

# Offering Memorandum



**3020**  
KNIGHT STREET

**30,000+ SF Office Building**

3020 Knight St.  
Shreveport, LA 71105

333 Texas Street, Suite 1050  
Shreveport, LA 71101

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# Location Area

## Shreveport- Bossier City



Strategically located off Shreveport Barksdale Highway on Knight Street, the property sits within Shreveport's growing commercial corridor and residential communities. Just minutes from the BHP YMCA campus, Clyde Fant Parkway, and key intersections including Youree Drive and East Kings Highway, the location is easily accessible and highly visible to daily commuters.

Shreveport Barksdale Highway serves as a primary thoroughfare between Shreveport and Bossier City, averaging over 33,000 vehicles per day and connecting to Barksdale Air Force Base—home to more than 10,000 military and civilian personnel. The building is surrounded by government offices, medical facilities, small businesses, eateries, and multi-family housing, contributing to a strong daytime population and steady demand for office space.

Just down the road, the newly opened Live! Casino & Hotel Louisiana brings over \$250 million in private investment, a surge in tourism traffic, and hundreds of new jobs to the area—positioning this corridor for long-term growth and increased commercial activity. Its proximity adds further appeal for professional and service-oriented tenants seeking high-visibility locations with easy access to entertainment, hospitality, and business traffic.

With proximity to major arterials, economic drivers, and a rapidly evolving amenity base, this location supports both convenience and long-term tenant appeal for investors and users alike

# Property Details

Address	3120 Knight Street
Type	Professional Office Building
Area(SF)	30.956
Site (Acres)	3.69
Cap Rate	9.69%
Year Built	1985
Year Renovated	2024
Building Class	B
Construction	Brick/Glass/Stucco
Number of Floors	(2) Two-Story
No. Suites	17
Lighting	Fluorescent/LED
Parking Spaces	134
Roof Year	Original w/Updates
Zoning	C-1
Fire Protection	Third-Party Monitored

# \$1,499,000



## Investment Improvements



- Exterior Paint And Sealant Completed In 2024
- 5 New HVAC Systems Installed Between 2024–2025
- Water Fountains/Bottle Fillers Installed In 2024
- New HVAC Fence Installation In 2025

# Property Summary

This offering presents an opportunity to acquire a newly renovated, multi-tenant office building approximately 30,956 SF, located on 3.69 acres in the heart of Shreveport, LA.

Built in 1985 and extensively renovated in 2024, the building features modern upgrades while maintaining a professional, brick exterior and functional layout suited for a variety of office users.

The two-story structure includes four exterior Entrances, an elevator, and 134 dedicated parking spaces—offering ample accessibility for tenants and visitors alike. With a ceiling height of 9 feet and a flexible multi-tenant layout, the building caters to government offices, professional services, and regional employers.

The property is zoned C-1 and classified as a Class B office building, well-positioned for strong long-term returns and stable occupancy.

Set back from the main road with its own private drive and scenic park-like setting, including a large lawn and views overlooking Quail Creek Bayou, the site offers a rare combination of convenience, visibility, and tranquility. The asset benefits from low site coverage and plentiful parking—valuable features for both current leasing efforts and future repositioning potential.



## Investment Highlights

### **±30,956 SF Two-Story Office Building**

*Recently renovated in 2024 with modern updates and functional multi-tenant configuration.*

### **Generous 3.69-Acre Site with 134 Paved Parking Spaces**

*Low site coverage, ample parking, and potential for additional build-out or outdoor use.*

### **Strong Accessibility & Visibility**

*Located off Shreveport Barksdale Hwy with private drive and frontage along Knight Street.*

### **Multiple Entry Points & Elevator Access**

*Four exterior entrances and elevator service support flexible tenant layouts and traffic flow.*

