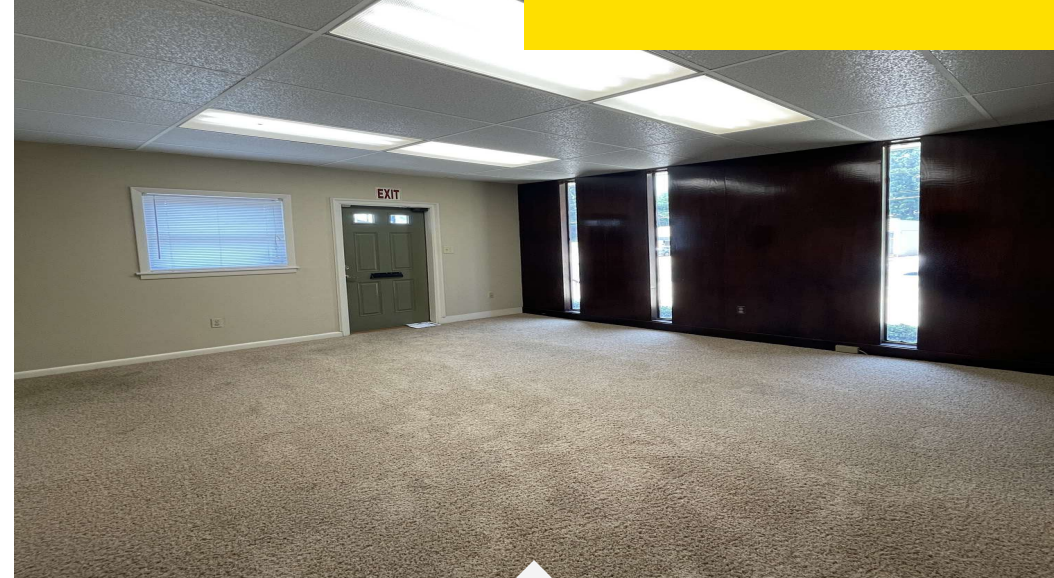


Offering Summary

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.



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

