

OFFICE SPACE FOR LEASE

1120 SOUTH POINTE PROPERTIES



1120 South Pointe is a 5-building campus of approximately 21,630 of rentable office space. It is surrounded by a well-maintained parking lot with 116 marked parking places. The suites are available as they are described below.

The buildings are available now due to the sale of a computer software company that previously occupied the majority of it and the subsequent reallocation of staff by the national buyer.

The following pages define the building layout of each building.



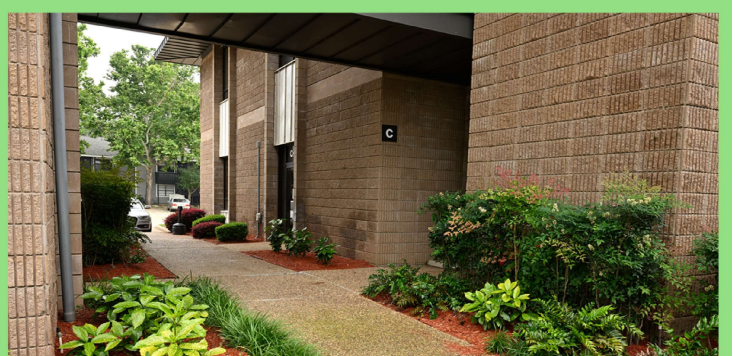
1120 SOUTH POINTE PROPERTIES, LLC

1120 S Pointe Parkway
Shreveport, LA 71105

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318-573-3892

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OVERALL BUILDING FLOORPLANS

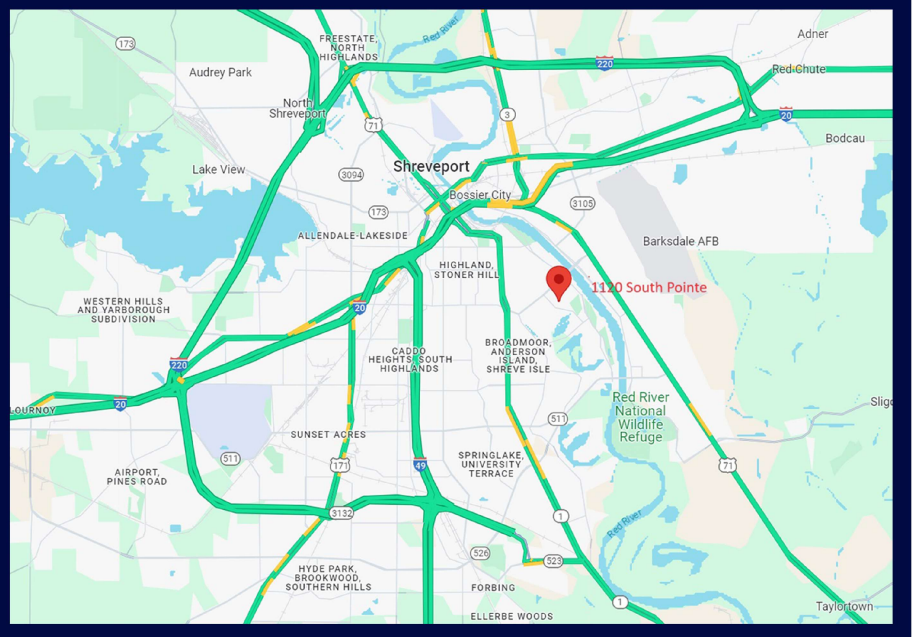


NOTE:

THIS DRAWING IS FOR GENERAL REPRESENTATION PURPOSES ONLY

- Gross Lease includes Electric and Water Utilities, Janitorial Services & Maintenance
- Negotiable Lease Terms
- First and Second floor suites available

- Convenient Location
- Quick access to downtown Shreveport, Bossier City, Barksdale Airforce Base, local restaurants and neighborhoods
- Efficient and simple travel via Clyde Fant Parkway



