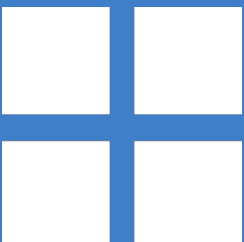
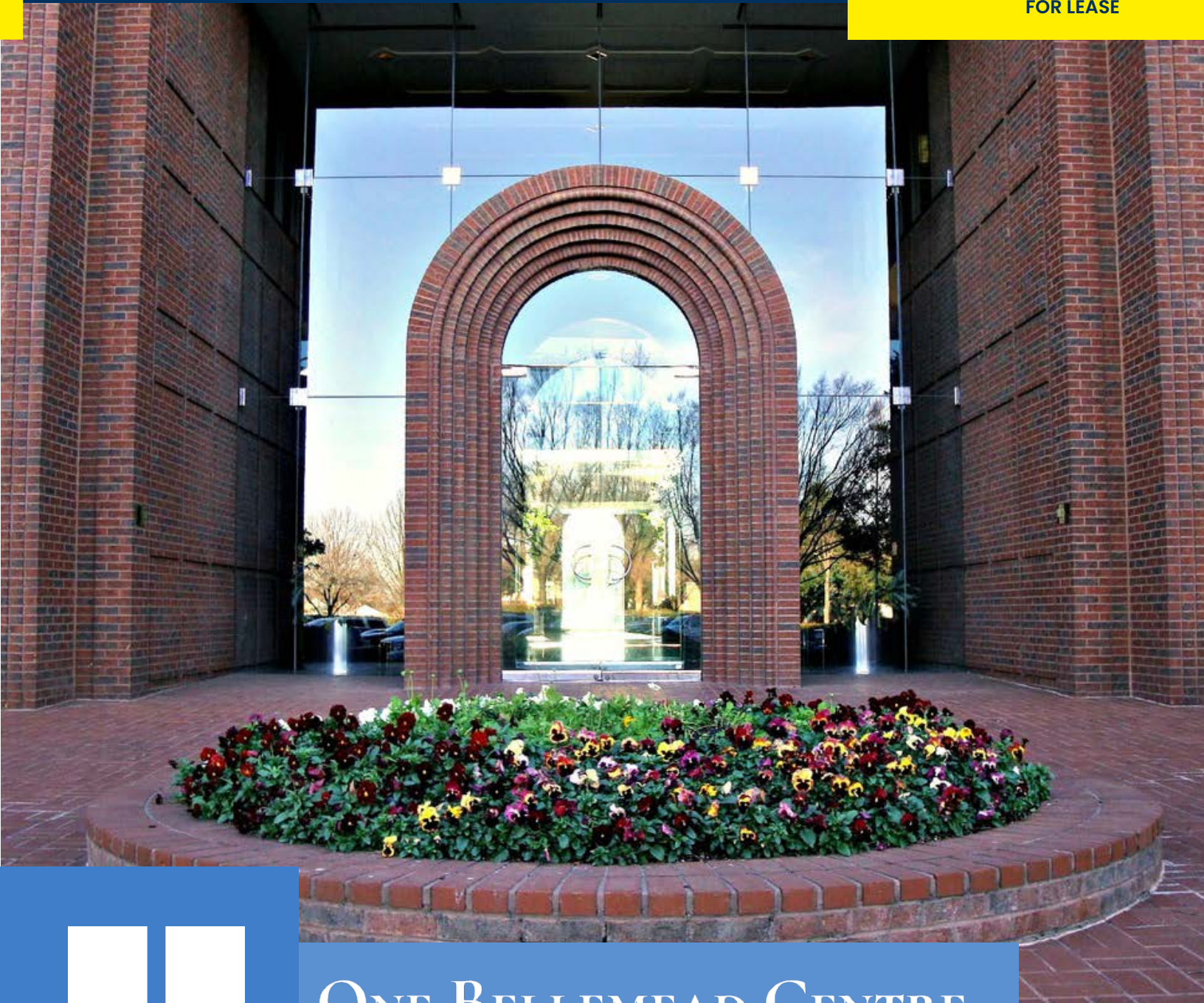


