



**3007 Knight Street,
Shreveport, LA**

SOUTHPOINTE CENTER

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

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



Offering Summary

Lease Rate:	\$14.50 - 17.00 SF/yr (Full Service)
Building Size:	42,513 SF
Available SF:	580 - 1,315 SF

Property Overview

Southpointe Center features a modern and professional three-story, multi-tenant office building, offering a variety of suite sizes to accommodate diverse business needs. The property operates on a full-service gross lease model, encompassing utilities, janitorial services, maintenance, operating expenses, and expert management, thus ensuring competitive rental rates. The property boasts ample parking space with 165 spots surrounding the building, ensuring convenience for tenants and visitors alike. Additionally, Southpointe Center is equipped with fiber, T1, and DSL connectivity options, catering to the technological requirements of contemporary businesses.

Location Overview

Strategically positioned just south of the Shreveport Barksdale Highway, Southpointe Center offers convenient access to Clyde Fant Parkway, facilitating quick travel to downtown Shreveport (3 miles), Bossier City (2 miles), and nearby suburban neighborhoods. Its proximity to Barksdale Air Force Base, the region's largest employer, makes it an attractive location for businesses.

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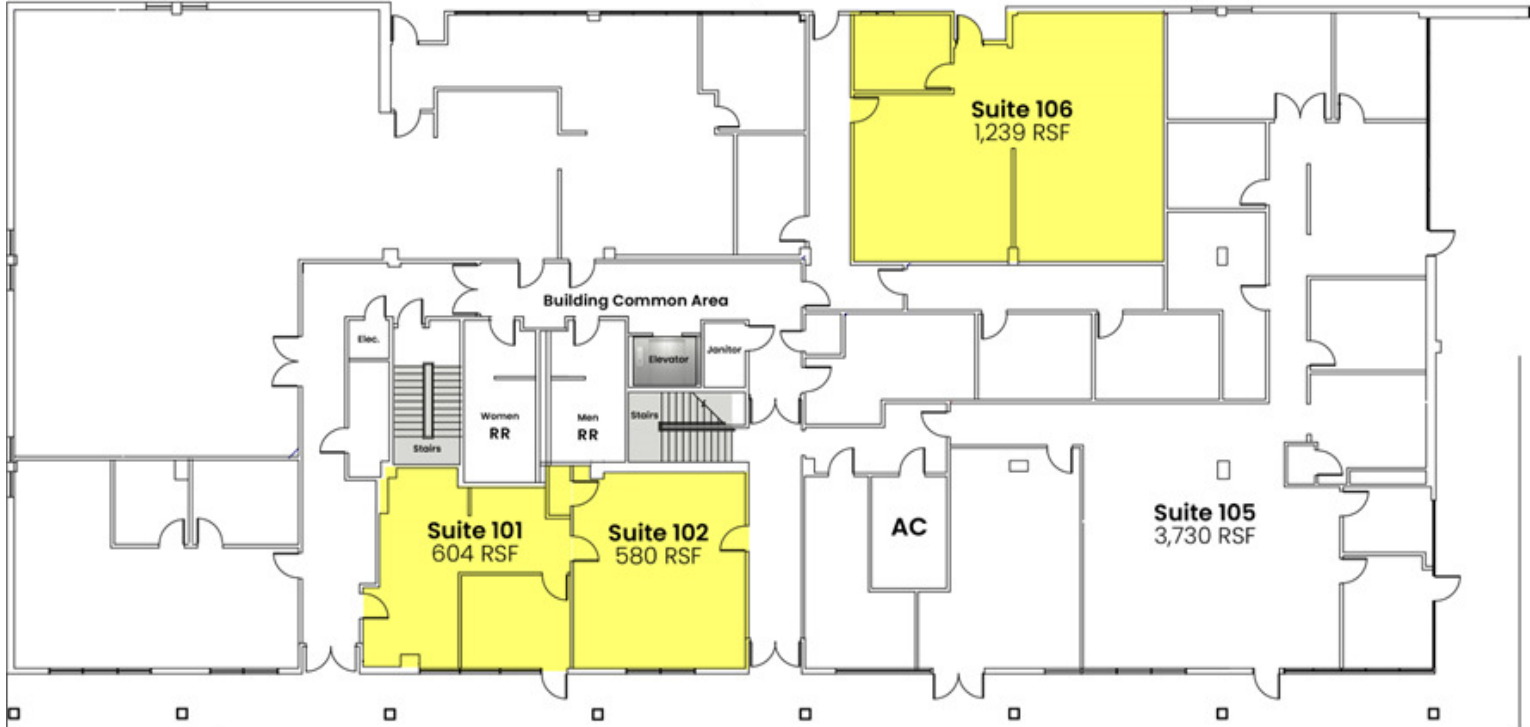
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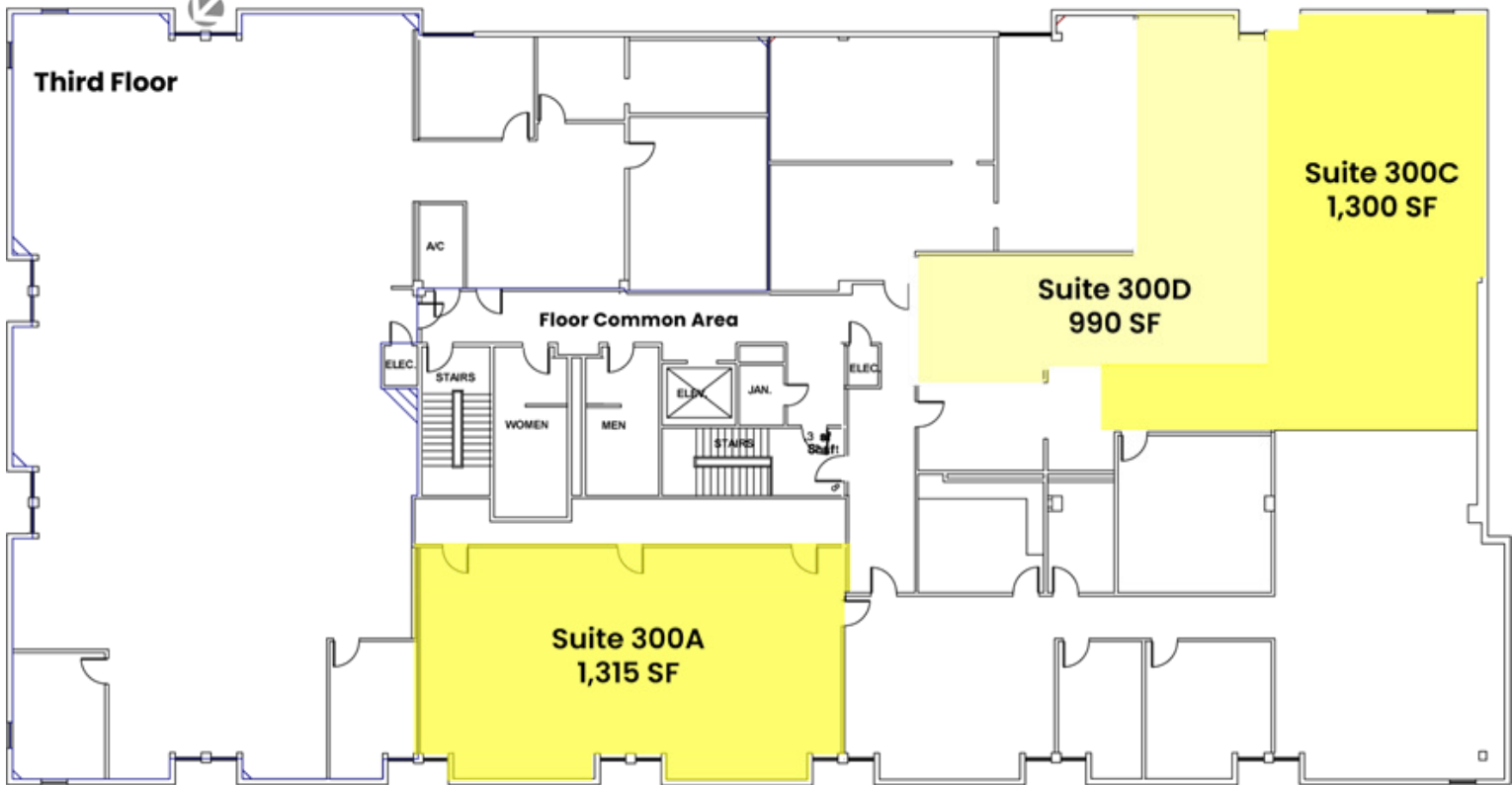
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First Floor

