

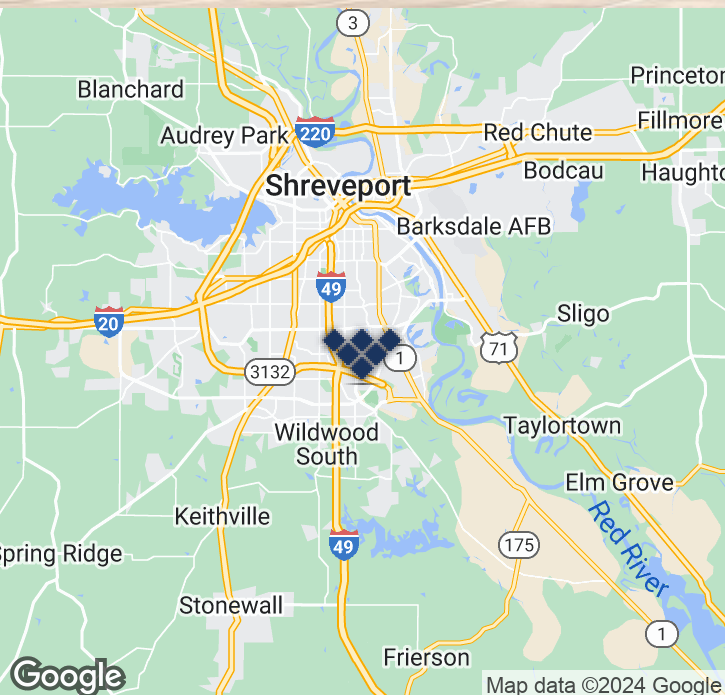


425 ASHLEY RIDGE OFFICES

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Property Highlights

- Shreveport's Prime Suburban Office Park
- Excellent Visibility in Southeast Shreveport
- Quick Access to LA Hwy 3132 and I-49
- Within Minutes of Restaurants, Retail, Banking, and Medical

Property Overview

Ashley Ridge Offices is composed of three buildings totaling 84,845 SF. It's located within Ashley Ridge Business Park, a Class A, master-planned, and architecturally controlled office park. Locally owned and managed, the property accommodates multiple business office tenants and includes beautiful landscaping and ample parking.

