

VICTORY TOWER & VILLAGE

201 VICTORY BLVD.,
MONROE, LA 71203

SPACE FOR LEASE

OFFICE/RETAIL/RESTAURANT
REGUS OFFICE SPACE & VIRTUAL OFFICES

COMMERCIAL LAND FOR SALE

MULTIFAMILY SITE
DEVELOPMENT SITES
MAY BE SUBDIVIDED



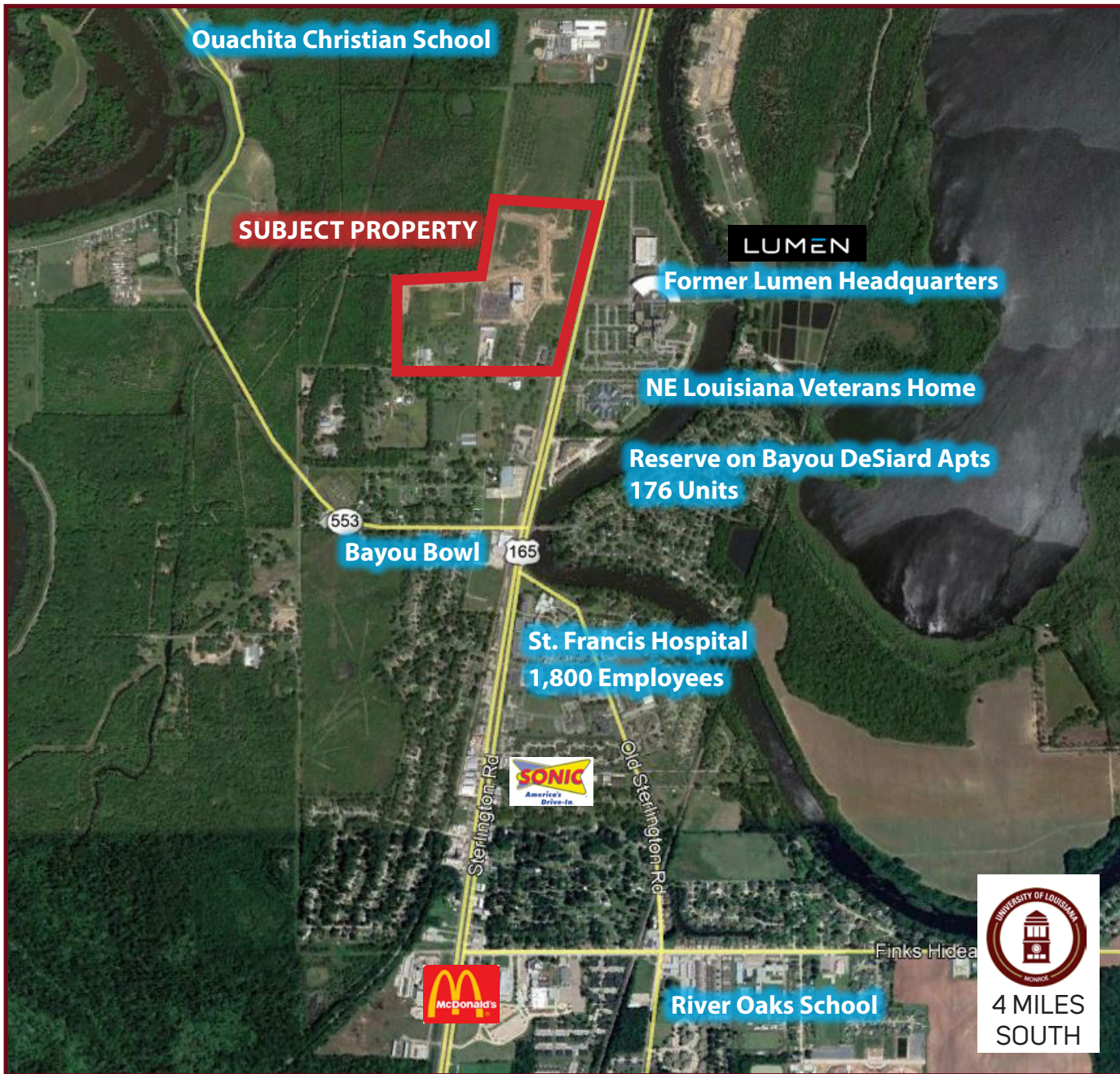
Exclusively Listed by:

CHRIS SUSILOVICH | csusilovich@vintagerealty.com
TREY UNDERWOOD | tunderwood@vintagerealty.com
JASON BRADY | jbrady@vintagerealty.com

318.222.2244 | vintagerealty.com

All Information Contained Herein Is Believed To Be Accurate, But Is Not Warranted And No Liability Of Errors Or Omissions Is Assured By Either The Property Owner Or Vintage Realty Company Or Its Agents And Employees. Prices As Stated Herein And Product Availability Is Subject To Change And/Or Sale Or Lease Without Prior Notice, And All Sizes And Dimensions Are Subject To Correction. Rev 4/2025

PRIME COMMERCIAL PROPERTY NEAR ULM AND AMID NORTH LOUISIANA TECH CORRIDOR



Chris Susilovich
 Trey Underwood
 Jason Brady
 Brokerage & Leasing

csusilovich@vintagerealty.com
 tunderwood@vintagerealty.com
 jbrady@vintagerealty.com

Vintage Realty Company
 330 Marshall St., Suite 200
 Shreveport, LA 71101
 318.222.2244

vintagerealty.com

LAND FOR SALE

- ±17.599 acres in land available entitled with utilities, street lights, and roads to site; site ready
- May Be Subdivided
- Single Family Neighborhood Victory Park with 58 rooftops fully built out/completed
- New 44 unit Legacy Park Townhome development 4.5 miles away in Sterlington, LA
- Average income within 1 mile \$107,490
- Located off Highway 165 North across from former Lumen Headquarters in Tech Corridor
- 25 miles from Rayville, the location of the \$10+ Billion Richland Parish Meta Data AI Center
- Highway 165 frontage

| | |
|----------------|------------------------------|
| Tract 1 | ±9.414 acre multifamily site |
| Tract 2 | ±2.109 acres |
| Tract 3 | ±2.782 acres |
| Tract 4 | ± 0.519 acres |
| Tract 5 | ± 1.106 acres |
| Tract 6 | ±0.83 acres |
| Tract 7 | ±0.25 acres |



