



**Sterling Business
Center
17,051 Total SF**

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Sealy Real Estate Services, LLC

333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Property Highlights

- Ideally Located with Close Proximity to I-49, I-20, I-220, and Shreveport Regional Airport
- Situated Within South Shreveport's Medical District
- Highly Visible Signage and Easy Business Center Access
- Ample Parking
- Suites Individually Climate Controlled
- Local Professional Management
- Flexible Suite Configurations

Property Overview

Sterling Business Center is the premier commercial property in southwest Shreveport offering professional management, excellent signage, a variety of space sizes, ample parking, easy access, and competitive lease terms. Taxes, insurance and CAM are budgeted to be \$5.10 SF/yr. Electricity is separately metered.

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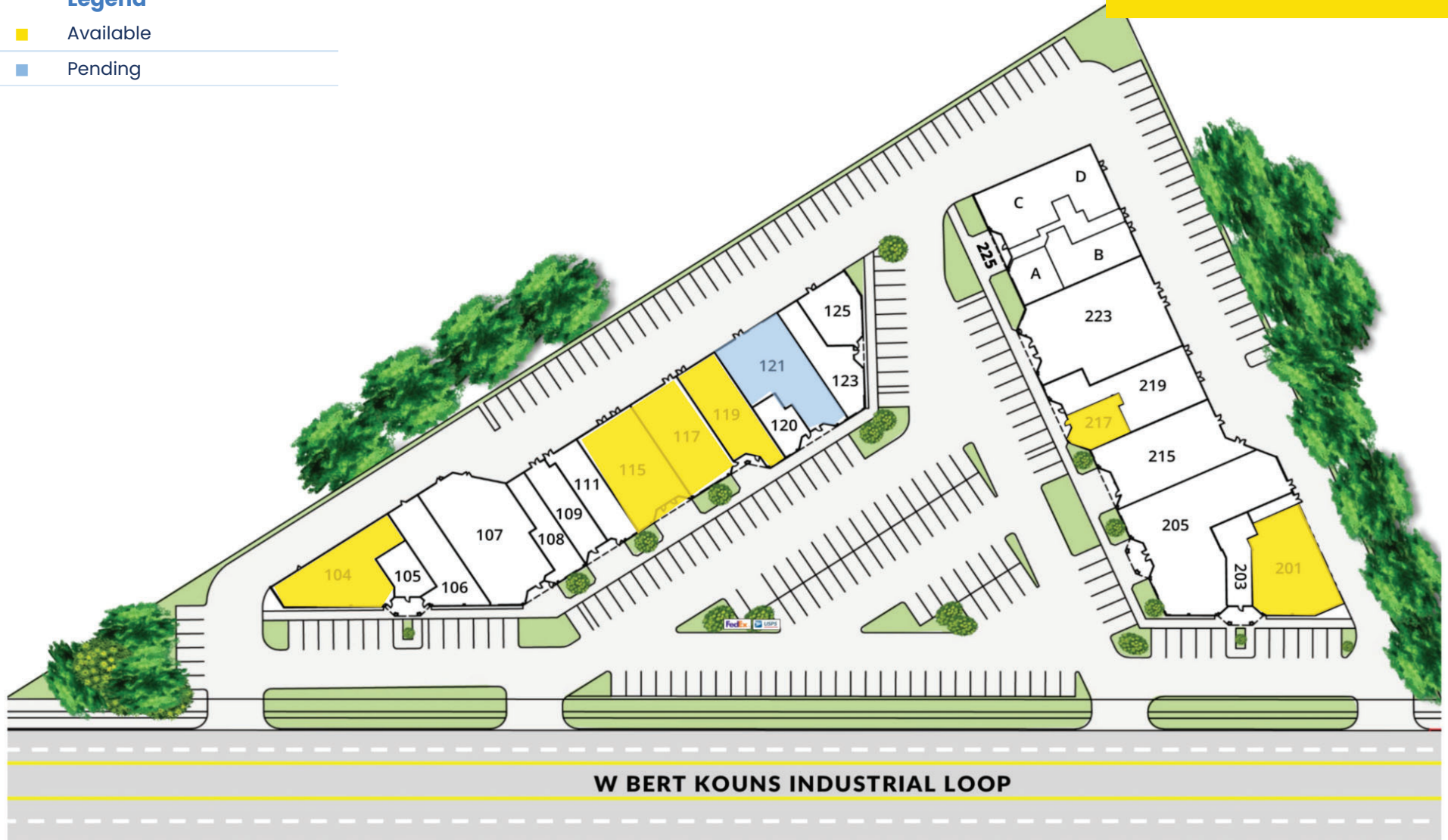
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Legend