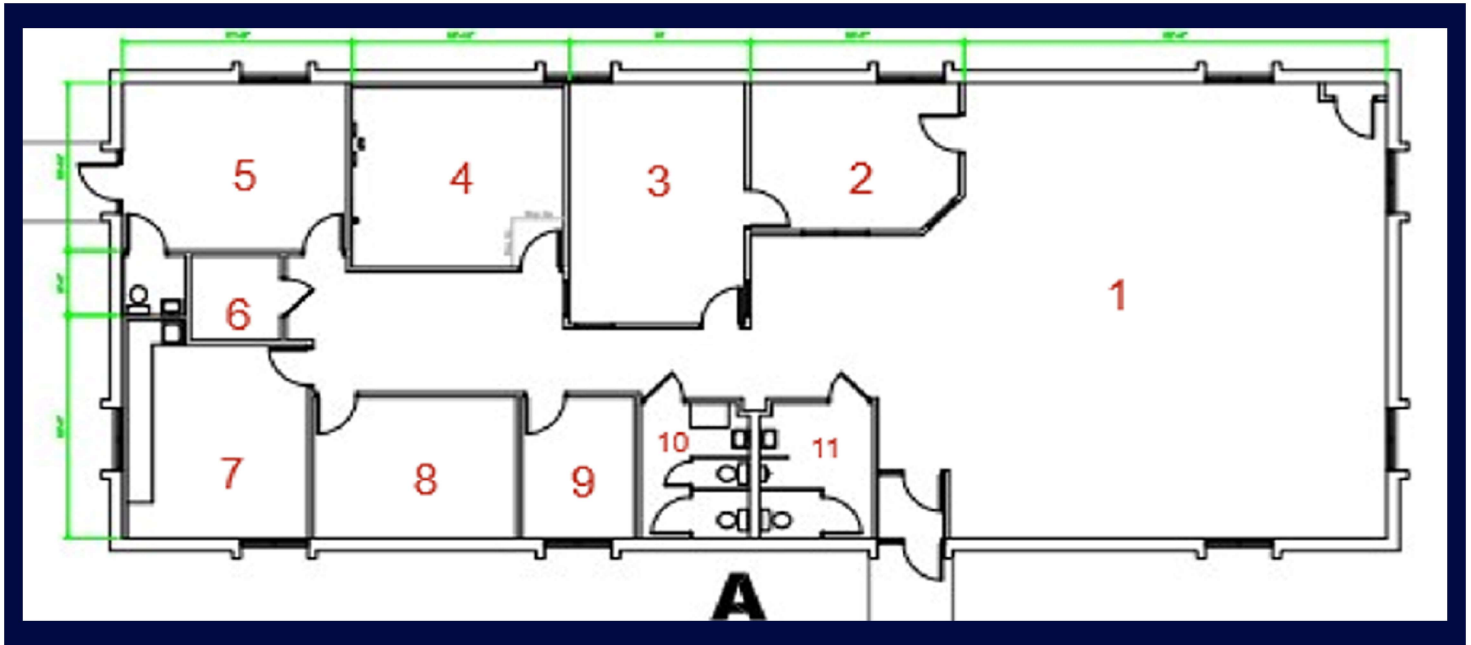
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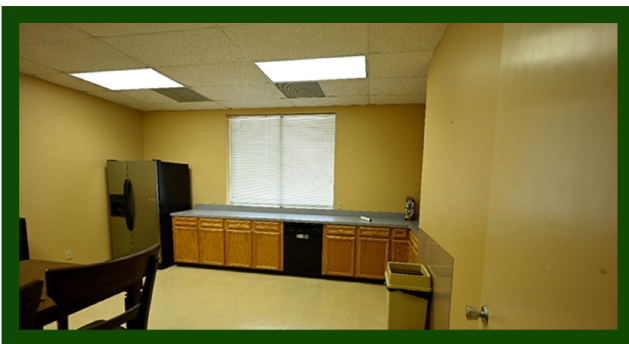
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BUILDING A

This is a comfortable and convenient suite of approximately 3665 sqft. It has plenty of parking around it, and covered walkways to the other buildings. Because of its prior usage with a technology company, it has an optional computer room with redundant air conditioners and a raised floor with fiber internet incoming. The suite is surrounded by greenery and a rose-filled courtyard. It has private restroom and kitchenette.



