



Sterling Business Center

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Sealy Real Estate Services

333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Property Highlights

- Ideally Located with Close Proximity to I-49, I-20, I-220, and Shreveport Regional Airport
- Situated Within South Shreveport's Medical District
- Highly Visible Signage and Easy Business Center Access
- Ample Parking
- Suites Individually Climate Controlled
- Local Professional Management
- Flexible Suite Configurations

Property Overview

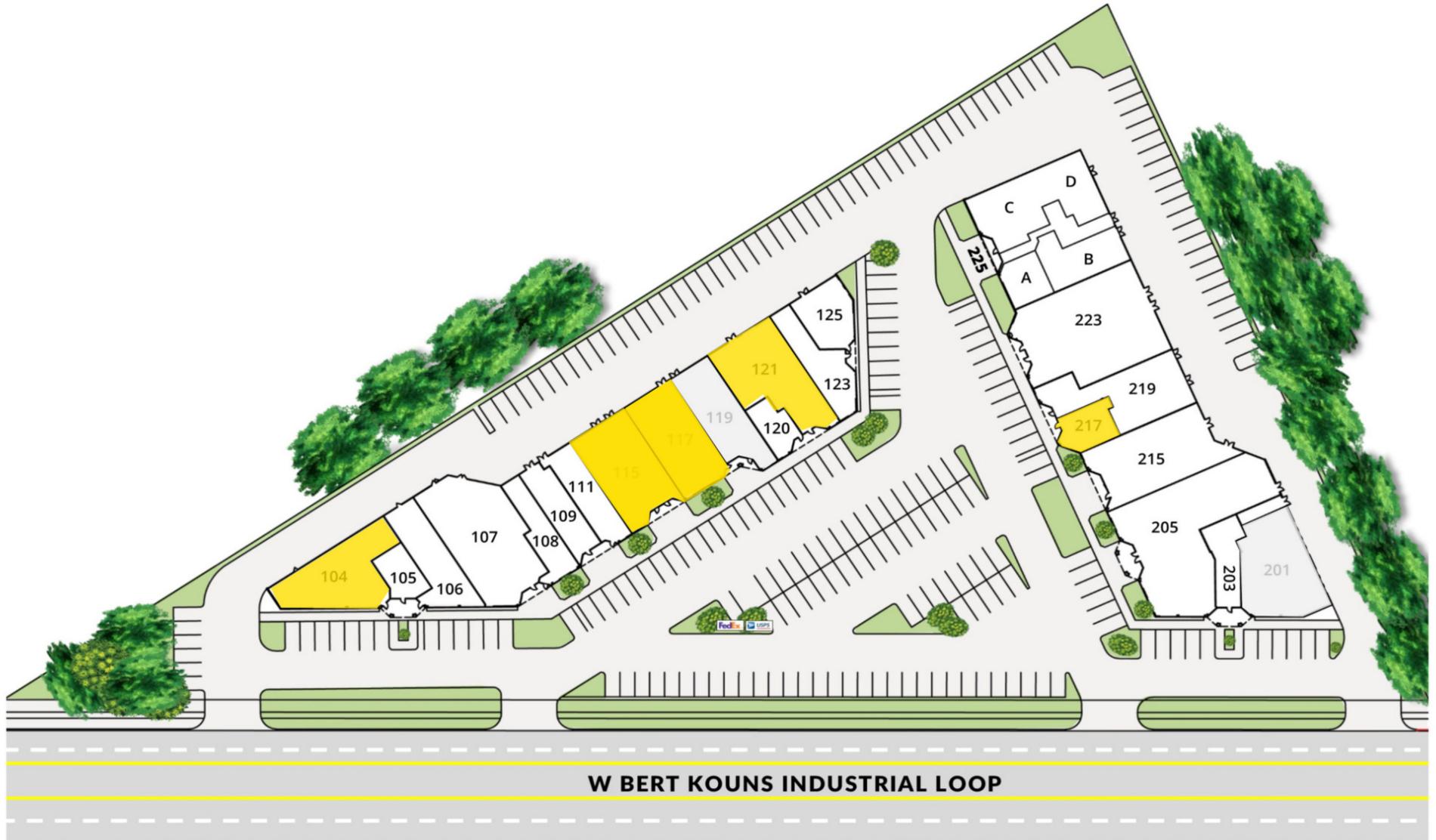
Sterling Business Center is the premier commercial property in southwest Shreveport offering professional management, excellent signage, a variety of space sizes, ample parking, easy access, and competitive lease terms. Taxes, insurance and CAM are budgeted to be \$5.18 SF/yr. Electricity is separately metered.