Available Spaces



Third Floor



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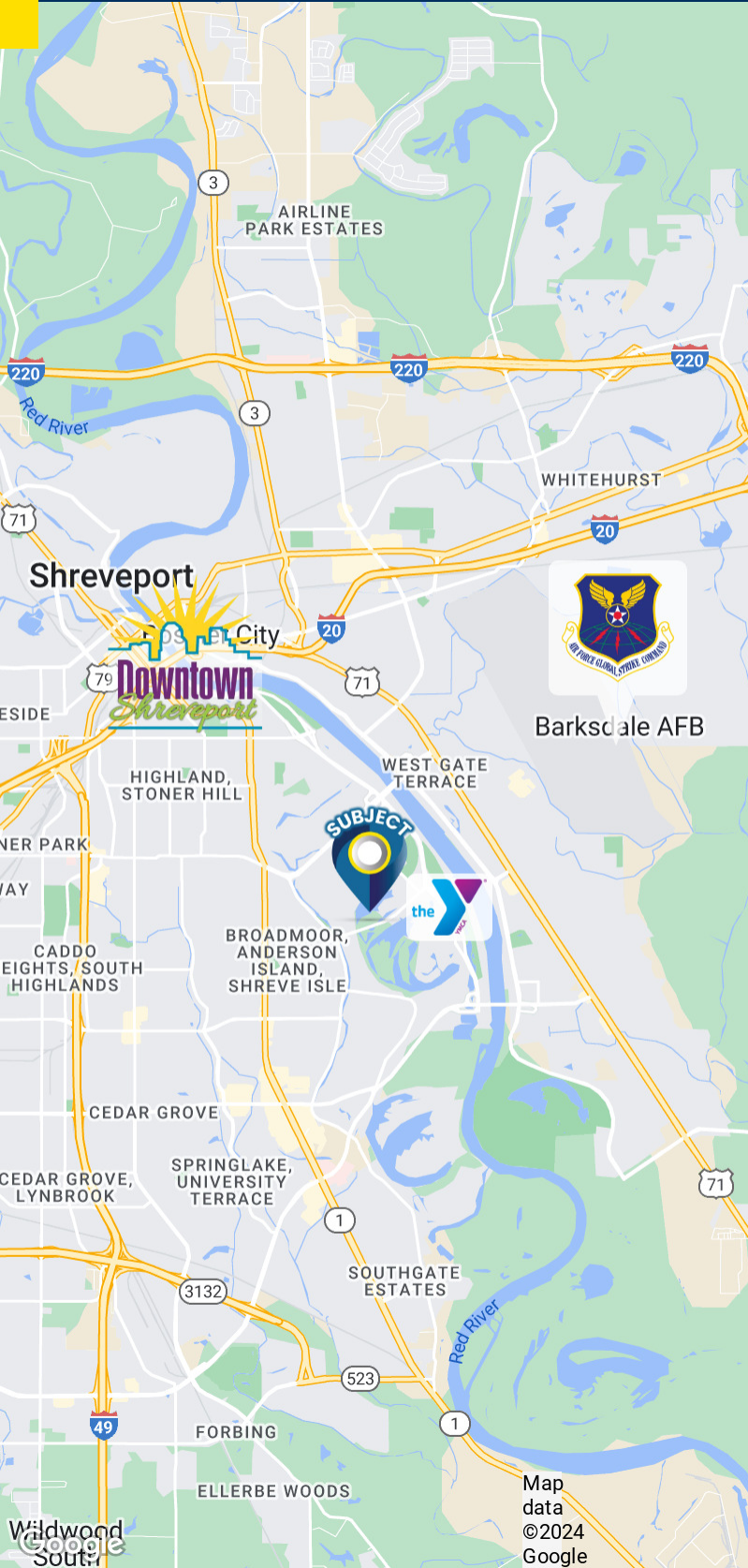
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	580 - 3,929 SF	Lease Rate:	\$14.50 - \$17.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ Suite 101	Available	604 - 1,184 SF	Full Service	\$16.50 SF/yr
■ Suite 102	Available	580 - 1,184 SF	Full Service	\$17.00 SF/yr
■ Suite 106	Available	1,239 SF	Full Service	\$16.50 SF/yr
■ Suite 300A	Available	1,315 SF	Full Service	\$14.50 SF/yr
■ Suite 300C	Available	1,300 SF	Full Service	\$14.50 SF/yr
■ Suite 300D	Available	990 SF	Full Service	\$15.50 SF/yr



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