<https://id.land/ranching/maps/dc6e5354dd6e4f7b7ce96b1c68c186f6/share>

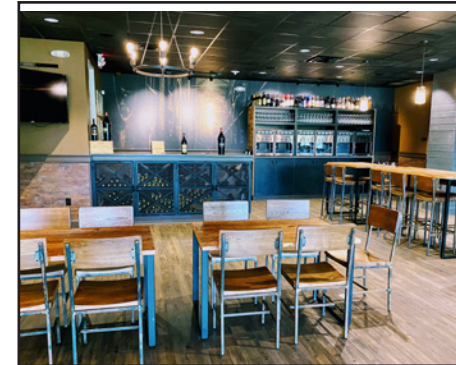




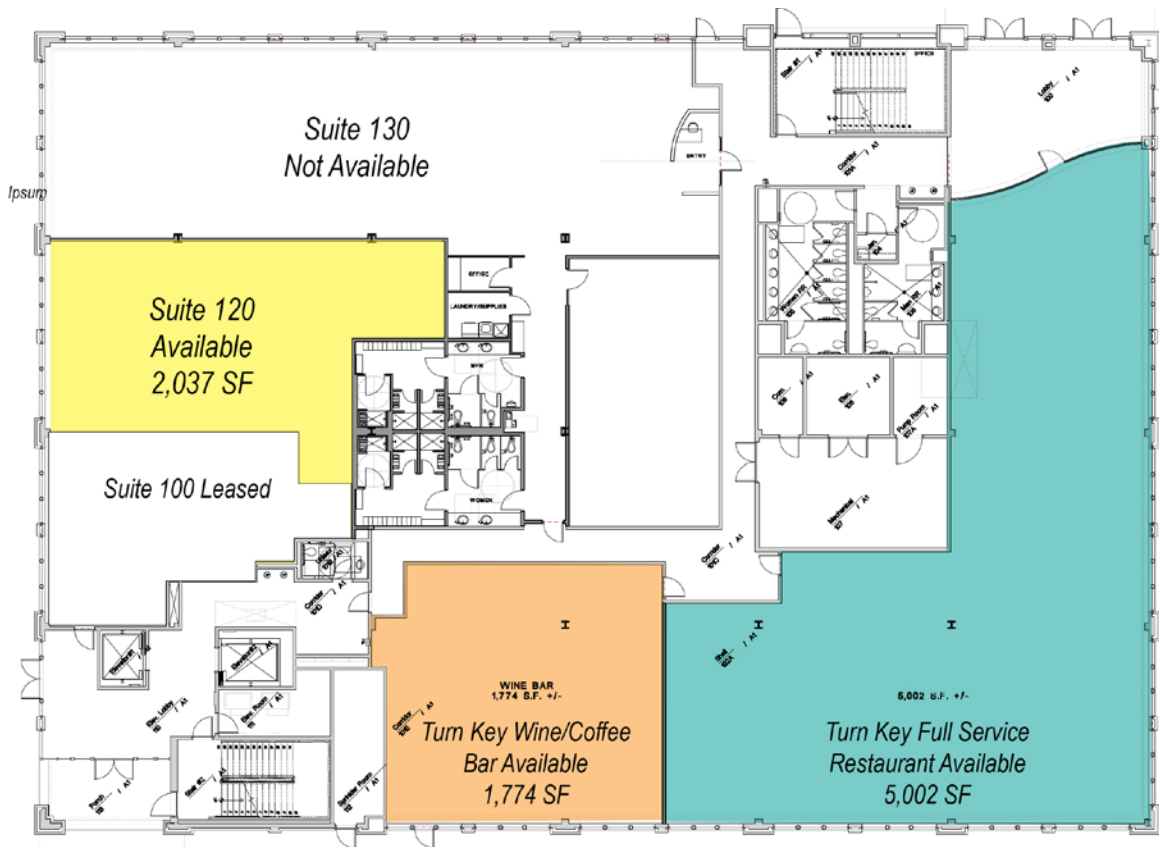
VICTORY TOWER

- 5-floor 100,000 square foot building built in 2017
- 1,000 - 15,238 square feet available
- Tenant improvement allowance is negotiable
- Major tenants include IBM, GSA tenant, Regus Office, Second Circuit Court of Appeal Judge
- Modern Classical architecture, gleaming lobby
- Spectacular views
- Initial space planning at Landlord's expense
- Common area factor: 1.15

| | | |
|-----------|--|------------------------|
| 1st floor | Suite 120 | 2,037 SF (unfinished) |
| 1st floor | Turn Key Wine Bar / Coffee Shop | 1774 SF + 470 SF patio |
| 1st floor | Turn Key Restaurant | 5002 SF + 585 SF patio |
| 2nd floor | Full Service Space Flexible terms | 67 SF to 410 SF |
| 3rd floor | Can be Subdivided -1,000 SF minimum | 15,238 SF |



FIRST FLOOR



VIDEO/VIRTUAL TOURS:

Restaurant Space: <https://my.matterport.com/show/?m=cUPJGcft7cG>

Wine Bar/Coffee Shop: <https://my.matterport.com/show/?m=9fduJ3WuCbJ>

Suite 120: <https://my.matterport.com/show/?m=3gjjlFzv8F>

Restaurant



Wine/Coffee Bar



Suite 120



Suite 180 Wine Bar/Coffee Shop



Suite 180 Wine Bar/Coffee Shop



Full Service Restaurant



Suite 120/Unfinished Space

RESTAURANT SPACES

- Wine Bar/Coffee Shop and a full service restaurant
- Dual locations would work great under one operator
- Rare opportunity to lease fully equipped new turnkey restaurant facility
- Downstairs from major employers (IBM, GSA, Regus, etc.)
- Perfectly situated in fast growing area near Sterlington
- The space was built out in 2018
- Ownership willing to entertain percentage rent

WINE BAR/COFFEE SHOP

- 1774 SF + approx. 470 SF patio
- Approx. 76 seats in current configuration (38 Interior, 10 bar and 28 patio)
- 24 BTL state of the art wine preservation/ serving system
- Fully equipped kitchen and bar with walk-in cooler
- Alarm system, security cameras, stereo