BLD A AREA	APPROXIMATE SIZE	POSSIBLE USAGE
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1	37' x 38'	Bay for 10 or more people
2	16'6" x 12'1"	Supervisor area for the bay, or private area
3	19'9" x 13'6"	Executive office or conference room
4	15'1" x 16'2"	Computer area - has raised floor and redundant A/C
5	17'5" x 13'10"	Reception or office with private bathroom and entrance
6	6'11" x 7'3"	Storage closet
7	15'10" x 14'	Kitchen breakroom
8	11'7" x 15'9"	Office
9	11.7' x 8'9"	Executive Assistant office

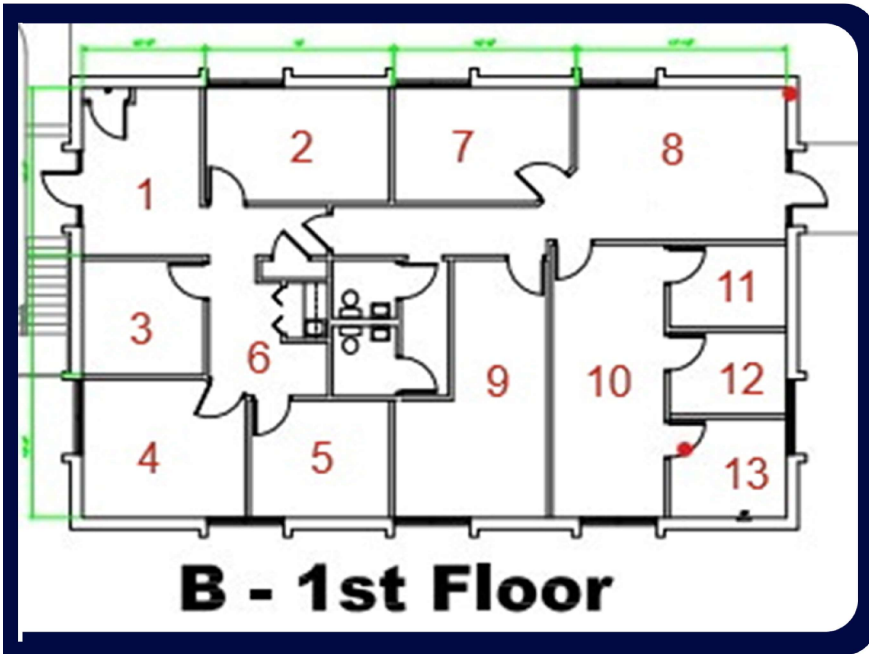
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B - 1ST FLOOR

This suite is approximately 2232 sqft. It has an entrance from the courtyard and another from the side parking area. Parking is right at the doors. It has private restroom and kitchenette.

BLD A AREA	APPROXIMATE SIZE	NARRATIVE
1	14'8 x 10'4	This is an area for reception or possibly a break-area
2	15'7 x 9'11	Office
3	9'11 x 10'4	Small office
4	12'0 x 13'10	Executive office
5	12'1 x 9'8	Office
6	9'8	Kitchenette
7	15'1 x 9'8	Office
8	17'10 x 13'3	Reception/ Receiving
9	22'4 x 8'8	Office, workroom, storage, Larger area is 13'11 x 9'8
10	9'6 x 23'10	Work area in front of 3 small offices
11	9'11 x 7'2	Small tech office
12	9'11 x 7'2	Small tech office
13	9'11 x 8'6	Small tech office