### **Zoned C-1 | Class B Office Asset**

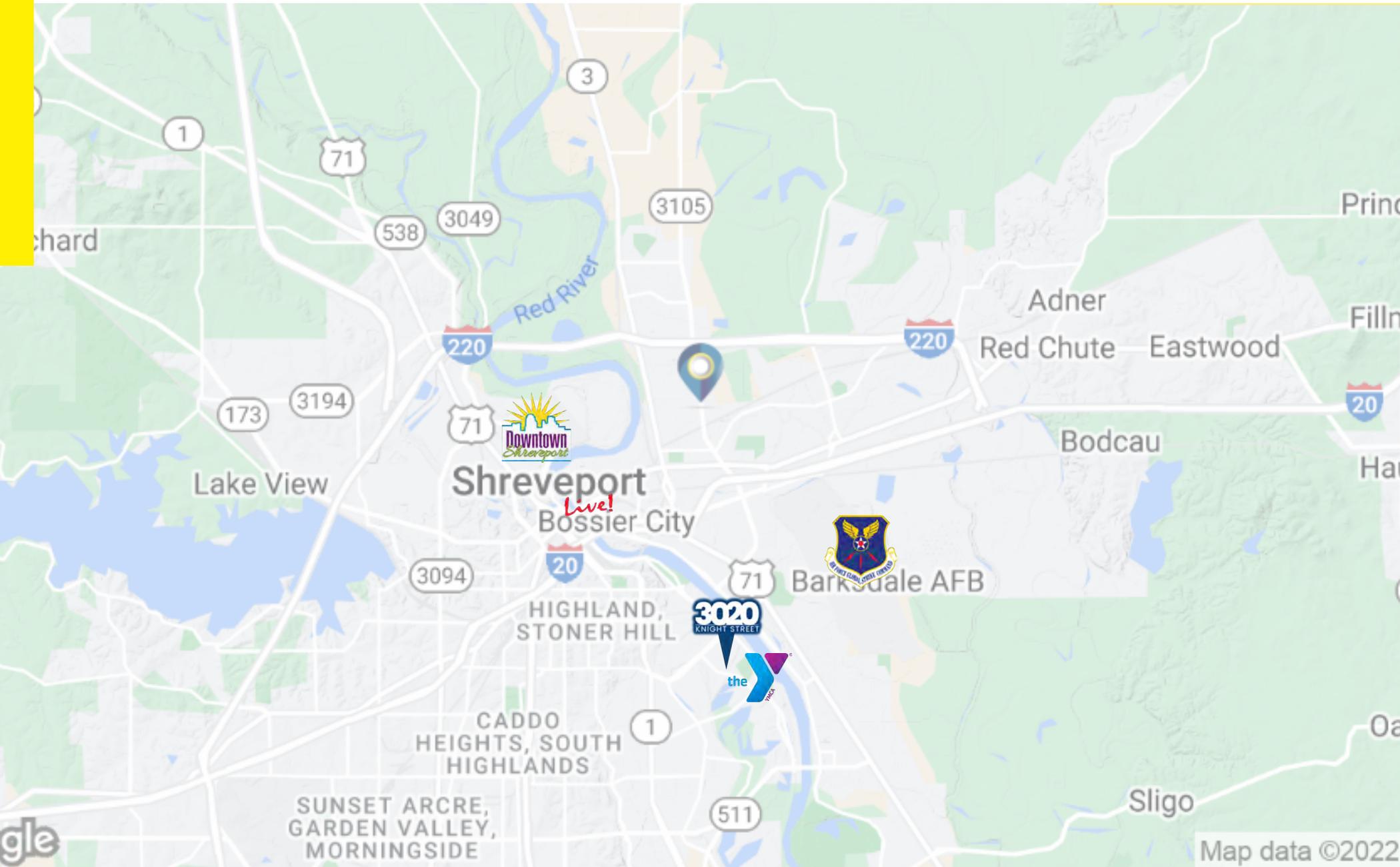
*Suitable for a wide range of professional, government, and medical office users.*

### **Park-Like Setting with Bayou Views**

*Mature landscaping, open lawn, and natural views offer a unique tenant experience.*



# Location Map



# Rent Roll



## FINANCIAL ACCESS DISCLAIMER

To access the rent roll and financials for this property, please visit the listing at the link below. Navigate to the “Files” section and complete the required contact information to unlock and view the documents.

[View Listing and Documents](#)

*Note: Financial documents are provided for qualified prospects only and are subject to verification at the discretion of the listing broker.*



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