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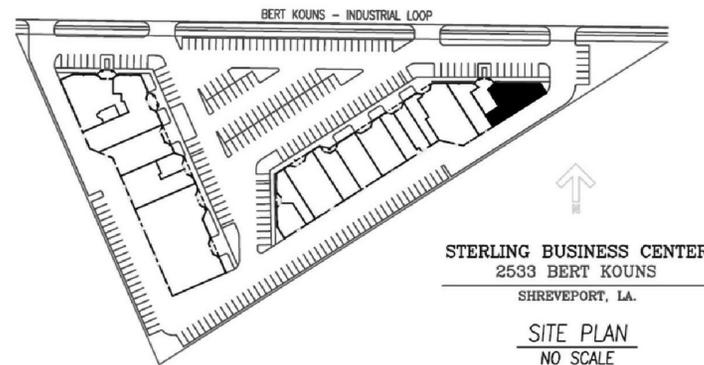
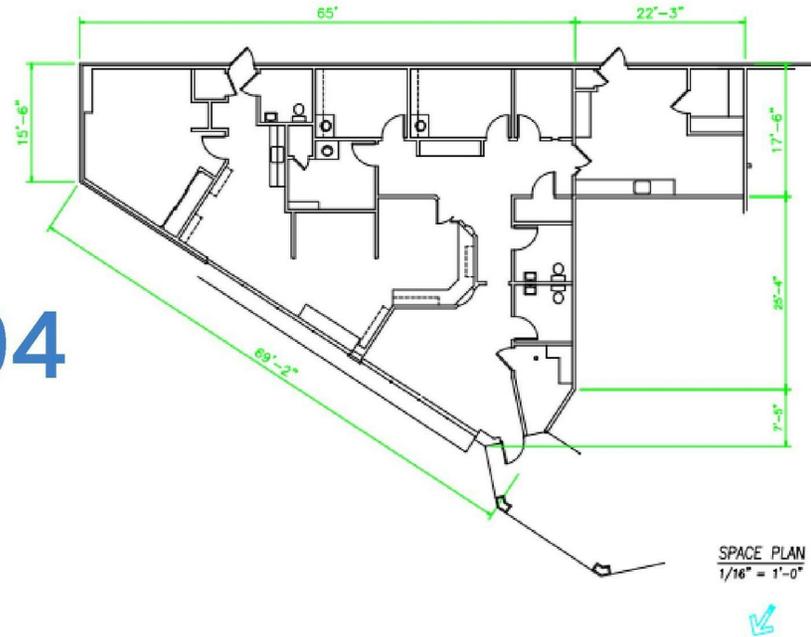
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,884 SF	Lease Rate:	\$13.50 - \$15.50 SF/yr

Available Spaces

	Suite	Size	Type	Rate
■	104	2,587 SF	NNN	\$13.50 SF/yr
■	115	2,869 SF	NNN	\$13.50 SF/yr
■	115 -117	891 - 5,326 SF	NNN	\$14.25 SF/yr
■	117	2,457 SF	NNN	\$15.50 SF/yr
■	121	2,925 SF	NNN	\$13.50 SF/yr
■	217	891 SF	NNN	\$15.50 SF/yr

