



Property Highlights

- - Prime corner location at Milam and Market Street
- - One block from I-20
- - Nearby Festival Plaza and Aquarium
- - Surrounded by shops and restaurants
- - Central Business District location
- - Less than 10 minutes from I-220 and 220/I-49 Interchange

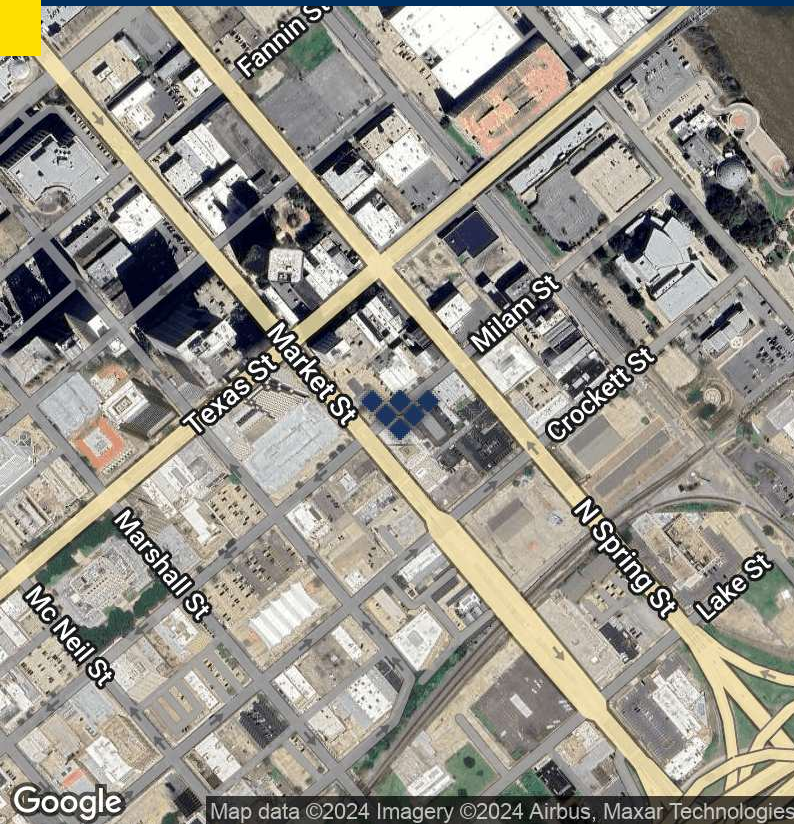
Property Overview

Located in the Red River Bank Building in Downtown Shreveport, the second floor is now available with flexible leasing options to suit various configurations and business requirements. Full-floor occupancy features 9,072 square feet and is available at \$12.00 per square foot. Two suites, each 4,536 square feet, make up the floor; these are available as separate suites at \$12.50 per square foot. Both suites contain executive office suites, a large open area currently configured for cubicle-style bullpen areas, and two restrooms. The southern suite includes a large kitchen/breakroom and a large, narrow file room. Landlord is willing to have new carpet/flooring installed for long-term lease. Parking includes 6 covered and 2 uncovered spaces. Additional reserved parking can be accommodated if needed.

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Property Type	Office
Property Subtype	Office Building
APN	181437-189-9001-01
Building Size	63,945 SF
Available Space	4,536 -9,072 SF
Lease Rate	\$12.00-\$12.50/SF/YR
Lease Type	Full-Service

The downtown location provides easy access to a variety of dining options, theaters, galleries, and outdoor spaces, including the Red River and nearby parks. The location offers convenient access to major highways and public transportation, creating a dynamic and accessible environment for office tenants.

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