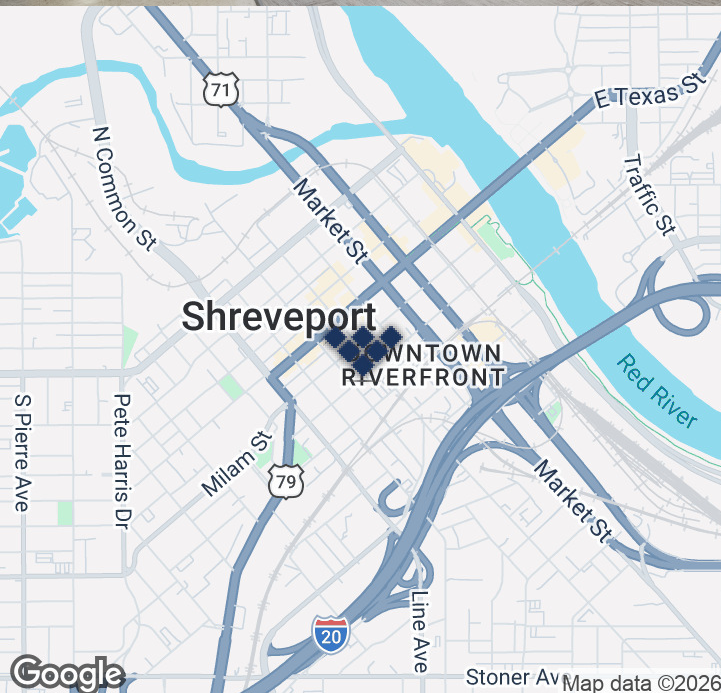




**512 Crockett Street  
\$350,000 | 1,090 -  
3,665 SF**

**Emily Bynum**  
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**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
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### Offering Summary

Sale Price:	\$350,000
Lease Rate:	\$14 SF/yr (MG)
Building Size:	3,665 SF
Available SF:	1,090 - 3,665 SF
Lot Size:	0.14 Acres
Zoning:	D-1-CBD
Market:	LA-Shreveport

### Location Overview

Positioned in the heart of the Central Business District, the property offers excellent walkability to the courthouse, government buildings, and nearby amenities. Its central location provides quick access to both I-20 and I-49, making it convenient for clients and employees alike.

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Building Name	512 Crockett Street
Property Type	Office
Property Subtype	Office Building
APN	181437129000500
Building Class	B
No. of Buildings	1
Number of Floors	2
Property Status	Existing
Roof	Flat

Turnkey downtown office space on Crockett Street offering flexible configurations and strong visibility. The ground floor features a full brick-and-glass storefront, reception area, multiple private offices, a kitchen/break room, and a large rear workspace that can accommodate 10+ workstations. An optional second-floor suite provides additional private offices or back-office capacity.

This versatile layout is well-suited for law firms, counseling practices, financial services, creative studios, and professional teams seeking a balanced mix of private and open workspace. The recently updated façade and open interior—formerly used as an art studio and gallery—make the space equally appropriate for office or select retail uses.



- Newly Renovated in 2018
- Class B
- Quick Access to I-20
- Central Business District
- Modern Open Floor Plan
- Nearby businesses, eateries, and riverfront amenities





### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,090 - 3,665 SF	Lease Rate:	\$14 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ 1st Floor Suite	Available	2,575 - 3,665 SF	Modified Gross	\$14.00 SF/yr
■ 2nd Floor Suite	Available	1,090 - 3,665 SF	Modified Gross	\$14.00 SF/yr