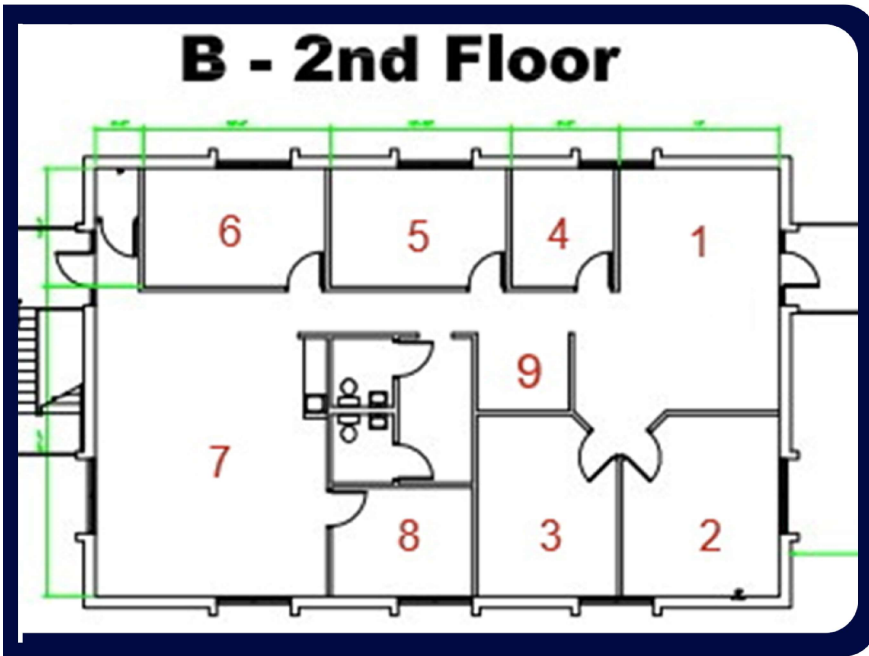
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B - 2ND FLOOR

This suite is approximately 2,232 sqft. Access is from a stairway at a side parking lot, or from the courtyard stairway and elevator. Most offices are large and can optionally accommodate multiple people if desired. It has private restroom and kitchenette.

BLD A AREA	APPROXIMATE SIZE	NARRATIVE
1	14' x 21'2	Reception and primary entrance
2	15'11 x 13'9	Large office
3	15'11 x 12'2	Large office
4	9'7 x 10'3	Small office
5	15'5 x 10'3	Office
6	15'6 x 10'3	Office
7	26'9 x 20'7	Bay area with kitchenette
8	12'4 x 9'8	Office



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C - 2ND FLOOR

This suite is approximately 1,759 sqft. It is made up of a large entry/reception area and a second large bay area, 3 - 4 offices. Private restroom and kitchenette.

BLD A AREA	APPROXIMATE SIZE	NARRATIVE
1	20'1 x 20'5	This is a reception/ entry area
2	16'11 x 13'10	Executive office/ Conference room
3	16'11 x 9'10	Office
4	22'11 x 16'11	Bay area with additional area of 7'6 x 10'8
5	16'7 x 12'1	Large office
6	9'11 x 7'1	Kitchenette



