. Buildings earning this designation demonstrate a commitment to maintaining high standards in both physical operations and tenant service.

For prospective tenants, this certification reflects a professionally managed property where building systems, safety procedures, and operational practices are regularly evaluated against industry benchmarks—supporting a reliable, well-maintained, and responsive office environment.

What BOMA 360® Certification Means

For Tenants:

- Professionally managed building operations aligned with national industry standards.
- Strong focus on life safety, security protocols, and building preparedness.
- Efficient building systems and operational performance.
- Responsive property management and tenant service practices.