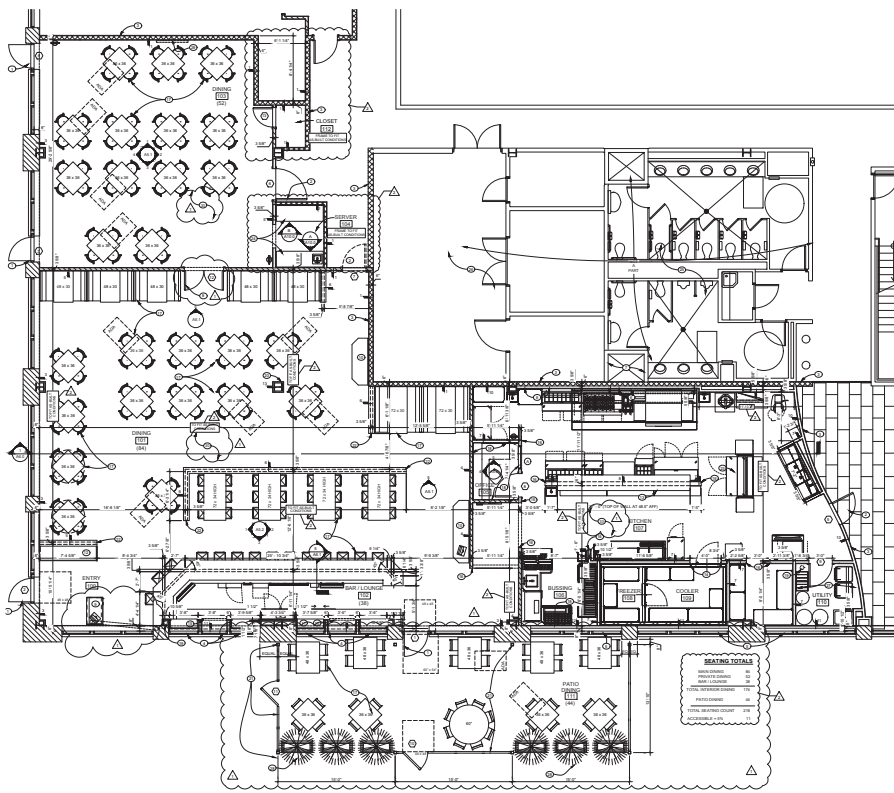
RESTAURANT

- 5002 SF + approx. 585 SF patio
- Approx. 216 seats in current configuration (160 Interior, 14 bar and 42 patio)
- 850 SF private dining (approx. 50-60 seats)
- Fully equipped kitchen and bar with walk-in cooler
- Alarm system, security cameras, stereo

