



Offering Summary

Lease Rate:	\$17.00 SF/yr (MG)
Building Size:	4,680 SF
Lot Size:	0.33 Acres
Number of Buildings:	1
Year Built:	2000
Zoning:	C-2
Parking Description:	Private On-Site Parking
Building Class:	C
APN:	161404090000200

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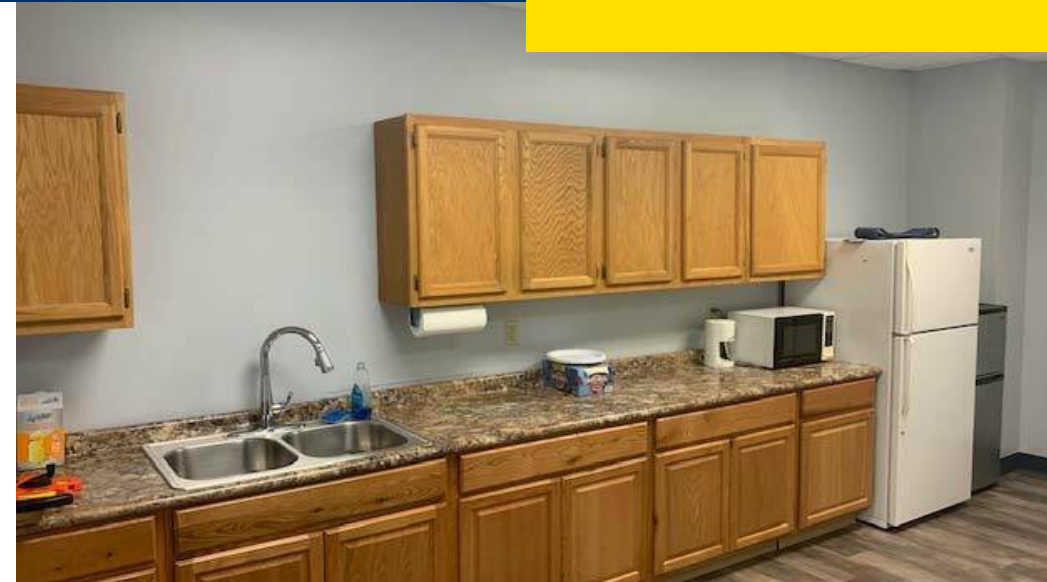
Property Overview

The building features 4,680 square feet of rentable space, providing ample room for any business to operate comfortably. Situated between quiet neighbors on a low-traffic street, this low-maintenance property is in an ideal safe location.

The building was originally constructed for an environmental company and is currently used as an office and storage space for an insurance company. The subject site is functionally adequate to accommodate almost any commercial business. The subject tract is in an area dominated by commercial properties. The site features a private on-site parking lot, surrounded by several office facilities, restaurants, and retail establishments such as Brookshire's Grocery, Walgreens, several smaller strip centers, and free-standing retail establishments. Please coordinate showings with listing agent Monday through Friday during normal business hours.

Property Highlights

- **Located in Southwest Shreveport**
- **Half a Mile South of Mansfield Road and Bert Kouns Industrial Loop Interchange**
- **Offers Easy Access to Major Transportation Routes**
- **Comprised of a Freestanding Office Building**
- **Spacious Floor Plan and Ample Parking**
- **Variety of Potential Uses**
- **The Subject's Site is Functionally Adequate to Accommodate Almost Any Commercial Business**

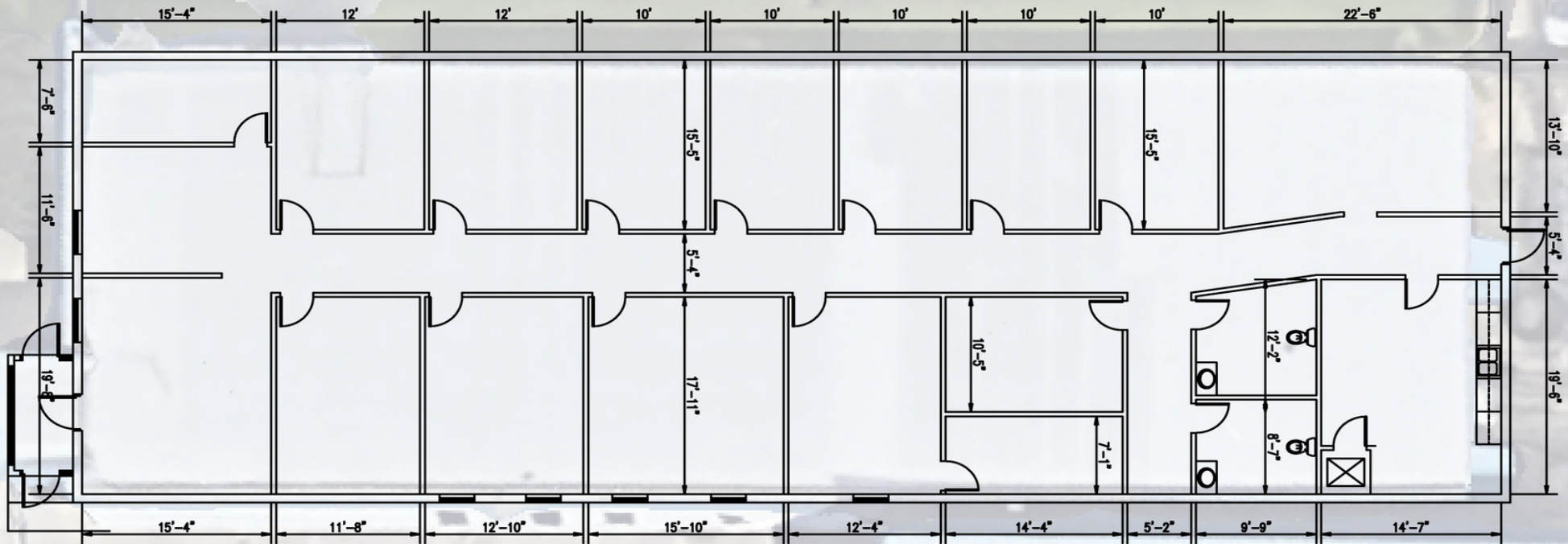


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