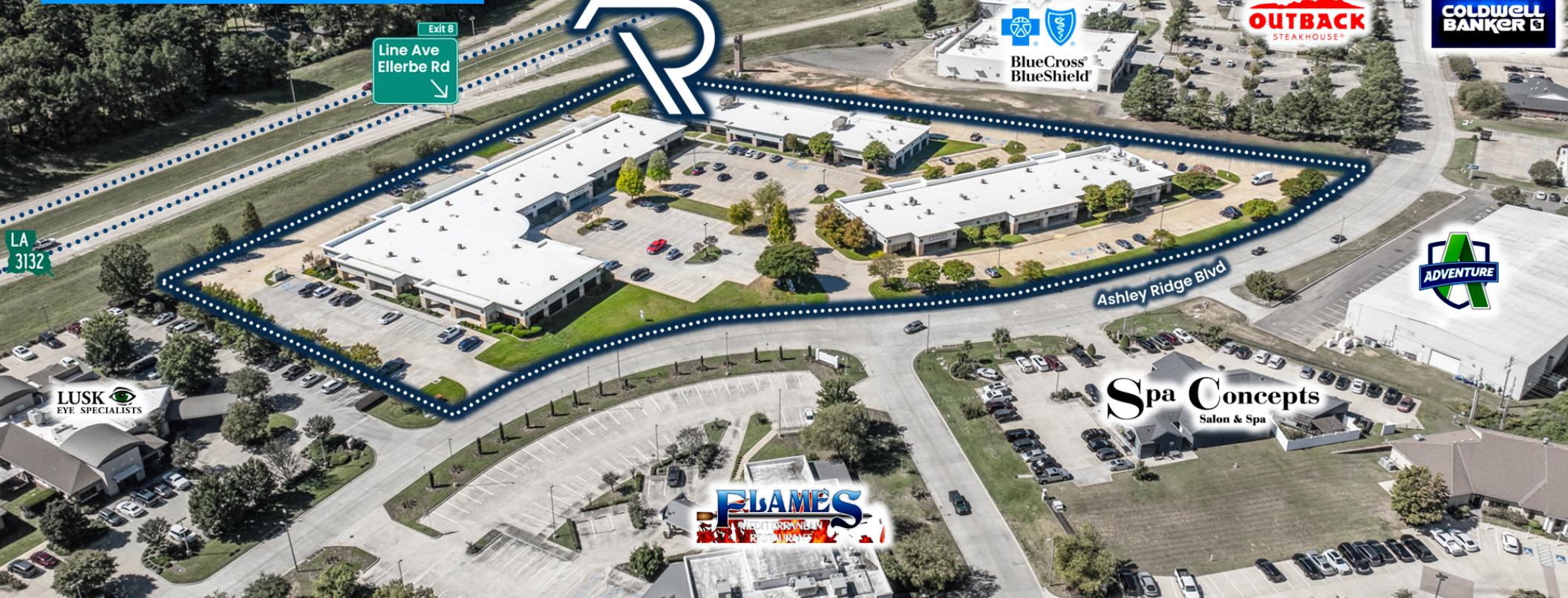




ASHLEY RIDGE BUSINESS PARK



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11,840 SF Premiere Office Space

425 Ashley Ridge Blvd, Shreveport, LA, 71106



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.

Suite 116

Building/Suite No	Building 1, Suite 116
Available SF	2,021 SF
Lease Type	NNN
Lease Rate	\$19 / SF (Annual)
Space Type	Relet
Availability	04.01.2026
Operating Expenses (CAM, Tax, Ins.)	\$5.15/ SF (Annual)

Space Description: This well-appointed suite includes a dedicated conference room, an executive office, four additional office areas, a welcoming reception area, a break room, file/storage space, and a private restroom. Located in Building One, the suite faces Ashley Ridge Boulevard, offering excellent visibility and a professional setting for a variety of office users.



Suite 340

Building/Suite No	Building 3, Suite 340
Available SF	8,313 SF
Lease Type	NNN
Lease Rate	\$16 / SF (Annual)
Space Type	Relet
Availability	04.01.2026
Operating Expenses (CAM, Tax, Ins.)	\$7.68 / SF (Annual)

Space Description: This attractively decorated and well-maintained office space features a flexible existing floor plan that supports various subdivision options, offering companies versatility in configuring their office layouts.