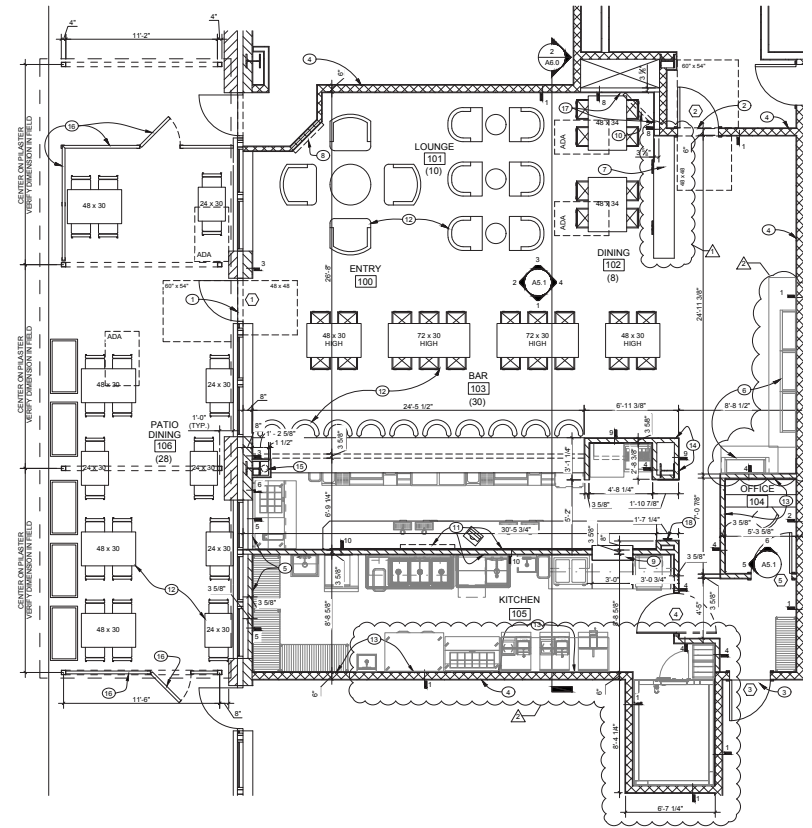




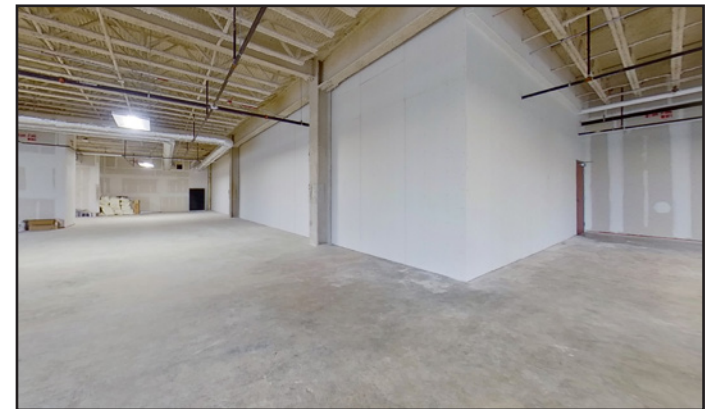
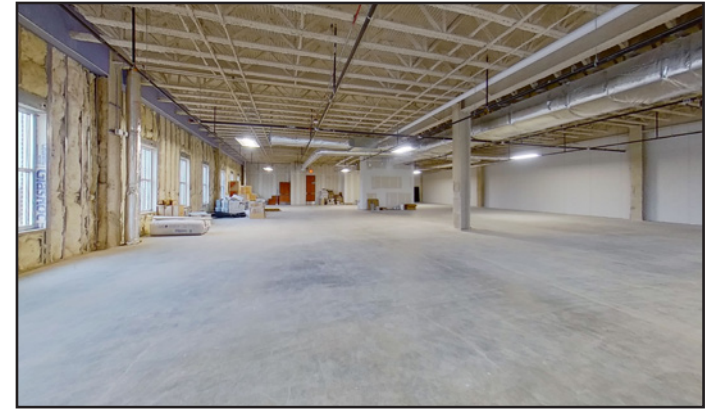
FULL SERVICE RESTAURANT 5002 SQ FT + 585 SQ FT PATIO



WINE BAR/COFFEE SHOP 1774 SQ FT + 470 SQ FT PATIO



THIRD FLOOR - 15,238 SQ FT AVAILABLE (CAN BE SUBDIVIDED)



VIRTUAL TOUR:

<https://my.matterport.com/show/?m=cwrX94XAJx9>





OFFICE SPACE THROUGH TENANT REGUS

- Flexible workspace solutions designed to support businesses of all sizes
- Regus provides professional workspace solutions in Monroe, Louisiana
- Offerings support in-office, remote, and hybrid teams
- Part of a global network with access to thousands of locations worldwide
- Office Space: Private offices, coworking spaces, and meeting rooms
- Virtual Offices: Professional business address and call handling
- Memberships: Flexible access to 5,000+ global locations, anytime you need them
- Contact: Aiesha Williams | Phone: 504-339-4031 | Email: Aiesha.Williams@regus.com



Offices range

| | |
|---------------------|-------------|
| Small Office | From \$159 |
| Office | From \$349 |
| Large Office | From \$739 |
| Executive Office | From \$791 |
| Presidential Office | From \$1339 |



Coworking range

| | |
|-------------------|------------|
| Reserve Coworking | From \$109 |
|-------------------|------------|



Virtual Offices range

| | |
|-------------------------------|------------|
| Professional business address | From \$69 |
| Virtual office | From \$209 |
| Virtual office plus | From \$295 |



Membership Plans

| | |
|----------------------|------------|
| Lounge Membership | From \$119 |
| Coworking Membership | From \$129 |
| Office Membership | From \$235 |

VICTORY VILLAGE MIXED-USE DEVELOPMENT - OFFICE, RETAIL, RESIDENTIAL



VICTORY VILLAGE With Victory Tower at its center, land surrounding the office building can be developed for a variety of purposes. Victory Park, a fully built out residential neighborhood is tucked behind the business center.



