

FOR SALE & LEASE

HUNTER BUILDING

900 MARKET ST, SHREVEPORT, LA 71101



LAUREL RICE BRIGHTWELL, REALTOR®

ASSOCIATE BROKER, COMMERCIAL BROKERAGE & LEASING

318.573.1943 cell | lbrightwell@ulcoleman.com

Licensed Broker by Louisiana Real Estate Commission

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COMPANIES

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EXECUTIVE SUMMARY

ASKING PRICE: \$2,500,000.00

OFFICE SUITES ANNUAL GROSS RENTAL RATE:

\$12/rsf (2nd floor)

\$14/rsf (3rd floor)

\$0 ADDITIONAL RENT/PASS-THROUGH CHARGES

ATTACHED FLAT-LOT PARKING RATE:

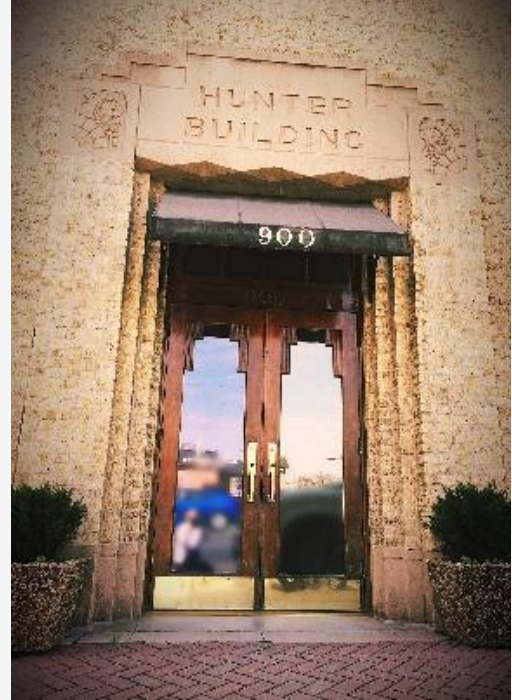
\$0 lower asphalt lot

Upper lot spaces may be leased

Building has been beautifully remodeled, keeping to the original, historic art deco style. Each suite is one (1) open room and can be conjoined with adjacent suites. Silver Lake Ballroom comprises the entire first floor.

TAX QUALIFICATIONS: Opportunity Zone, Enterprise Zone, Historic Tax Credits

ZONING: D-1-HC Downtown Heavy Commercial Subdistrict



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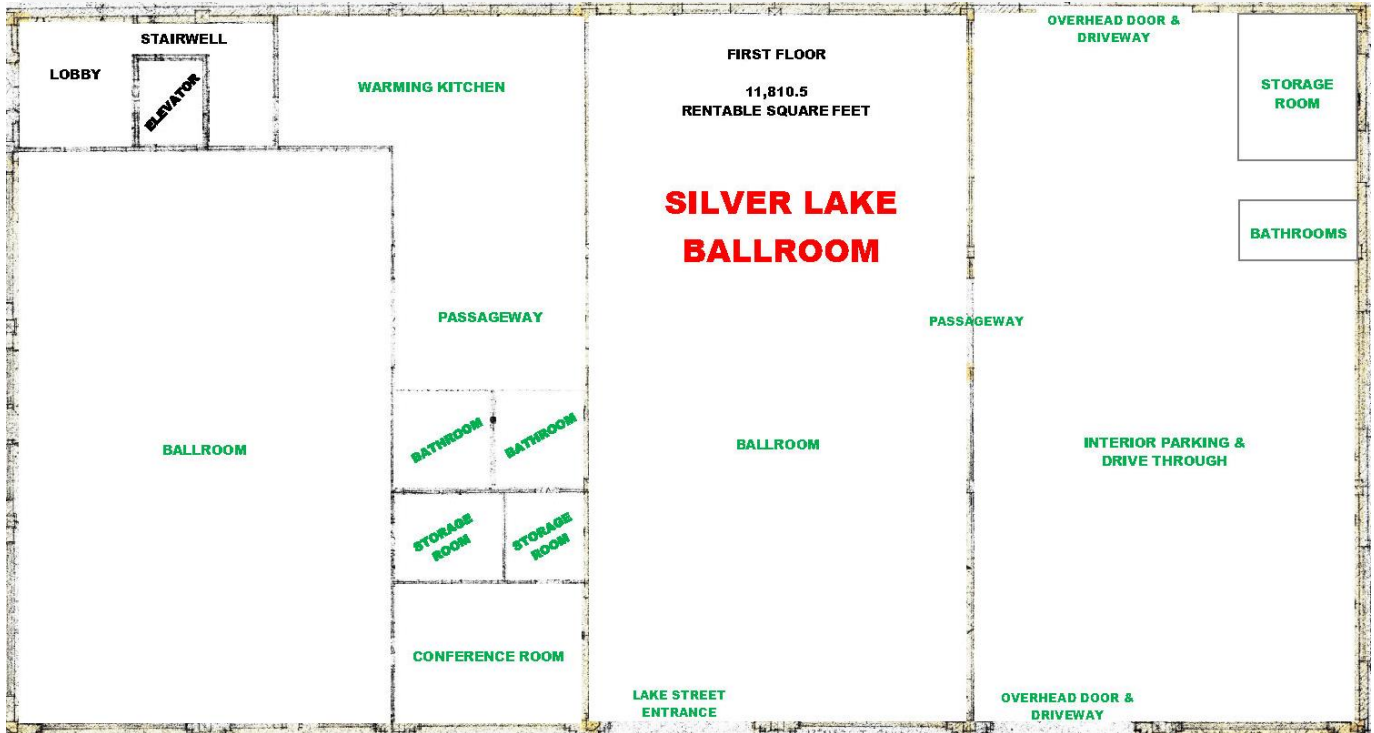
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FIRST FLOOR



