



**280 - 284 Southfield
Road & Youree Dr.
2,500 SF**

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Property Highlights

- Ideally Located
- Excellent Visibility
- Building Signage
- Pylon Signage on Southfield Rd
- Flexible Use Space

Location Overview

The subject is centrally located near the northeast corner of the highly trafficked Southfield Road/Youree Drive intersection. It is situated in the heart of Broadmoor in East Shreveport and is surrounded by neighboring businesses, eateries, national retailers, and commercial offices.

Suite Name	284
Property Type	Office/Retail
Contiguous Space	2,500 SF
Gross Building Area	3,813 SF
Lease Rate	\$17/SF/year
Lease Type	Modified Gross
APN	171320147000200
Parking Spaces	+/- 25
Zoning	C-UC
Utilities	Municipal

Suite 284 consists of a modern interior with an open lobby area, a large sales counter, a file room, and two administrative offices with open lobby-view windows. There are three additional offices, two ADA restrooms, a security system, as well as a kitchen/breakroom featuring an entrance/exit to the back parking lot.



