



**3007 Knight Street,
Shreveport, LA**

SOUTHPOINTE CENTER

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Sealy Real Estate Services
333 Texas Street, Suite 1050
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Offering Summary

| | |
|----------------|--------------------------------------|
| Lease Rate: | \$14.50 - 17.00 SF/yr (Full Service) |
| Building Size: | 42,513 SF |
| Available SF: | 580 - 3,929SF |

Property Overview

Southpointe Center features a modern and professional three-story, multi-tenant office building, offering a variety of suite sizes to accommodate diverse business needs. The property operates on a full-service gross lease model, encompassing utilities, janitorial services, maintenance, operating expenses, and expert management, thus ensuring competitive rental rates. The property boasts ample parking space with 165 spots surrounding the building, ensuring convenience for tenants and visitors alike. Additionally, Southpointe Center is equipped with fiber, T1, and DSL connectivity options, catering to the technological requirements of contemporary businesses.

Location Overview

Strategically positioned just south of the Shreveport Barksdale Highway, Southpointe Center offers convenient access to Clyde Fant Parkway, facilitating quick travel to downtown Shreveport (3 miles), Bossier City (2 miles), and nearby suburban neighborhoods. Its proximity to Barksdale Air Force Base, the region's largest employer, makes it an attractive location for businesses.