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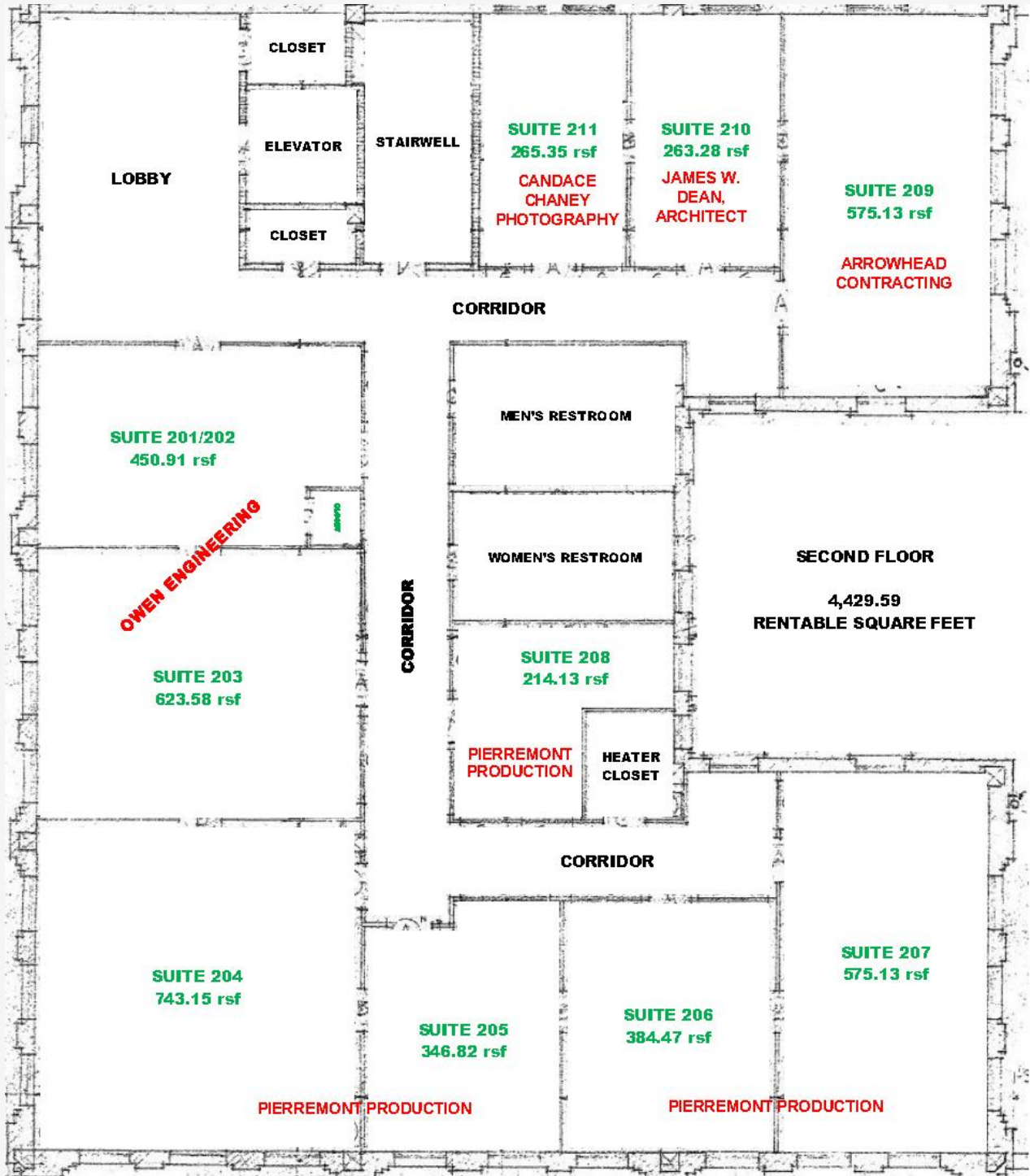
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SECOND FLOOR