- Available
- Pending



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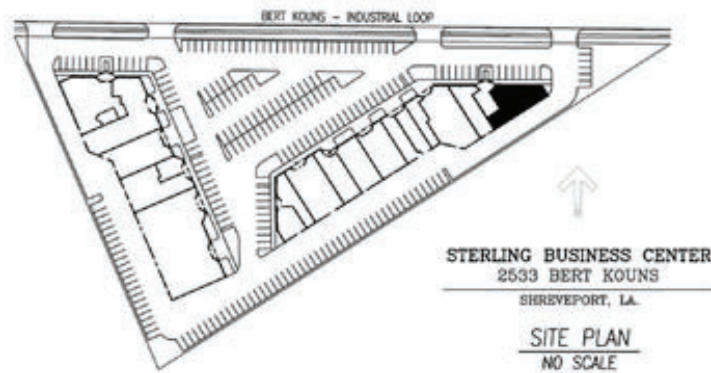
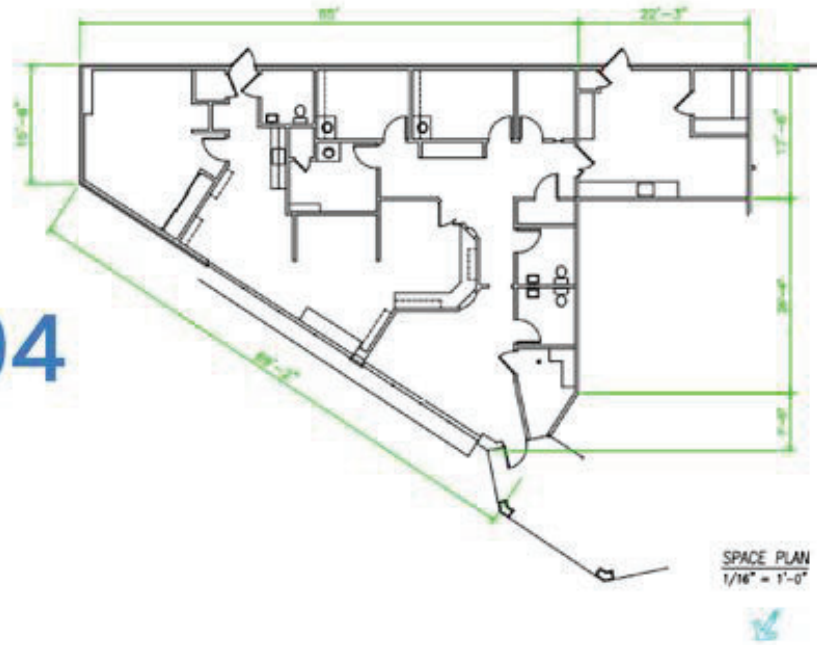
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Contiguous Space:	891 - 10,418 SF	Lease Rate:	\$14.00 - \$16.50 SF/yr

Available Spaces

	Suite	Size	Type	Rate
■	104	2,587 SF	NNN	\$16.50 SF/yr
■	115 & 117	5,326 - 10,418 SF	NNN	\$14.00 SF/yr
■	119	2,167 - 10,418 SF	NNN	\$14.50 SF/yr
■	121	2,925 - 10,418 SF	NNN	\$14.50 SF/yr
■	201	3,155 SF	NNN	\$14.50 SF/yr
■	217	891 SF	NNN	\$16.50 SF/yr