**OFFICE SPACE  
FOR LEASE**

# ONE BELLEMEAD CENTRE

**6425 Youree Drive | Shreveport, LA 71105**

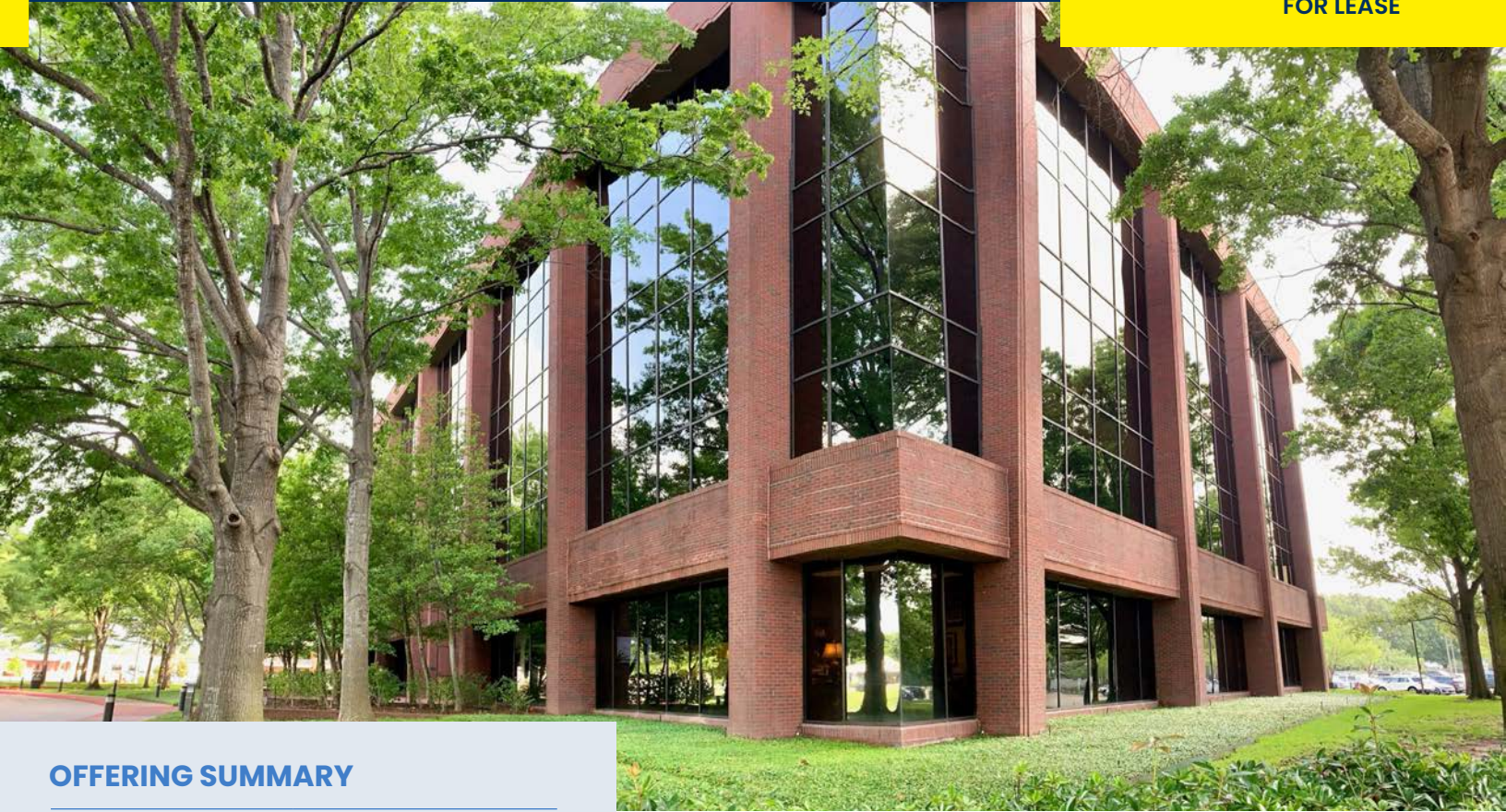
**FULL-SERVICE SPACE FOR LEASE**

**Sealy Real Estate Services**  
333 Texas St. | Ste. 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Jackson Wheless**  
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## OFFERING SUMMARY

Available SF: 767 - 2,021 RSF

Lease Rate: \$20-21/SF  
(Annual)

Lease Type: Full-Service Gross

Lot Size: 6.67 Acres

Class: A

Building Size: 87,894 SF

Zoning: C-3

## PROPERTY OVERVIEW

One Bellemead Centre is a fully landscaped, Class A, office building sitting on 6.68 acres that includes an ornamental lake and fountain. Brick, marble, and granite adorn the atrium, while the center also includes an FOB System for after-hours access. Tenants are provided One Bellemead Center's janitorial service and standardized graphics for signage. One Bellemead Centre offers an architecturally sophisticated working environment, high-quality office configurations, and suburban Shreveport convenience.

