



# OFFICE SPACE IN DOWNTOWN SHREVEPORT FOR LEASE

800 SPRING ST., SHREVEPORT, LA 71101

- Available spaces:
  - Suite 214: 610 SF, \$840/mo. +\$50 CAM charge
  - Suite 216: 515 SF, \$700/mo + \$50 CAM chargeRent includes all utilities, trash & parking
- High-Visibility Location – First office building you see when entering Downtown Shreveport from I-20 via Spring St.
- Generous Parking – Approximately 100 on-site parking spots with easy entrance and exit
- Turnkey condition – Recently updated with new paint; landlord covers electricity, water and cleaning services for tenants
- Great Tenant Incentives – Current leasing includes 2 months' free rent for new 3 year terms
- Adjacent to Festival Plaza and near government buildings, banks, and downtown amenities
- Strong visibility to both pedestrian and vehicle traffic



*Don't miss this opportunity to lease office space in the heart of Downtown Shreveport's business district!*

For more information, contact:

**Luke Nicholls | 318-222-2244**

**lnicholls@vintagemultifamily.com | vintagerealty.com**

All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assured by either the property owner or Vintage Realty Company or its agents and employees. Prices as stated herein and product availability is subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction. Rev 1/2026



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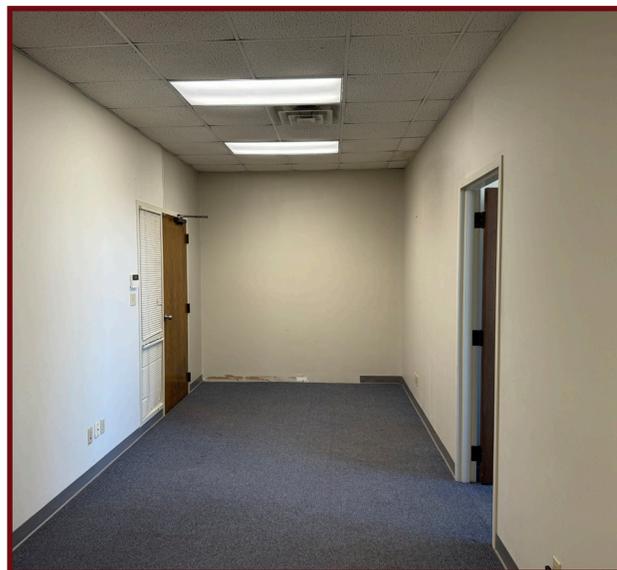
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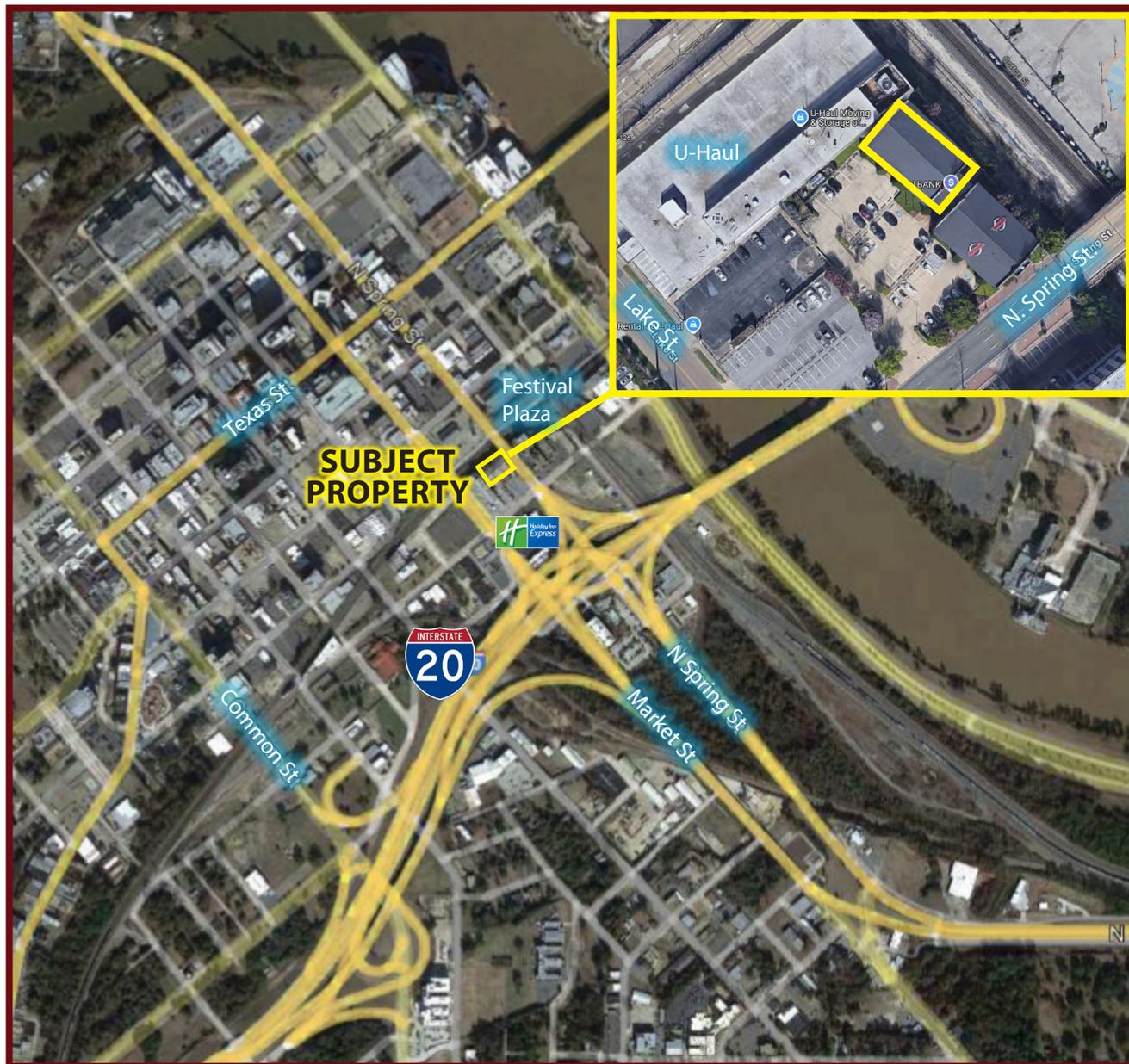
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