Suite 104
2,197 SF



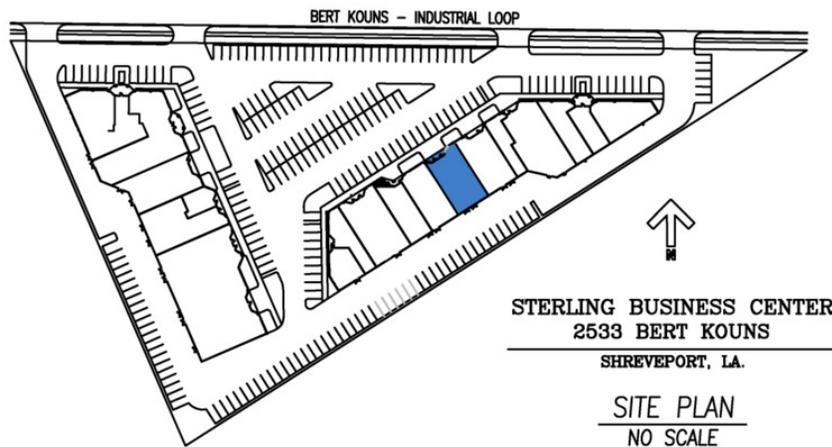
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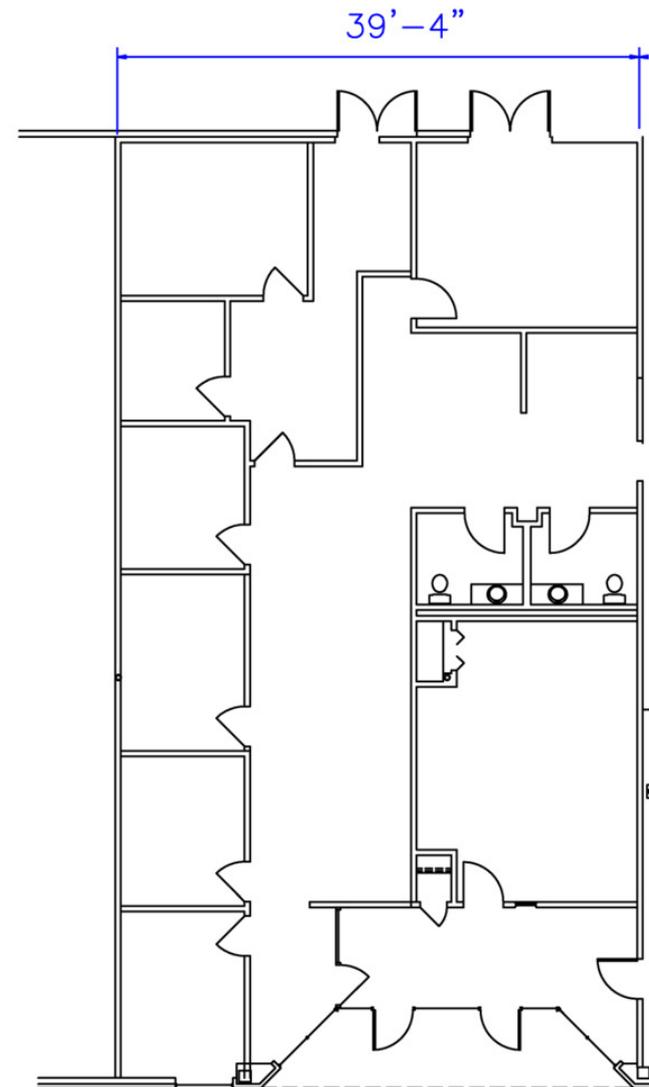
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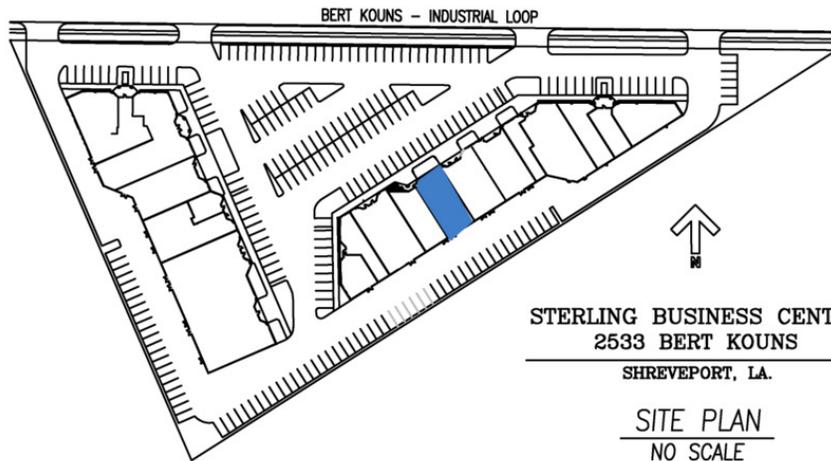
**Suite 115
2,869 SF**