Suite 104
2,197 SF



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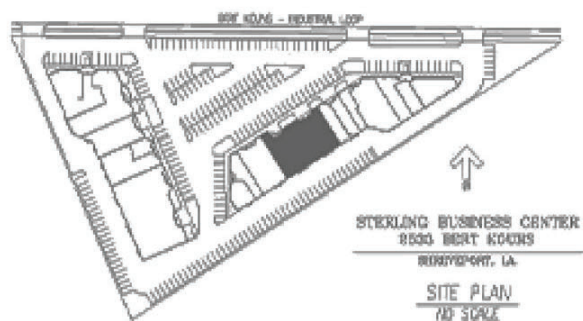
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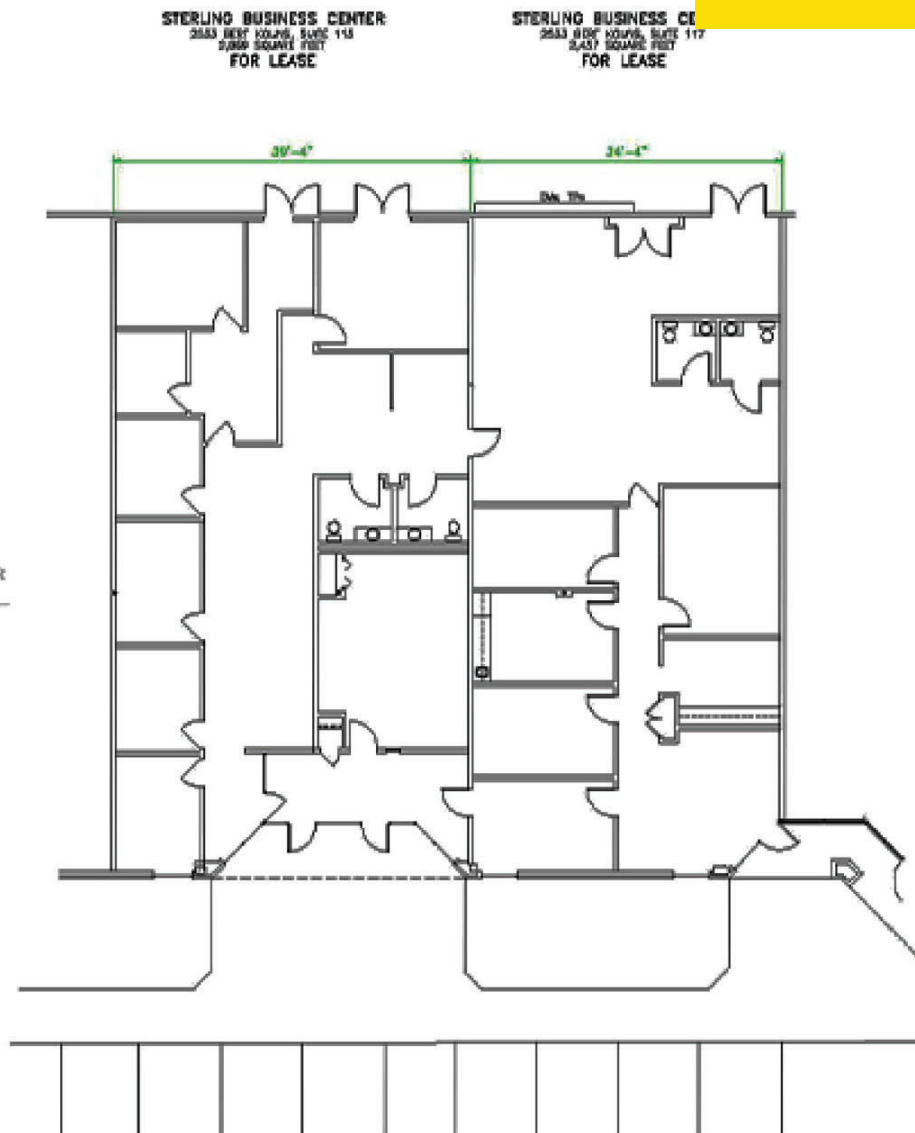
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Suite 115 & 117

