



### 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

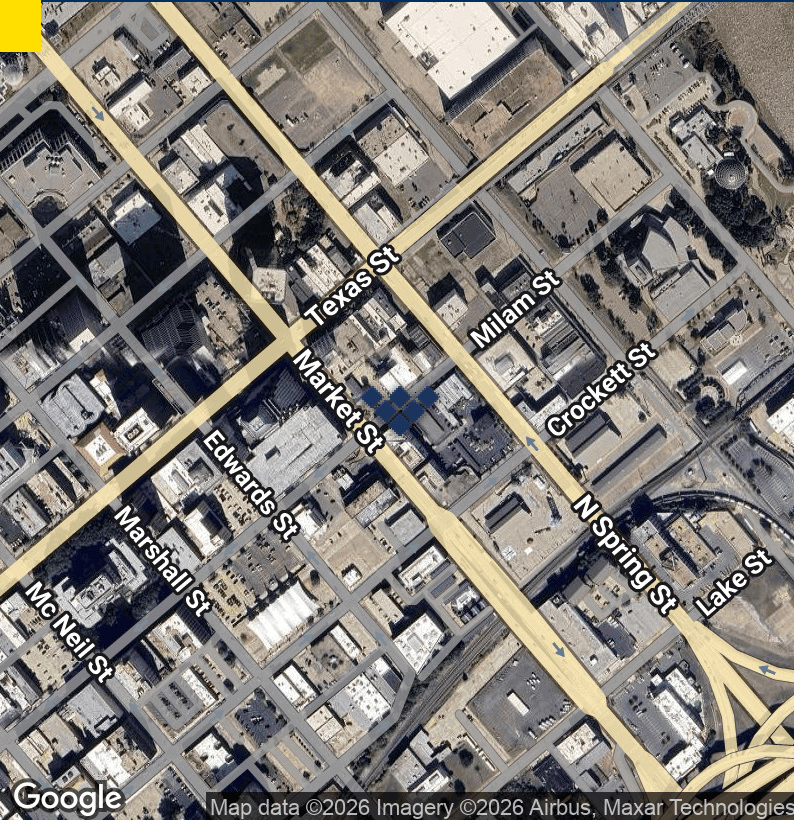
### Property Overview

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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