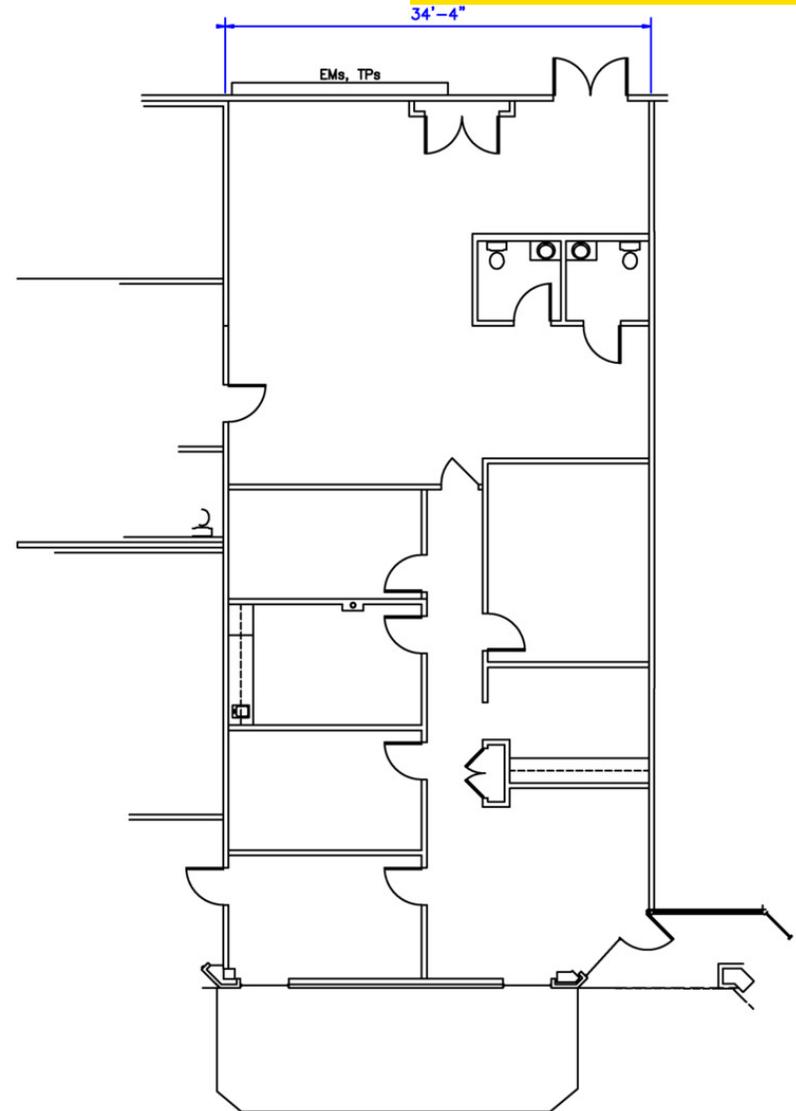
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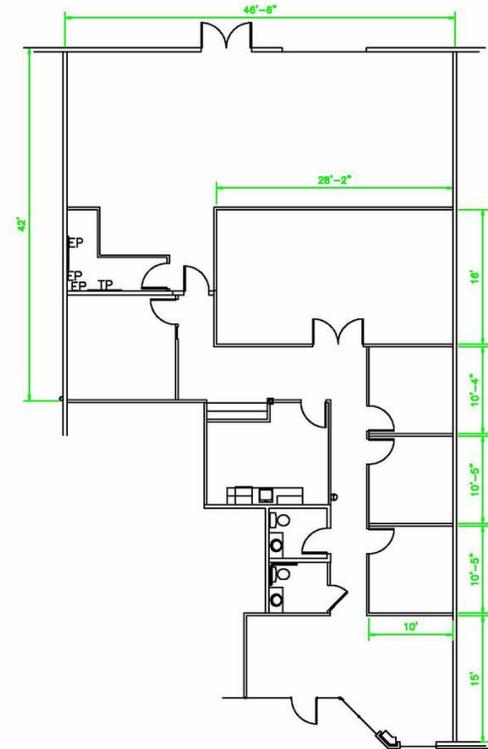
**Suite 117
2,457 SF**



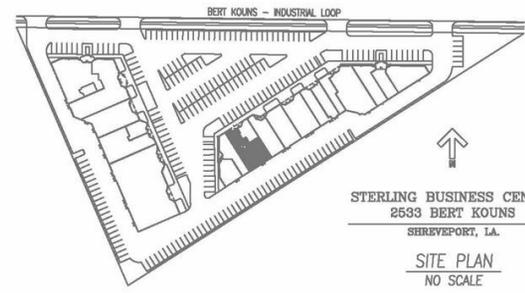
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**Suite 121
2,925 SF**



SPACE PLAN
1/16" = 1'-0"



STERLING BUSINESS CENTER
2533 BERT KOUNS
SHREVEPORT, LA.