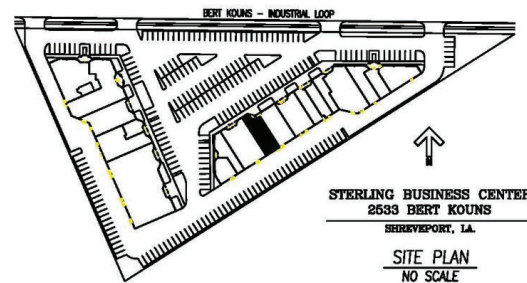
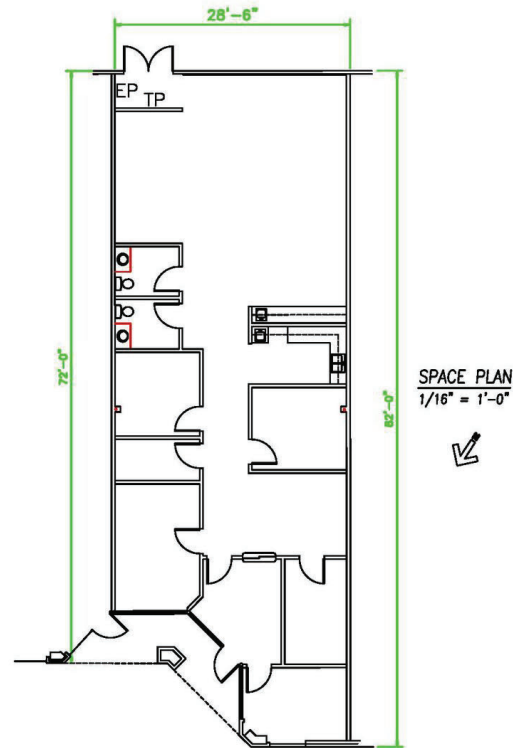
5,326 SF



ALL INFORMATION IS SUBJECT TO CHANGE.



**Suite 119
2,167 SF**



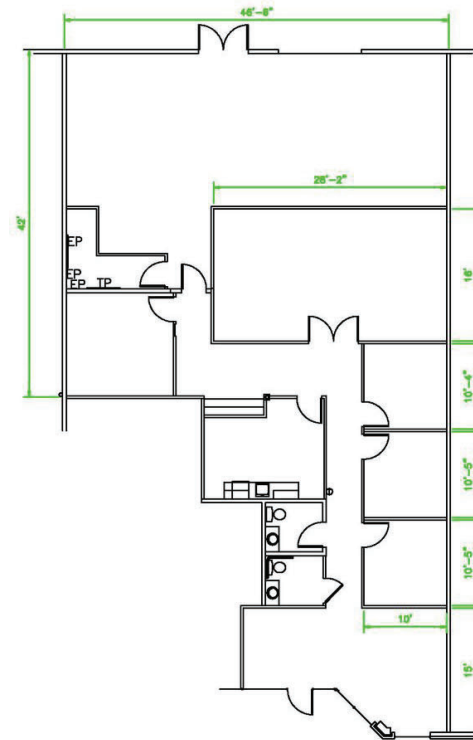
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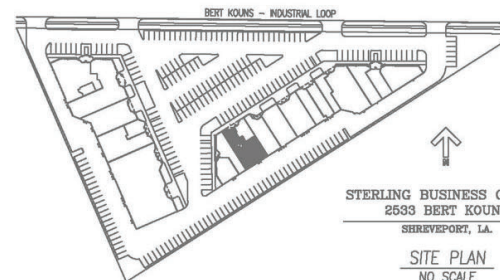
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**Suite 121
2,925 SF**



SPACE PLAN
1/16" = 1'-0"



SITE PLAN
NO SCALE

This space is pending. Contact the agent for more information.