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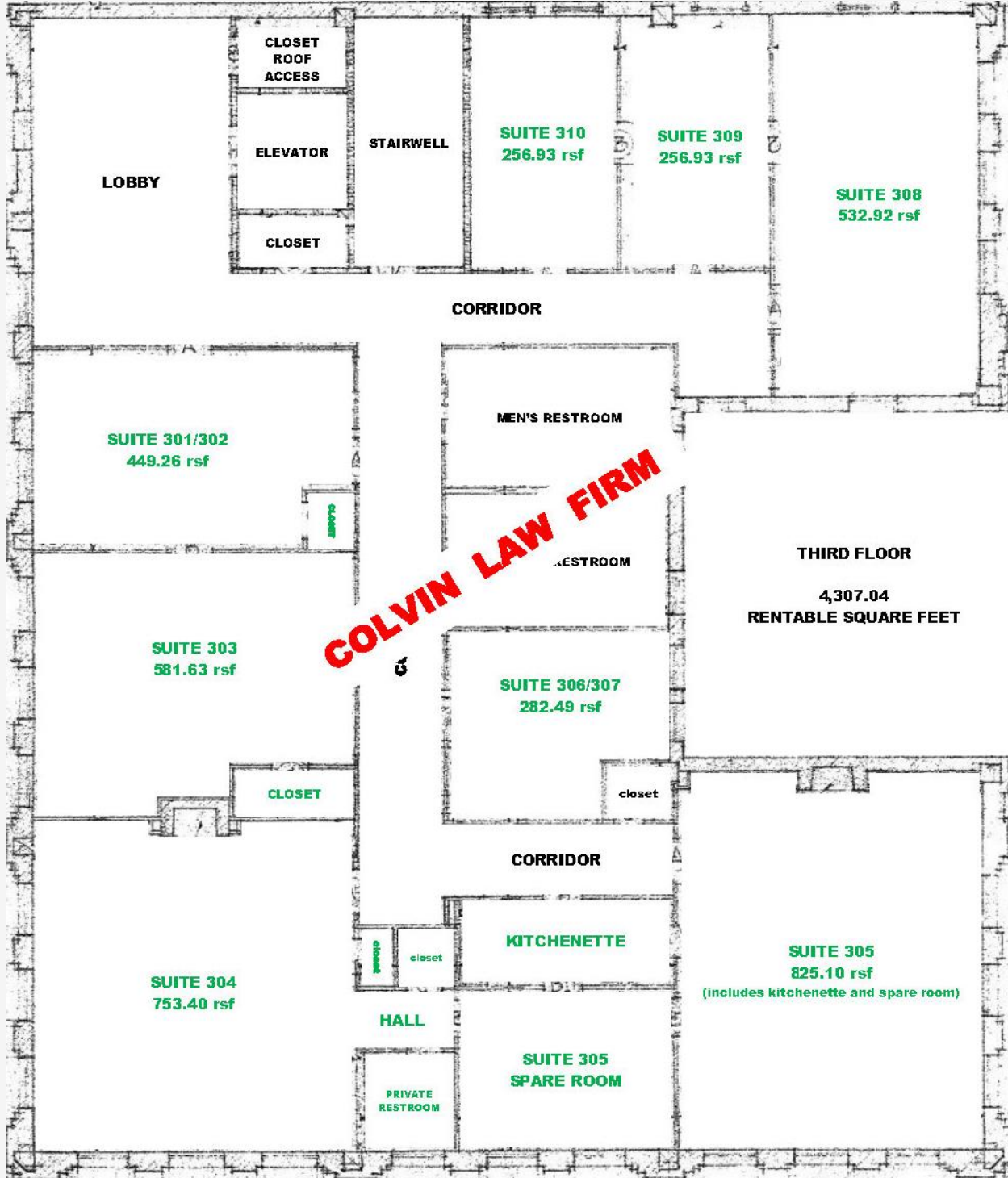
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THIRD FLOOR



