



### Offering Summary

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	5,000 SF
Available SF:	1,200 SF
Lot Size:	1.265 Acres
Zoning:	SR-A

### Location Overview

Located just off US-171 in Stonewall, Louisiana, the property offers convenient access in the growing South DeSoto Parish corridor. The site is approximately 6.7 miles ( $\pm 9$  minutes) from Interstate 49 via Stonewall-Frierson Road (Hwy 3276) and sits just 3 minutes south of the US-171 / Stonewall-Frierson Rd intersection, providing strong accessibility to the Shreveport market while serving the expanding Stonewall community.

Building Name	New Office Space for Lease- 225 Breck Drive
Property Type	Office
Property Subtype	Office Building
Building Size	5,000 SF
Lot Size	1.265 Acres
Construction Status	In-Progress/ New Construction

Currently under construction, this multi-tenant office building will offer approximately 5,000 square feet of modern professional office space in a highly visible location along US-171 in Stonewall, Louisiana.

Designed to accommodate multiple tenants, the property will feature a functional layout suitable for professional services, medical, or small business users, with Suite 300 as the only remaining available space.

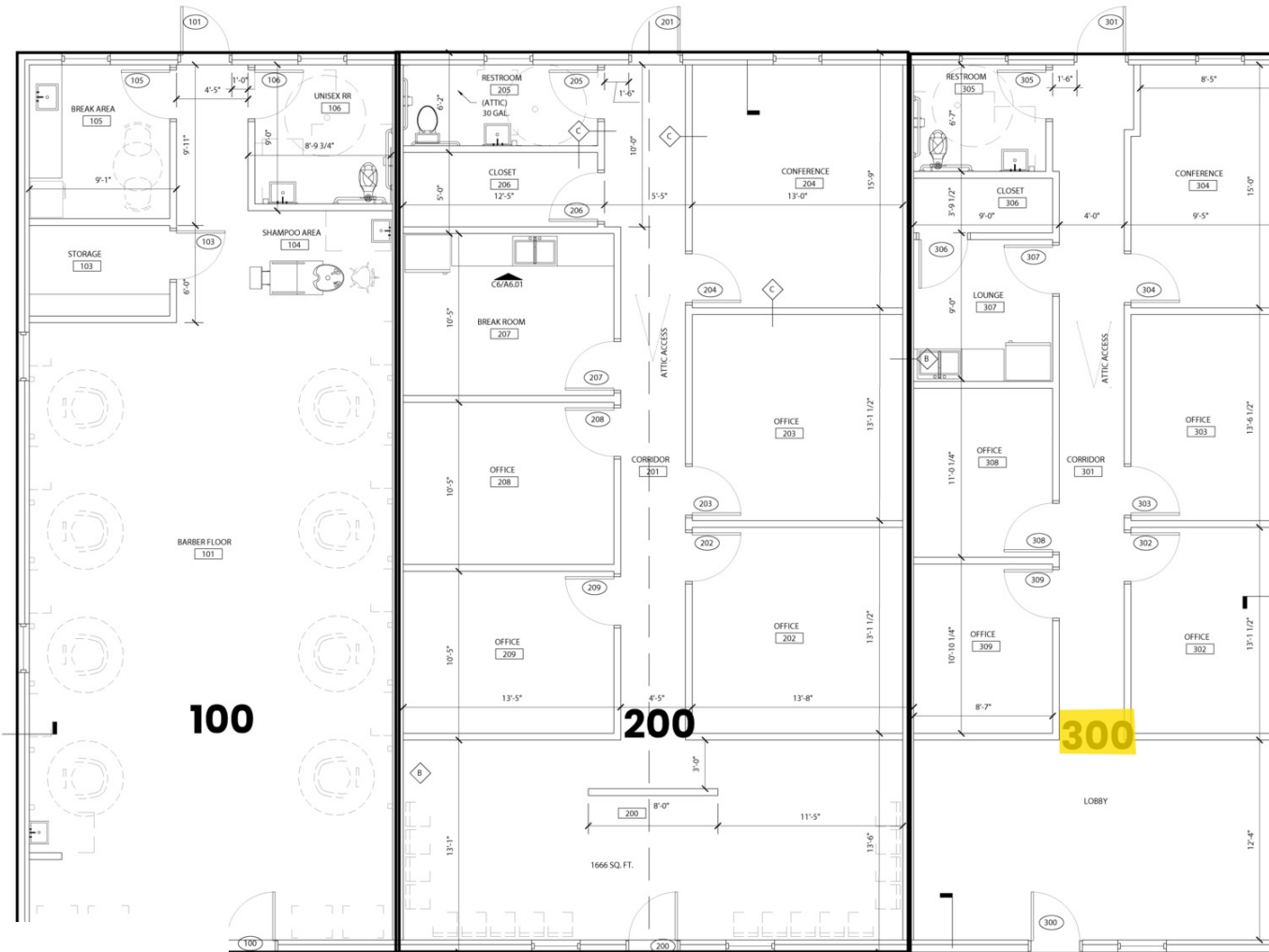




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**Legend**
 Available

**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$30.00 SF/yr

**Available Spaces**

Suite	Tenant	Size	Type	Rate	Description
■ Suite 300	Available	1,200 SF	NNN	\$30.00 SF/yr	Suite 301 features a reception lobby, four private offices, one conference room, a lounge/break area, storage closet, restroom, and interior corridor circulation, offering an efficient layout suitable for professional office users.