



New Office/Retail Center North Bossier NOW LEASING

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

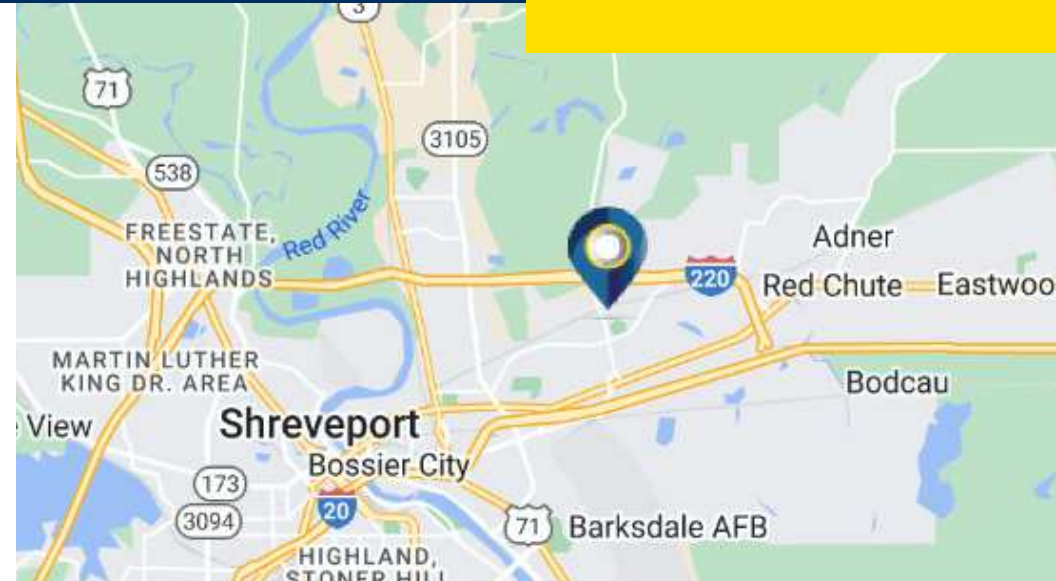
Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Building Name	1500 Swan Lake Road
Property Types	Office, Retail, Mixed-Use
Contiguous Space	2,500 - 9,727 SF
APN	178596
Building Size	9,727 SF
Lot Size	1.98 Acres
Building Class	A
Year Built	2023
Number of Floors	1
Lease Rate	\$25/ SF (Annual)
Lease Type	NNN

A new office/retail center on Swan Lake Road in Bossier City, LA that offers businesses great visibility and access for their customers and clients. It's ideal for office or retail, with the façade being a beautiful brick veneer, stucco, and glass.

The total building space is 9,727 square feet, with the lease spaces having a depth of 60 feet. Various square footage is available, and the minimum lease space size is approximately 2,500+/-square feet. The landlord will demise, with other tenant improvements to be negotiated.





INNOVATION PARK
+/- 30 ACRE
COMMERCIAL DEVELOPMENT

**Future Site
Ochsner**

BOSSIER PARISH SCHOOL
TECHNOLOGY
INNOVATIVE
LEARNING
BPSTL

Holmes Honda
HH

WO
GM

CINTAS
WASTE MANAGEMENT

OIL Supply

Viking Drive
Veterinary
Hospital

FRESINIUS
KIDNEY CARE

Ochsner | **LSU Health** | **State Farm**

Theranda Partners

hardware
resources

evergreen
LIFE SERVICES

FedEx

CALLIOPE COURT
ATTORNEYS AT LAW
Jackson • McCotter • Stroud
Alova Spa
Elara Caring
Lagimodiere Dental

VALVEWORKS USA

**1500
SWAN
LAKE**

NOSC
SHREVEPORT
ARMY RESERVE

Shell

COPE
MIDDLE SCHOOL

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