DEMOGRAPHICS WITHIN 5 MILES OF VICTORY TOWER

POPULATION

39,309

HOUSEHOLDS

16,106

AVERAGE INCOME

\$88,867

AVERAGE INCOME WITHIN 1 MILE

\$107,490

HIGHER EDUCATION



ULM

(9,608+ Students)

6555 Undergraduate

1389 Graduate Students

333 Professional Students

803 Out-of-State



LOUISIANA DELTA
COMMUNITY
COLLEGE

MAIN CAMPUS
(4100+ Students total)

REGIONAL DEMOGRAPHICS



POPULATION

MONROE, LA DMA

456,529

OUACHITA PARISH

159,927

STATE OF LOUISIANA

4.6 MILLION



NUMBER OF WHITE COLLAR EMPLOYEES

MONROE, LA DMA

55.2%

OUACHITA PARISH

59.3%

STATE OF LOUISIANA

58.3%



NUMBER OF HOUSEHOLDS

MONROE, LA DMA

179,988

OUACHITA PARISH

62,880

STATE OF LOUISIANA

1.85 MILLION



AVERAGE HOUSEHOLD INCOME

MONROE, LA DMA

\$69,118

OUACHITA PARISH

\$75,302

STATE OF LOUISIANA

\$85,114



MEDIAN AGE

MONROE, LA DMA

38.8

OUACHITA PARISH

36.8

STATE OF LOUISIANA

38.6



NORTHEAST LOUISIANA & MONROE LOUISIANA ECONOMIC DRIVERS

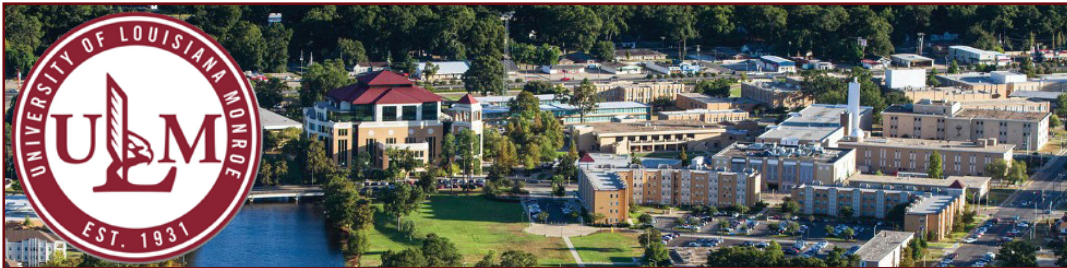


META \$10 Billion AI Optimized Data Center

Richland Parish - December 2024 - Facebook and Instagram parent company Meta announced it will build a \$10 billion artificial intelligence data center in northeast Louisiana, a transformational investment that cements the state's status as a major innovation hub and puts this picturesque rural community on the leading edge of a global digital revolution. Project is expected to result in 500 or more direct new jobs, more than 1,000 indirect jobs and 5,000 construction workers at peak.

Expansive technology campus will occupy 4 million square feet on the 2,250-acre former Franklin Farm mega site. The facility is the largest of more than 20 Meta data centers around the world.

Rayville, Louisiana in Richland Parish is located approximately 25 miles from Monroe.



University of Louisiana at Monroe

The University of Louisiana Monroe (ULM), established in 1931, has grown to serve 9,608 students. The University's service region in Northeast Louisiana consists of Caldwell, East Carroll, Franklin, Jackson, Lincoln, Madison, Morehouse, Ouachita, Richland, Tensas, Union, and West Carroll Parishes.

- 1,010 Full Time Employees
- 96 Majors and Minors Offered
- Only Public Pharmacy Program in Louisiana
- NCAA Division I athletic programs

Northeast Louisiana Current Top Employers

- Drax – Global leader in sustainable biomass energy.
- Lamb Weston – Major producer of frozen potato products.
- Graphic Packaging International – Manufacturer of paperboard packaging.
- Mid South Extrusion – Industry leader in blown films for packaging and consumer goods; announced a \$17 million expansion in 2024.
- Etheridge Pipeline & Conduit – Growing conduit provider with over 100 employees, securing significant government contracts.
- Haring Catfish – Processing over 300,000 pounds of catfish weekly, providing stable local jobs for over 60 years.
- Copeland Electric – Full-service electrical solutions provider for industrial, commercial, and residential projects since 1971.

Chris Susilovich
Trey Underwood
Jason Brady
Brokerage & Leasing

csusilovich@vintagerealty.com
tunderwood@vintagerealty.com
jbrady@vintagerealty.com

Licensed by LREC

Vintage Realty Company
330 Marshall St., Suite 200
Shreveport, LA 71101
318.222.2244

vintagerealty.com



ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 4/2026