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TRAFFIC MAP



Located in Shreveport's Central Business District, the Hunter Building has excellent Interstate-20 visibility as well as direct access. Even in heavy, moving traffic, Shreveport Downtown Airport (KDTN) is approximately 5 minutes north and Shreveport Regional Airport (KSHV) is less than 10 minutes west.

INGRESS & EGRESS: Franklin Street access to two-way Marshall Street and Fairfield Avenue. Open alleyway to two-way Lake Street. Traffic light to enable safer entry onto Market Street for I-20 ramps to both Shreveport and Bossier as well as southbound Youree Drive and Centenary Boulevard.

TRAFFIC COUNT: 23,781 (2012)

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LOCATION MAPS



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PREVIEW



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THE EXPERTS

LAUREL RICE BRIGHTWELL, REALTOR® ASSOCIATE BROKER

Shreveport, LA native, Louisiana State University in Shreveport Bachelor's degree and Southern Methodist University Dallas, TX Master's degree graduate, and former Simon Property Group, J. Walter Thompson, and Harrah's New Orleans Casino associate, Laurel brings a myriad of marketing, advertising, sales, and public relations experience.

Her community and industry involvement has included: National Association of REALTORS® (NAR) Land Use & Property Rights Committee; Louisiana REALTORS® Association (LR) board director; Louisiana Commercial Database (LACDB) Chairman of the Board; Northwest Louisiana Association of REALTORS® (NWLAR) board President; Multi-List Service, Inc. (MLS) board President; NWLAR Commercial Investment Division board President and Commercial Trends REALTOR® Day Conference chairman; Shreveport Airports Hangar Owners Association (SAHOA) board Real Estate and Legislation Vice President; Junior League Shreveport-Bossier board Vice President; Rotary Club of Shreveport board director; Junior Achievement board director; Red River Revel Festival Production Committee Chairman; International Council of Shopping Centers member since 2006; CCIM candidate; and Greater Shreveport Chamber of Commerce (GSCC) Leadership Program graduate and session planner, 2008 Northwest Louisiana Top 40 business professionals Under 40, and 2011 Athena Award finalist. In addition, she served on Mayor Adrian Perkins's Business Council, Mayor Cedric Glover's City of Shreveport Economic Development Stakeholders, Alliance for Education Grant Committee, Community Renewal International chairman, and helped pen the City of Shreveport and Caddo Parish 2030 Master Plan. She is an active participant in Daughters of the American Revolution, The Cotillion Club, and Southern Trace Country Club.

U. L. COLEMAN COMPANIES U. L. COLEMAN COMPANY | U.L. COLEMAN PROPERTIES | SEQUOIA CONSTRUCTION

Founded by CEO, Linc Coleman in 1973, U.L. Coleman Companies has grown to become a leading full-service real estate company providing diverse product expertise for commercial and multifamily residential products. In providing these services, we utilize a fully-integrated approach; one that respects the environment and social and economic needs of communities. The growth of the companies has created employment opportunities for over 150 associates in various departments and locations. Our approach combines professional planning, aesthetic appeal, and quality service. From land development and construction, to property management, U.L. Coleman Companies offer attractive, affordable working and living environments and sound investment opportunities.

With its corporate headquarters located in Shreveport, Louisiana, U. L. Coleman Properties, LLC was the first commercial real estate company in North Louisiana to receive the Accredited Management Organization® (AMO®) designation. Our management portfolio includes over 2.7 million square feet of office buildings, shopping centers, industrial properties, mini-storage facilities, and multifamily communities.

Whether you are looking for the right office, retail, industrial environment, multifamily community for your lifestyle, or a professional, accredited organization to manage your real estate investments, U.L. Coleman Companies will exceed your expectations in providing successful solutions and long-term results.

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