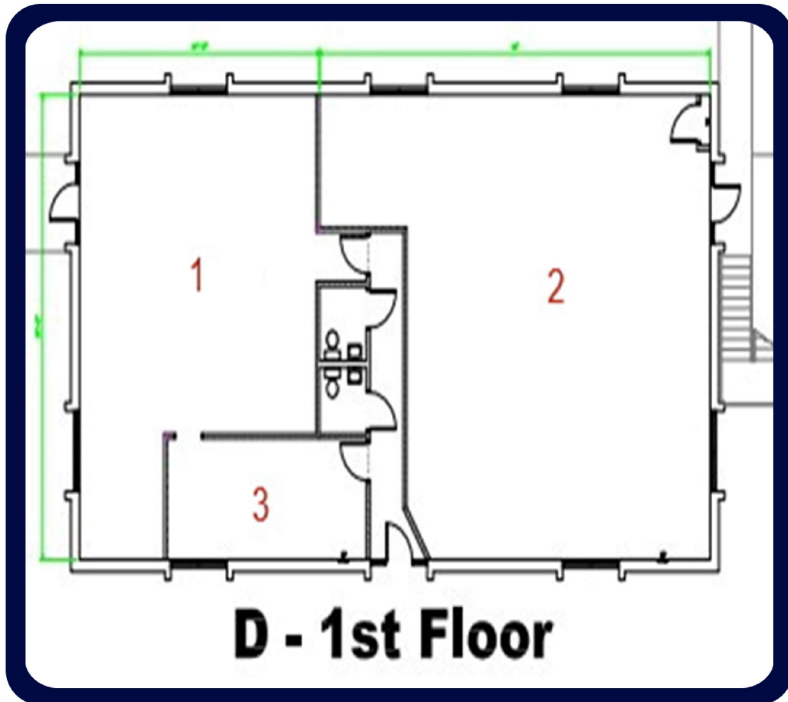
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D - 1ST FLOOR

This area has been demolished for renovation. The entire area is approximately 2,727. It is available for rebuilding a beautiful space specifically to meet your needs. There are three entrances (one to the inside parking lot, one to the back parking lot and the third to the courtyard). It has private restroom and kitchenette.



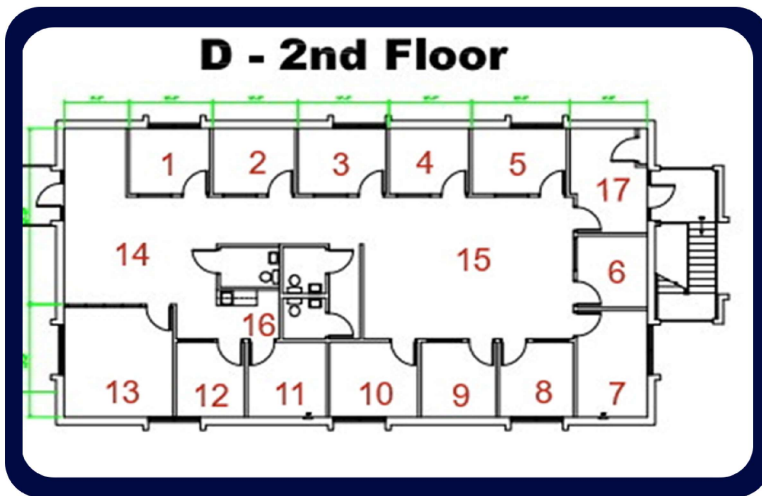
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D - 2ND FLOOR

This suite is approximately 2,727 sqft. It has two entrances. One is from the back or middle parking lot, the other is from the inner courtyard with the stairs and elevator. The space is designed for multiple offices for technical people that may prefer a quiet office. Each office has a door and window toward the inside to allow the degree of privacy they prefer. Most have their own outside windows. It has private restroom and kitchenette.

BLD A AREA	APPROXIMATE SIZE	NARRATIVE
1-12	Average about 8'6 x 10'	Each has room for a personal desk and a second chair
7	8'10 x 13'9	Executive office or conference room
13	14'3 x 13'1	Reception and entry
14	13'9 x 18'9	Bay area for group meetings or desks
15	18'3 x 25'8	Entry/Exit area
17	13'7 x 8'9	Kitchenette area
16		