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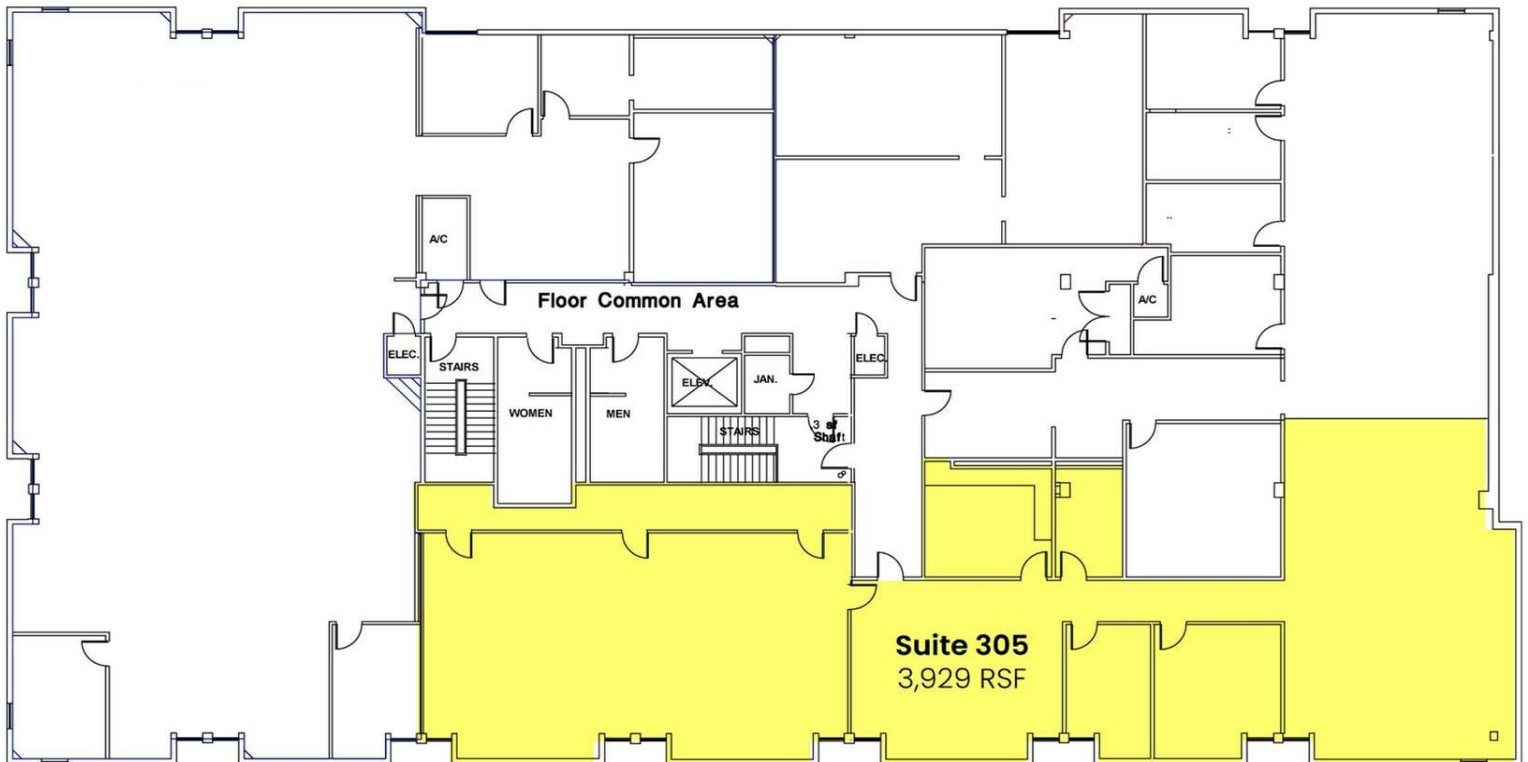
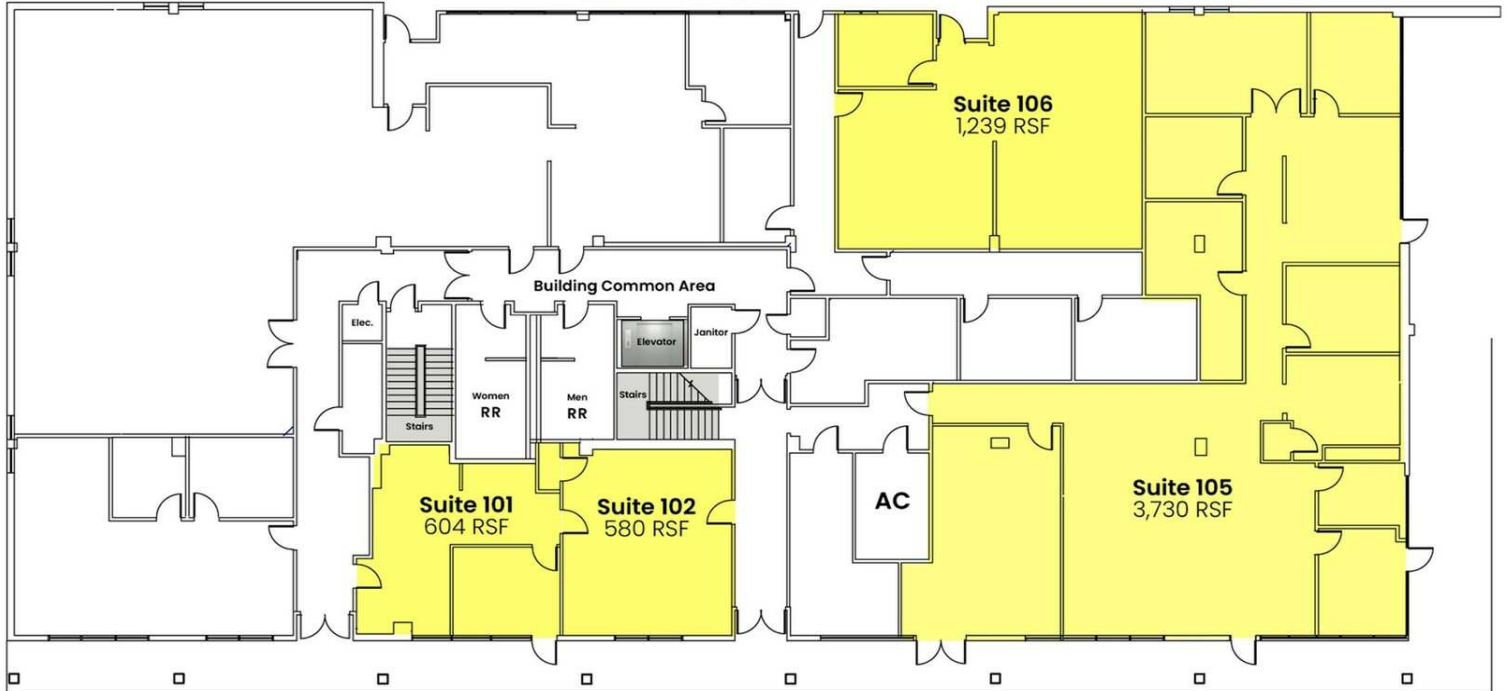
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First Floor

