



Offering Summary

Lease Rate:	\$13.00 - 15.50 SF/yr (Full Service)
Building Size:	11,400 SF
Available SF:	1,521 - 3,624 SF
Lot Size:	3 Acres
Price / SF:	\$0.00
Year Built/Renovated:	1983 / 2018
Number of Floors:	2
Parking Spaces:	88
Zoning:	B-3

Property Highlights

- Class A Office Building Newly Renovated
- Under New Ownership with On-Site and Local Management
- Office Building Naming Rights Available – Contact Agent
- Flexible Floor Plans & Free On-Site Parking
- Backup Generator
- Multiple Furnished Suites with 'High-End' Furnishings

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

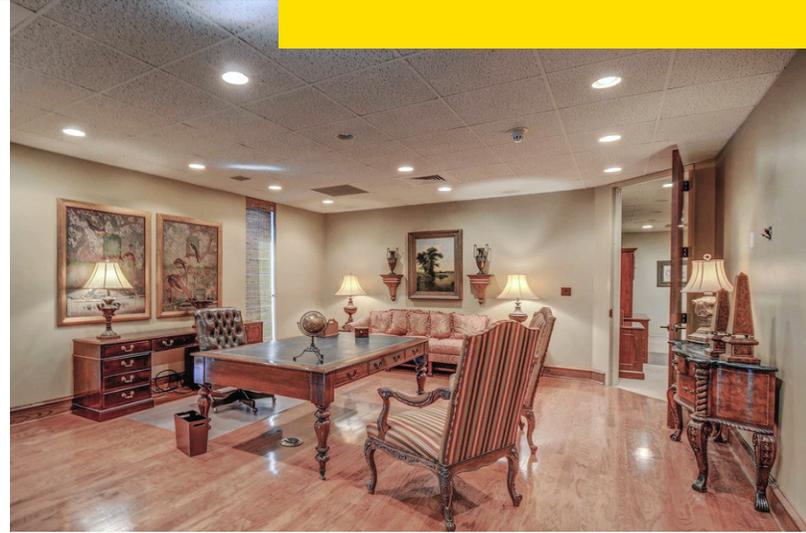
All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

Property Overview Details

Modern and versatile, this Class A property offers flexible floor plans that accommodate various office-space configurations. Recently renovated and under new ownership, 6009 Financial Plaza includes an operational backup generator, on-site free parking with local and onsite management available; as well as a NEW HVAC SYSTEM INSTALLED in 2021.

The first floor features an entryway corridor, small and large offices, and a large symposium room with seating and a presentation area configured for training conferences, seminars, and special events. The second floor suite features versatile suite configurations and a 2,226 SF common area that includes two separate stairwells, an elevator lobby hall, restrooms, and a kitchen/break room.

The location offers I-20 visibility and quick airport access. It's also easily accessible to I-20, LA 3132 Innerloop Expressway, Bert Kouns Industrial Loop, West 70th Street, and Pines Road. The area provides immediate access to many restaurants and shopping centers.



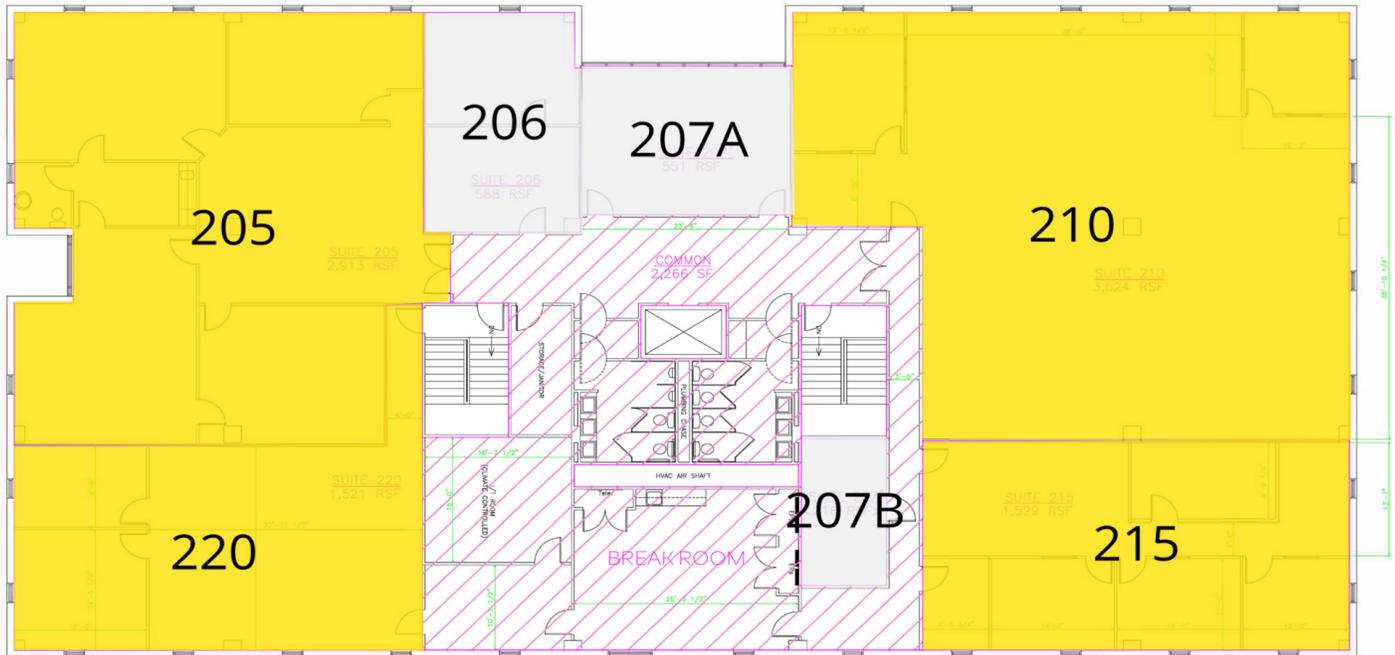
Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

Legend

- Available
- Unavailable


Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,521 - 3,624 SF	Lease Rate:	\$13.00 - \$15.50 SF/yr

Available Spaces

Suite	Size	Type	Rate	Description
■ 205	2,913 SF	Full Service	\$15.50 SF/yr	An executive suite area with four executive offices, a storage/filing closet, a restroom, and both a small and large conference room.
■ 210	3,624 SF	Full Service	\$13.00 SF/yr	Features private offices, a large open office area, and multiple cubicle configurations.
■ 215	1,529 SF	Full Service	\$15.00 SF/yr	Includes an open entry/receptionist area extending into several private offices.
■ 220	1,521 SF	Full Service	\$14.00 SF/yr	A large open area that flows into two separate office spaces