



### Property Highlights

- Excellent Visibility and Access
- Newly Renovated
- Available Suites Great for Various Types of Office Use
- Major Traffic Exposure with I-49 Frontage and Easy Access
- Glass Storefronts Featuring High-Quality Tint - Decreases Heat and Electric Cost

### Property Overview

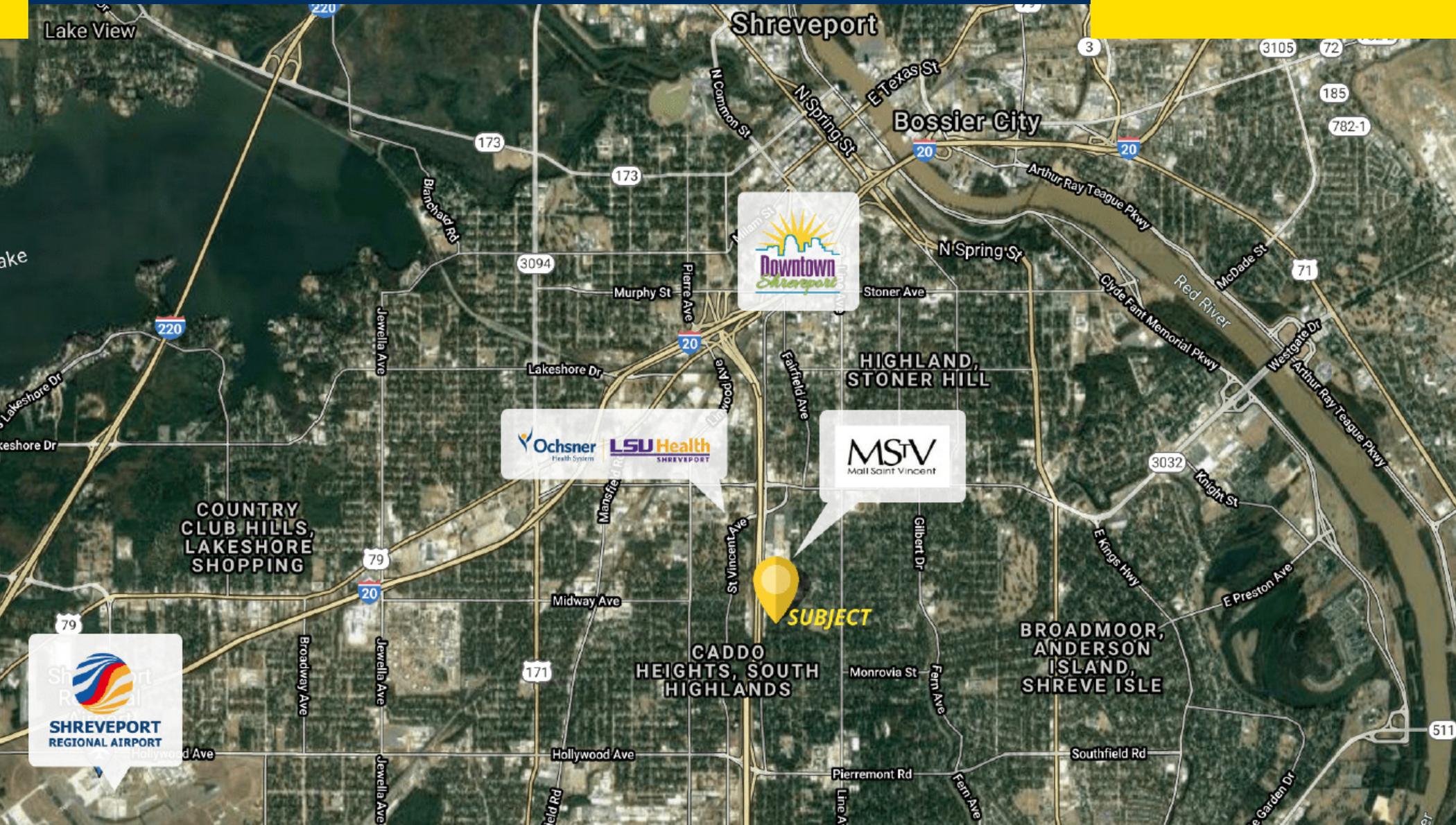
Newly renovated, the total building area is approximately 9,800 square feet with multiple suites available for lease and the entire property being available for sale. Located right off of I-49 at the corner of Ockley Drive and Southern Avenue, this office center is suitable for many types of businesses with excellent traffic exposure. The property is in close proximity to Mall St. Vincent and Ochsner LSU Health Shreveport and is just a mile north of Pierremont Road. There are four units available for lease. Each unit has a glass storefront with high-quality window tinting to reduce heat and lower utility costs. Please contact the listing agent for additional information.

Sale Price	\$650,000
Sale Price/SF	\$71.00
Lease Rate /Type	\$12/SF (Annual) / MG
Base Monthly Rent	\$1,400 - \$2,778
Total SF Available for Lease	8379 SF
Property Name	Stephenson Building
Property Type	Office Building
Total Building Size	9,800 SF
Lot Size	0.73 Acres
Building Class	B
Year Last Renovated	2014
Number of Floors	1
Parking Spaces	37
APN:	171413079003800

**SPACES AVAILABLE FOR LEASE:**

Suite 3903	2,466 SF: \$12/SF (Annual) MG
Suite 3911	2,778 SF: \$12/SF (Annual) MG
Suite 3917	1,355 SF: \$12/SF (Annual) MG
Suite 3919	1,780 SF: \$12/SF (Annual) MG





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