SITE PLAN
NO SCALE

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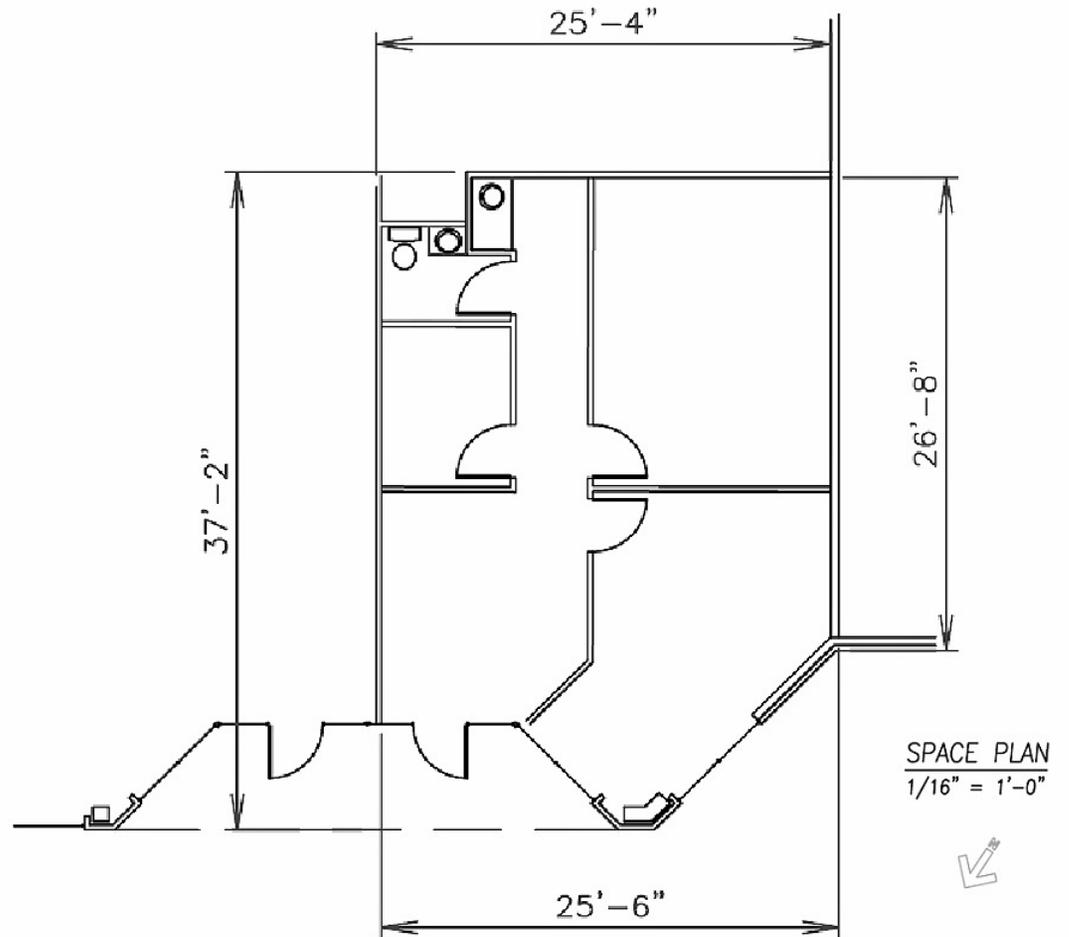
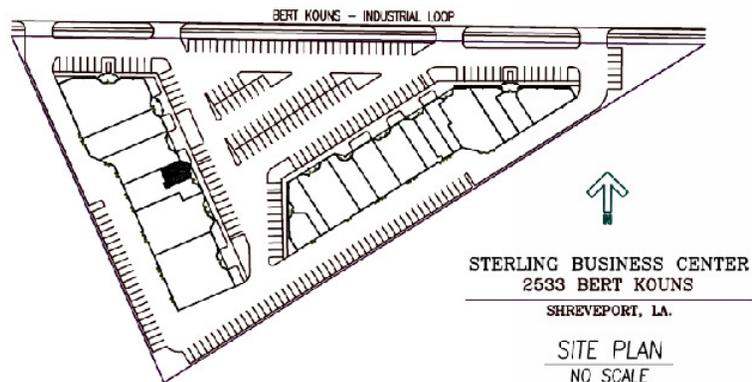
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Suite 217

891 SF





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