## PROPERTY HIGHLIGHTS

- Nightly Janitorial Service
- Beautifully Landscaped & Ornamental Lake with Fountain
- FOB System Controls Access After Hours
- On-Site Management/ Maintenance
- Automatic Wet Pipe Sprinkler System
- Free Parking
- Adjacent to the Upscale Center Shoppes at Bellemead
- On-Site Mailboxes, UPS & FedEx with Daily Pick-up Service
- On-Site Vending
- T1 Lines with Telephone Demarcation on Each Floor

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## AVAILABLE SPACES

SUITE NO.	AVAILABLE RSF	PRICE/SF (ANNUAL)	PRICE/MONTH	COMMENTS	FLOOR PLAN
220	2,021	\$20.00	\$3,368.33	Reception area, two offices, storage/resource room, and open work area.	<a href="#">VIEW PLAN</a>
260	1,897	\$21.00	\$3,319.75	Space includes four offices, a conference room, and reception area.	<a href="#">VIEW PLAN</a>
285	901	\$21.00	\$1,576.75	Space includes two offices and a reception area	<a href="#">VIEW PLAN</a>
400	767	\$21.00	\$1,342.25	Views overlooking the lake. Large reception area, file storage room and 2 offices.	<a href="#">VIEW PLAN</a>
540	1,204	\$20.00	\$2,006.67	Top floor, 1 large office with reception area and conference room.	<a href="#">VIEW PLAN</a>

*\*Base Rent to Increase 3% Annually*

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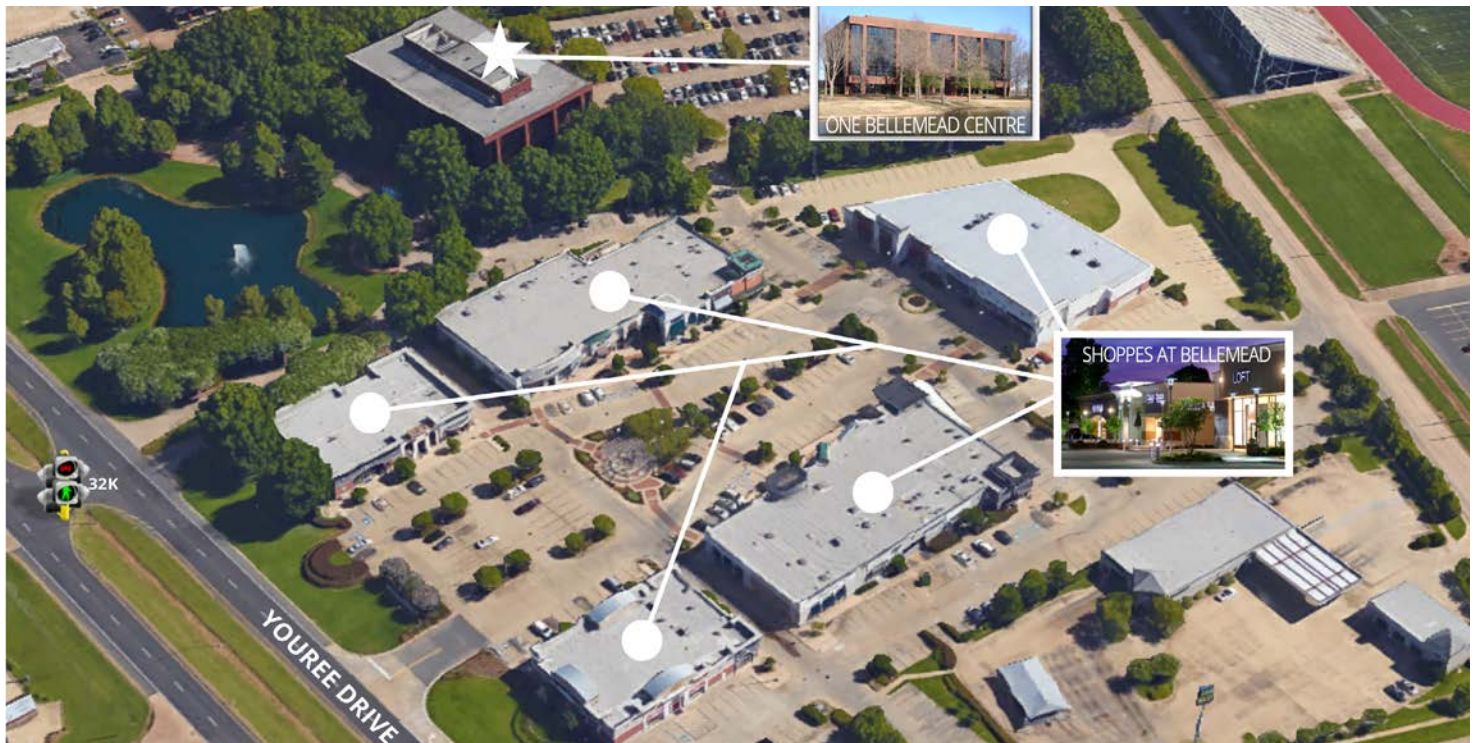
**OFFICE SPACE  
FOR LEASE**[Click Here for Property Website](#)**Sealy Real Estate Services**333 Texas St. | Ste. 1050  
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