Location Overview

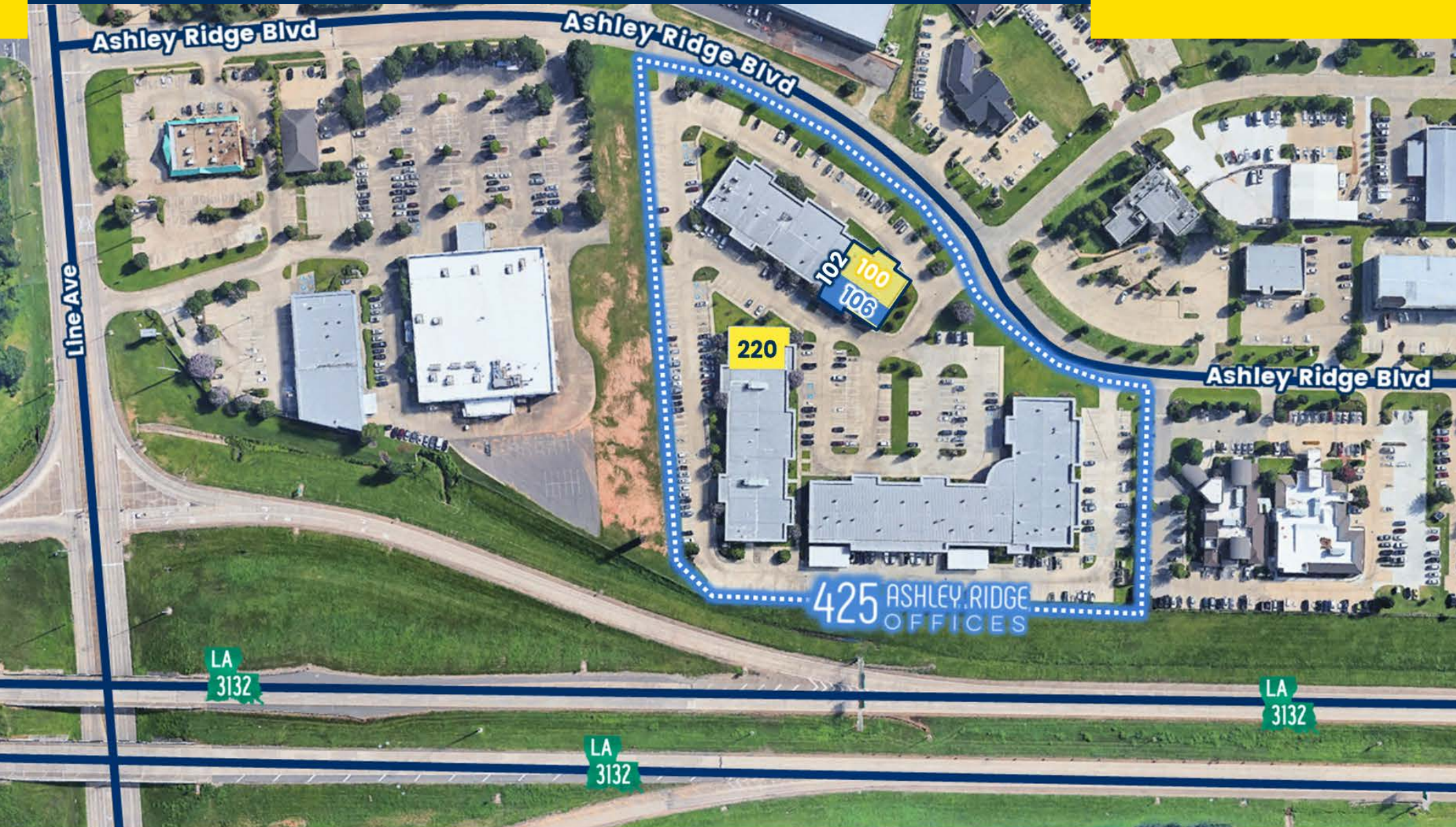
425 Ashley Ridge offers direct visibility from LA 3132 Inner Loop Expy. Located in southeast Shreveport, Ashley Ridge offers quick access to both LA Hwy 3132 (Inner Loop), I-49 and Bert Kouns Industrial Loop.

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Available Spaces				
Building	1	1	1	2
Suite	100	102	106	220
Available Space (SF)	3,927	6,659	2,732	4,346
Lease Type	NNN	NNN	NNN	NNN
Lease Rate	\$18.00 /SF/YR	\$18.00 /SF/YR	\$18.00 /SF/YR	\$18.00 /SF/YR
Space Type	Relet	Relet	Relet	Relet
Available	05/01/2025	05/01/2025	Now	11/01/2024
CAM	\$3.45	\$3.45	\$3.45	\$3.45
Insurance	\$0.64	\$0.64	\$0.64	\$0.64
Taxes	\$1.75	\$1.75	\$1.75	\$1.75
Total Operating Expenses	\$5.84	\$5.84	\$5.84	\$5.84
Description	A spacious office space featuring 7 offices, a large break room and file room, a reception area, and a large open bullpen and administrative area, ideal for cubicles.	A spacious office space featuring 13-15 offices, two conference rooms, a break room, an open reception area, a large open area ideal for cubicles, individual work stations, and men's and women's restrooms.	An ideal office space featuring 7-9 offices, a conference room, a break room, a reception area, and shared restrooms.	A spacious office space with two separate entrances featuring three offices, a conference room, a break room, a reception area, two large bullpen administrative area, two private restrooms, and two storage closets.