



OFFICE SPACE Right Off Youree Dr.

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Property Highlights

- Ideally Located near Southfield Rd. & Youree Dr. Intersection
- Bright Modern Interior
- Monument Signage
- Ample Parking
- New Roof in 2018

Location Overview

The property is ideally situated near Shreveport's busiest highway, adjacent to the Southfield Road/Youree Drive intersection. Conveniently located less than one mile from the Youree Drive/E 70th intersection, and 1.7 miles south of Kings Hwy, the subject features an excellent location with surrounding eateries and businesses.

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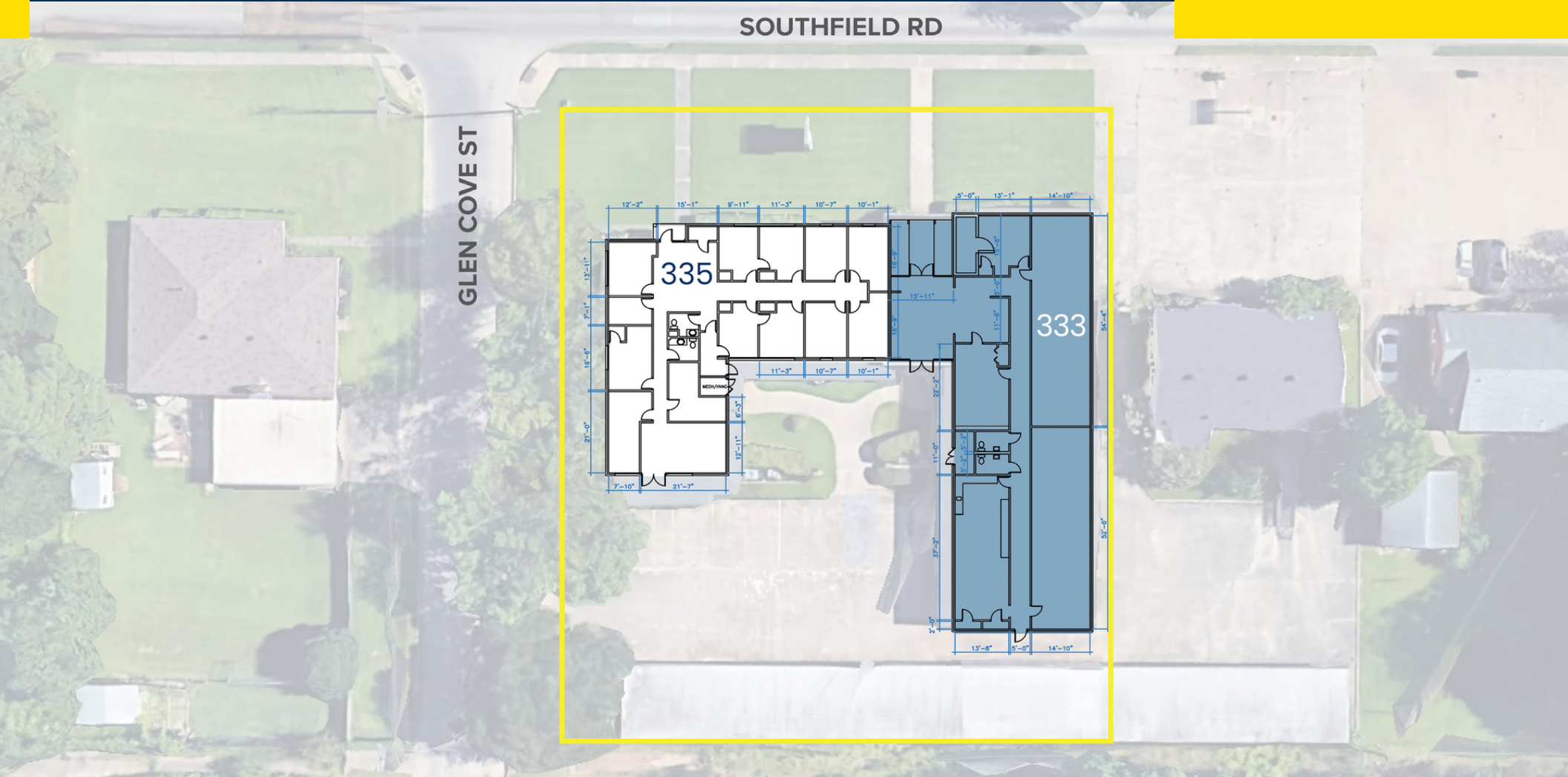
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Building Name	333-335 Southfield Road
Property Type	Office
Building Size	+/- 7,600 SF
Lot Size	0.57 Acres
Class Space	B
Year Built	1950
Total No. of Suites	2
Total Leasable Suites/Space	Suite 333 (4,200 SF)
Lease Rate	\$13.06 PSF / Year
Base Monthly Rent	\$4,200
Sale Price	\$760,000
Unit Sale Price	\$100/SF
Zoning	C-UC

Suite 335 features a contemporary interior in excellent condition consisting of 10 offices, two file rooms, one conference room, a large foyer entry, a common space break room, and two ADA restrooms. *3,400 square feet*

Suite 333 features a large vaulted ceiling entry with spacious reception, one private office with a safe, two restrooms, two possible classrooms (one with utility hookups), plus two 50'+ long utility rooms that have multiple uses, or could be subdivided to make offices. Utility rooms have large HVAC units previously used for fur coat storage. *4,217 square feet*





335 Southfield - 3,400 SF
100% LEASED

**± 7,600 SF TOTAL OFFICE BUILDING
AVAILABLE FOR SALE**

333 Southfield - 4,217 SF
AVAILABLE FOR LEASE



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