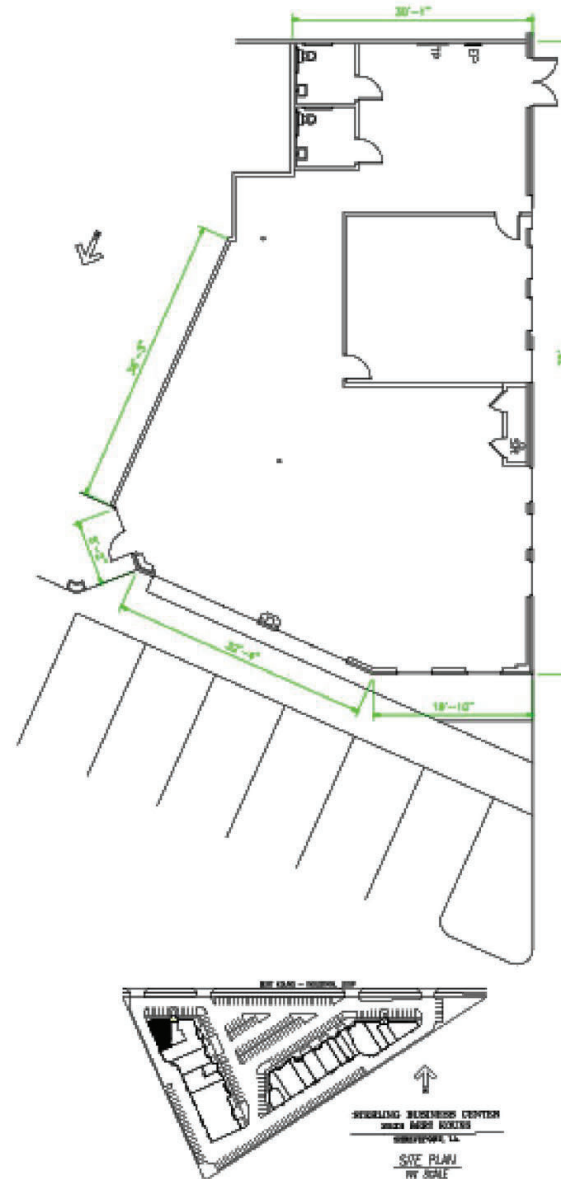
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**Suite 201
3,155 SF**



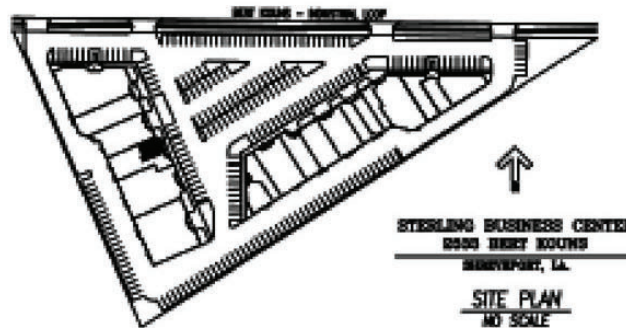
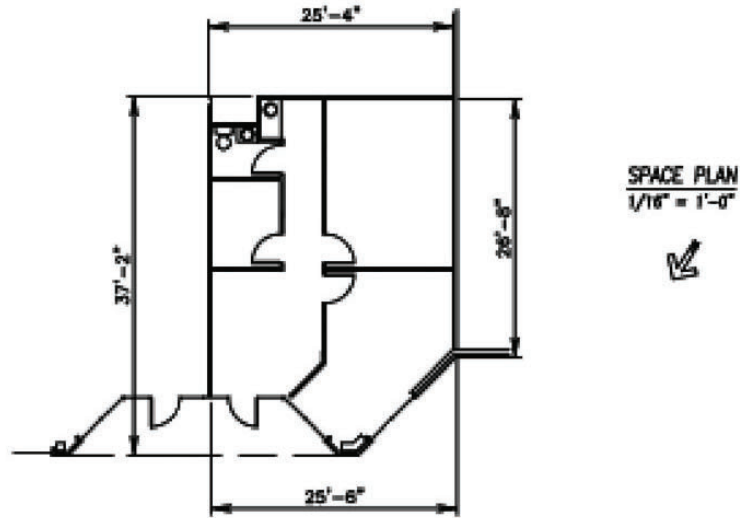
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Suite 217
891 SF





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