



OFFICE SPACE

FOR SALE OR LEASE

9335 ELLERBE ROAD, SHREVEPORT, LA 71106

- 3,648 SF
- Zoned C-1
- Lease Rate - \$4,500/month
- Sale Price - \$999,000
- Building has LED lighting, spray foam insulation & solar panels for stored electrical power
- 10 offices (Mixture of Executive Office, General Office & Conference Room)
- 2 restrooms (Men's & women's)
- Breakroom with kitchenette
- Reception/waiting area
- Administrative copy/file room
- Traffic Counts: 19,291 on E. Bert Kouns Industrial Loop



2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	1,840	\$94,639	710
3 miles	39,127	\$79,175	16,221
5 miles	97,116	\$75,682	39,097

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

Michael Berlin, Associate Broker | 318.222.2244
mberlin@vintagerealty.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 4/2020



OFFICE SPACE FOR SALE OR LEASE

9335 ELLERBE ROAD
SHREVEPORT, LA 71106



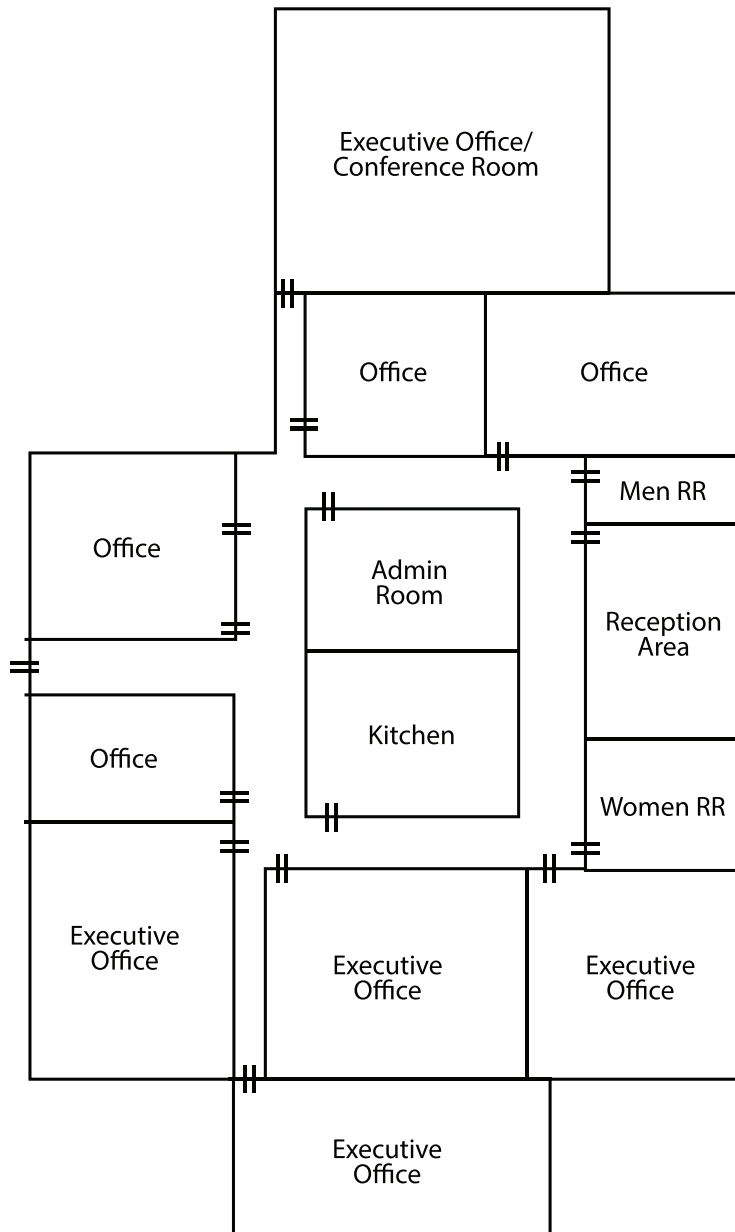
For More Information Contact:

Michael Berlin, Associate Broker | 318-222-2244
mberlin@vintagerealty.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. 4/2020

OFFICE SPACE FOR SALE OR LEASE

9335 ELLERBE ROAD
SHREVEPORT, LA 71106



For More Information Contact:

Michael Berlin, Associate Broker | 318-222-2244
mberlin@vintagerealty.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. 4/2020