

### 2311 Line Avenue Shreveport, LA 71104

#### Office Building For Lease





#### **Offering Summary**

Lease Rate:	\$1,900.00 per month (MG)
Available SF:	1,630 SF
Number of Units:	1
Zoning:	C-UC

#### **Location Overview**

This updated office building is located on Line Avenue, between Olive Street and Dalzell Street. The property is situated in the bustling professional office area of Line Avenue, providing excellent visibility and access. It is centrally located, just seven blocks north of the busy Kings Highway and Line Avenue intersection, five minutes from I-49, ten minutes from downtown Shreveport and I-20. The building's ideal location makes it a great choice for businesses looking for a convenient and accessible workspace.

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

SUNSET ACRES

(171)

HYDE PARK, BROOKWOOD, SOUTHERN HILLS

AUDREY PARK

Lake View

IRPORT,

NES ROAD

MARTIN LUTHER KING DR. AREA

Bossier City

BROADMOOR,

ANDERSON ISLAND,

SHREVE ISLE

SPRINGLAKE,

UNIVERSITY

TERRACE

Shreveport

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

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## Office Building For Lease





Property Type	Office
APN	171306122018800
Building Size	1,630 SF

Recently updated office space on Line Avenue featuring a reception area, six offices (two large enough to function as conference rooms), one restroom, a kitchen/break area, and six dedicated parking spaces. Ideal for professional use, this standalone building offers excellent visibility and accessibility in the heart of the Line Avenue corridor.

The lessor, located on-site next door, covers utilities (under normal usage), exterior maintenance, lawn care, pest control, and security monitoring.

\*Additional utility charges may apply for above-average usage.

- Modern Office Building
- Updated Interior and Fresh Landscape
- Centrally Located Minutes from I-49, I-20, and Downtown
- Busy Professional Office Sector of Line Avenue
- Excellent Visibility and Access
- Convenient On-Site Property Assistance Next Door



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