

SOUTHERN AVENUE OFFICE PORTFOLIO

3903–3919 Southern Avenue &
3949 Southern Avenue

Shreveport, Louisiana



Sealy Real Estate Services



INVESTMENT PACKAGE

Prepared By:

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Overview

Executive Summary

Investment Positioning

This offering presents a rare opportunity to acquire a stabilized healthcare-anchored asset with immediate in-place income, combined with a value-add office component positioned for lease-up and long-term appreciation.

Investment Details

- **Strong Credit Tenant:** Fresenius Medical Care (Healthcare-based, stable income)
- **Long-Term Lease Stability:** NNN lease through 2029 with renewal options
- **Value-Add Opportunity:** Vacancy/under-market rents at 3903–3919 Southern
- **Recent Renovations:** Updated office suites ready for lease-up
- **Diversified Income Stream:** Single-tenant + multi-tenant mix
- **Strategic Pricing:** Priced at a 5.7% cap with upside through stabilization

Location Overview

Located in a highly visible corridor along Southern Avenue, the property benefits from direct access to Interstate 49 and a signalized intersection at Ockley Drive. This central Shreveport location places the asset within close proximity to major economic drivers, including Ochsner LSU Health Shreveport and the Mall St. Vincent retail hub. The surrounding area is characterized by a strong mix of medical, retail, and professional office users, supporting consistent tenant demand. The property's accessibility and positioning within an established commercial node make it well-suited for long-term occupancy and future leasing activity.



INVESTMENT DETAILS

Offering Price	\$2,800,000
CAP Rate	5.7%
Asset Type	Office: Multi + Single-Tenant NNN
Total Area	±19,915 SF
Occupancy	Partially Leased + Stabilized NNN Tenant
Investment Profile	Income + Lease-Up + Long-Term Upside

PROPERTY DETAILS
3949 Southern Ave

Building Size	10,115 SF
Tenant	Fresenius Medical Care
Lease Type	NNN
Income	Stabilized
Improvements (Renovated & Roof)	2024 New Roof 2026

3903-3919 Southern Avenue
(Stephenson Building)

Building Size	9,800 SF
Lot Size	0.736 Acres
Class	B
Improvements (Renovated)	2022
Parking	37 Spaces
Available Space	±8,379 SF
Lease Rate	\$12/SF (Annual, MG)
Monthly Rent Range	\$1,400 – \$2,778



- Excellent visibility and access along Southern Avenue with I-49 frontage
- Signalized corner location at Ockley Drive and Southern Avenue
- Strong daily traffic counts providing consistent exposure
- Central Shreveport location with convenient regional access
- Proximity to major demand drivers including Ochsner LSU Health and Mall St. Vincent
- Glass storefront office suites with modern curb appeal
- Energy-efficient window tinting reducing heat and operating costs
- Flexible suite configurations to accommodate multiple tenant types
- Suitable for medical, professional, and service-based office users
- Value-add opportunity with multiple suites available for lease and NOI growth potential

INCOME SUMMARY: 3949 Southern (NNN Investment)

Tenant	Fresenius Medical Care
Size	10,115 SF
Lease Rate	\$14.06/SF (NNN)
Annual Rent	\$142,267
Monthly Rent	\$11,855.62
Lease Expiration	August 31, 2029
Options	(5) Year Renewal Options
Increases	CPI Adjustments (Cap at 15%)

INCOME SUMMARY: 3903-3919 Southern (Multi-Tenant Office)

Total Size	9,800 SF
Lease Rate	\$12.00/SF (Modified Gross)
Current Tenant	Robert E. Holladay, MD, FAAOS
Monthly Rent	\$1,400
Lease Expiration	October 31, 2026
Renewal	No formal option (expected retention likely)





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