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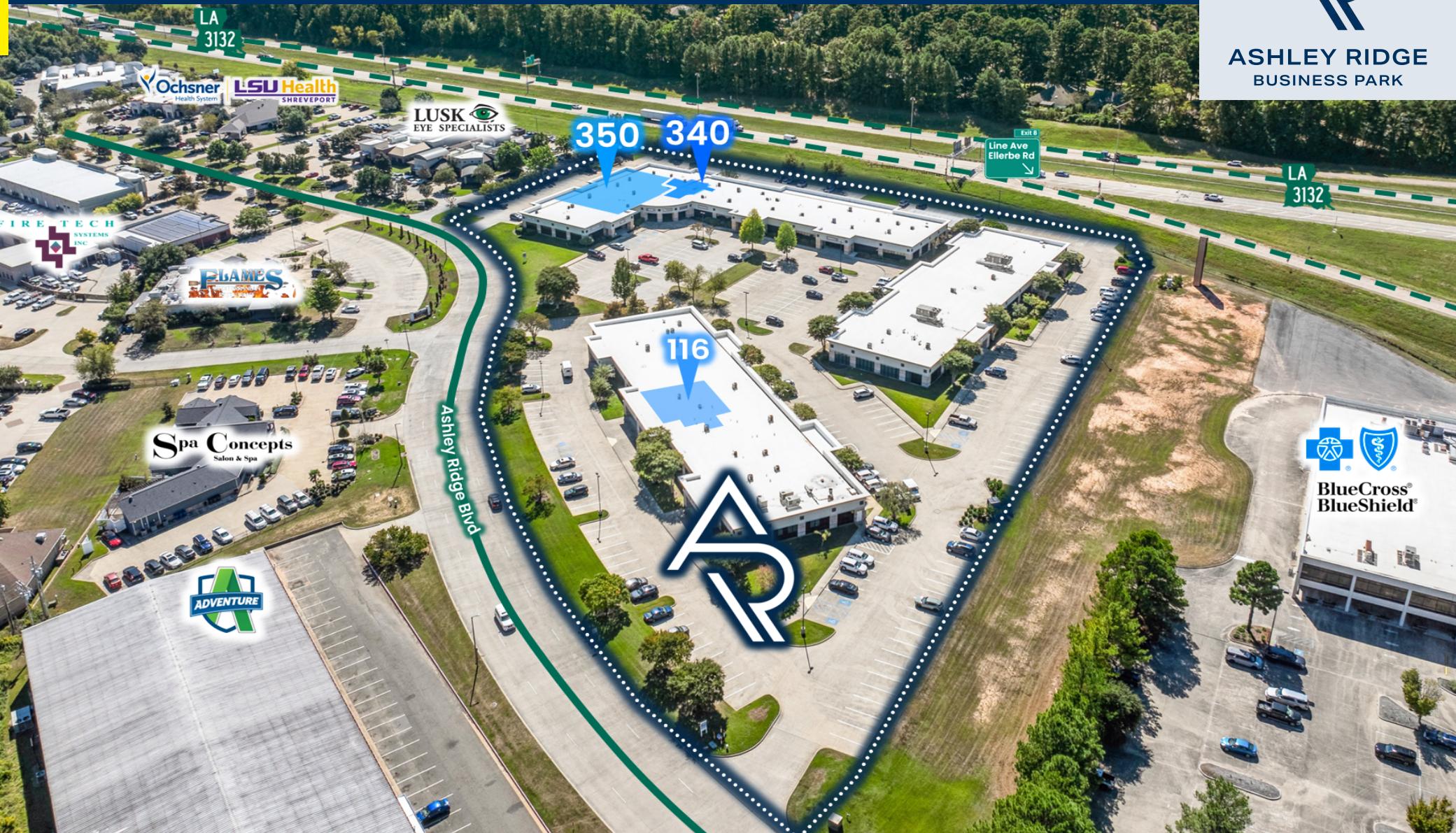
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Suite 350

Building/Suite No	Building 3, Suite 350
Available SF	1,506 SF
Lease Type	NNN
Lease Rate	\$17.48 / SF (Annual)
Space Type	Sub-Lease
Availability	Now
Operating Expenses (CAM, Tax, Ins.)	\$7.68 / SF (Annual)

Space Description: The office layout includes three individual offices, a spacious conference room enclosed with glass walls, a single restroom, a storage closet, a breakroom, and a welcoming reception area, all featuring modern hardwood flooring throughout.





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