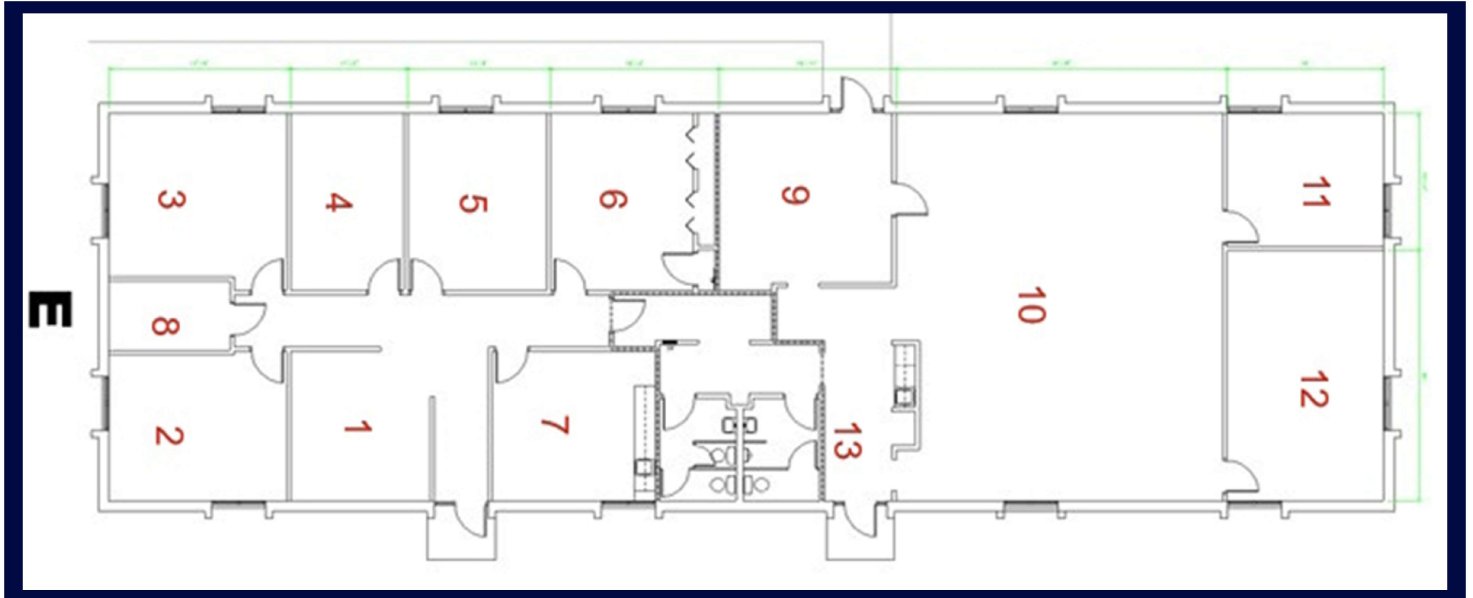
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BUILDING E

Building E is approximately 4,529 sq feet. It is available in its entirety, or Suite E1 which includes rooms 1-8,(2,354 sqft) and Suite E2 which is rooms 9-13(2,175 sqft). Suite E1 is an executive class property with large professional offices and includes a conference room. It has a large comfortable kitchen/breakroom as well. Suite E2 is ideal as a meeting facility which can accommodate roughly 50 staff or customers. This area can be configured for open desks and furniture. Both suites have parking at their doors.

BLD A AREA	APPROXIMATE SIZE	POSSIBLE USAGE
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1	13'3 x 14'5	Receptionist area
2	14'5 x 17'	Executive office
3	15'9 x 15'6	Executive office
4	15'9 x 11'10	Office or files
5	15'9 x 13'8	Office
6	17' x 13'8	Conference Room
7	14'5 x 15'6	Kitchen with space for table and couch
8		Storage
9	16'3 x 16'7	Entry/reception/support room for meetings
10	31'0 x 37'1	Bay area
11	12'10 x 15	Office
12	23'10 x 15	Office
13	20'11 x 8'9	Kitchenette and entry

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