Available Spaces



Third Floor



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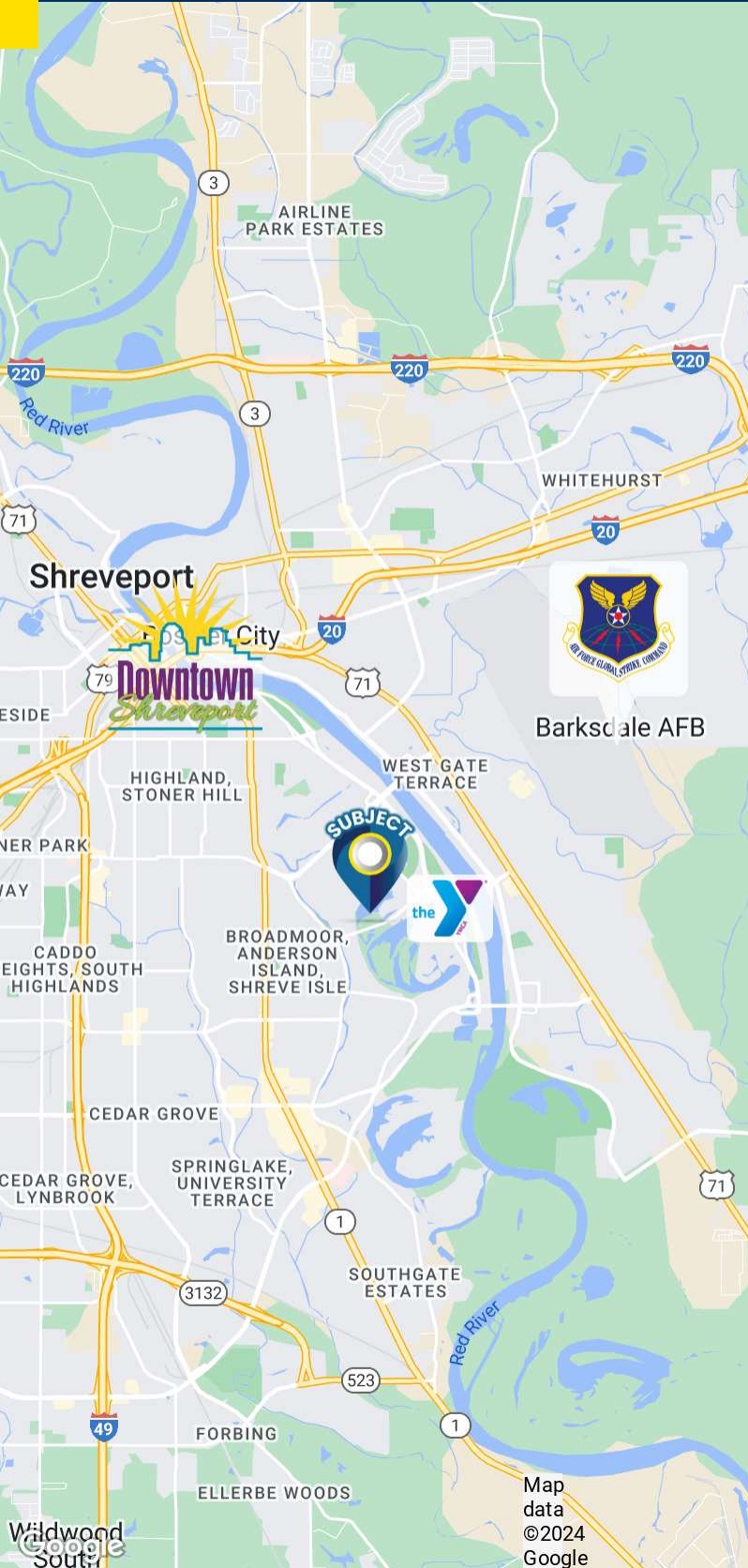
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Lease Information

| | | | |
|--------------|----------------|-------------|-------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 580 - 3,929 SF | Lease Rate: | \$14.50 - \$17.00 SF/yr |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-------------|-----------|----------------|--------------|---------------|---|
| ■ Suite 101 | Available | 604 - 1,184 SF | Full Service | \$16.50 SF/yr | Suite 101 features a private entrance, an office, a reception area, and a kitchenette. It can be combined with Suite 102 to provide additional office space. |
| ■ Suite 102 | Available | 580 - 1,184 SF | Full Service | \$17.00 SF/yr | Office suite with windows available on the first floor. Suite 102 can be combined with Suite 101 to incorporate an additional office, reception area, and kitchenette. |
| ■ Suite 105 | Available | 3,730 SF | Full Service | \$16.00 SF/yr | A spacious 3,730 SF office suite featuring six private offices, a large conference room, and a welcoming reception area with a private entrance. Includes a co-working/open area ideal for cubicles, a dedicated file/storage room, and a break room for convenience. |
| ■ Suite 106 | Available | 1,239 SF | Full Service | \$16.50 SF/yr | Suite 106 includes a small office with window, private exterior entrance and access to the common hallways. |
| ■ Suite 305 | Available | 3,929 SF | Full Service | \$14.50 SF/yr | Suite 305 is a large suite with lots of windows and multiple offices. |



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