

# FOR SALE OR LEASE Premier Class A Office Building

Historic Downtown Alexandria  
1201 3rd Street, Alexandria, LA



# FOR SALE OR LEASE

## Premier Class A

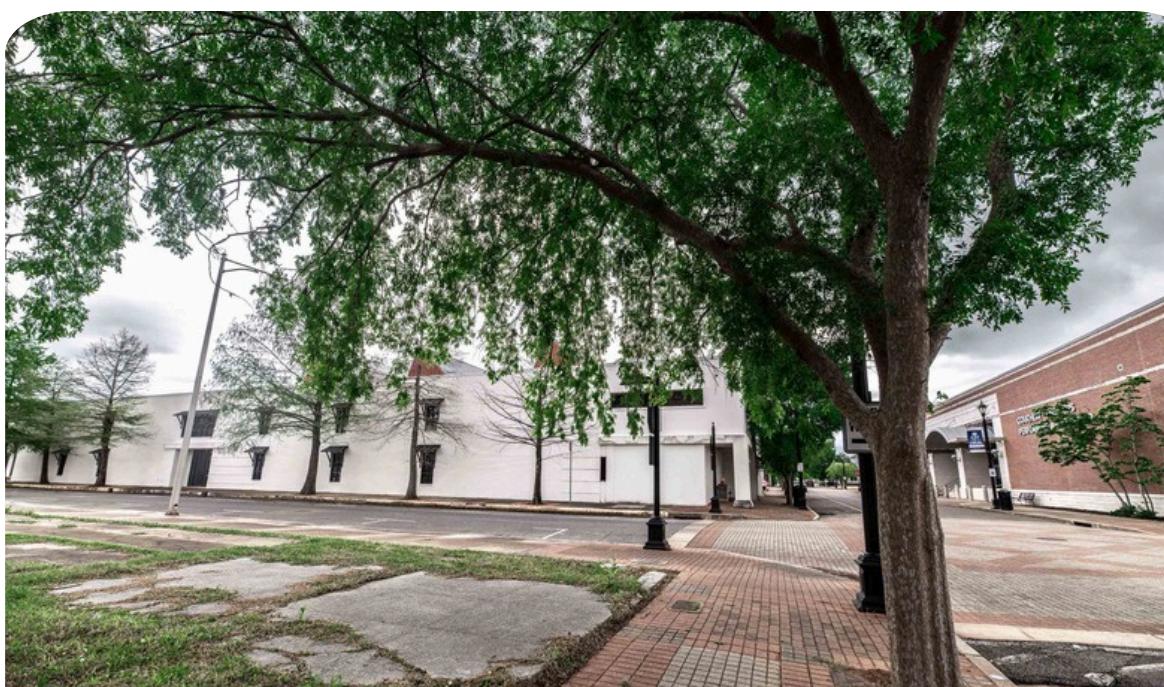
## Office Building

**Historic Downtown Alexandria |  
1201 3rd Street, Alexandria, LA**

Discover a rare opportunity to own or lease a beautifully renovated, move-in ready Class A office building located in the heart of Historic Downtown Alexandria. Spanning over 26,000 square feet on more than an acre of land, this standout property offers functionality, flexibility, and financial upside.

Whether you're a business owner seeking a modern headquarters or an investor looking for a strong income-producing asset, this property delivers, its location qualifies for Opportunity Zone Tax Incentives, adding long-term value for owners and investors alike.





**1201 3rd Street Office Building**

# Property Overview

**26,775**

**Square Feet**

Total building size of premium Class A office space on over 1 acre of land

**+52**

**Parking Spaces**

Ample on-site parking in downtown for tenants and visitors. On street parking available.

**4**

**Available Suites**

Flexible options from 1,200 -11,000 SF

**\$2.75M**

**Offered At**

For Sale or Lease at \$12/SF Modified Gross

This beautifully renovated Class A Office Space is located in a designated Opportunity Zone offering potential tax benefits for investors. Whether you're a business owner seeking a modern headquarters or an investor looking for a strong income-producing asset, this property delivers exceptional value in a prime location.



## CLASS A OFFICE BUILDING 1201 3rd Street, Alexandria, LA

**For Sale  
\$2,750,000**

- Owner-user, investment, or hybrid opportunity
- Prime Location in the commercial core of Historic Downtown Alexandria
- Opportunity Zone designation - potential tax benefits for investors
- Owner open to short-term leaseback
- Immediate income potential with existing tenants
- Strong potential for future rental revenue
- High-speed Internet / AT&T Fiber

**For Lease  
\$12/SF  
Modified Gross**

- 4 Suites Available
- Flexible floorplan with private offices and open collaborative areas
- Flexible lease terms (1-5 years)
- TI allowance available
- Predictable costs for tenants
- Suites may be leased individually or combined
- Ideal for owner-occupants, corporate HQ, or multi-tenant investments



**1201 3rd Street Office Building**



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# Available Suites @ 1201 3rd Street, Alexandria, LA

## **Suite 100**

±11,000 SF

Ground floor location with excellent visibility

Available immediately

## **Suite 150A**

±1,620 SF

Ground floor with private entrance option

Available immediately

## **Suite 150**

±4,000 SF

Ground floor with private entrance option

Available immediately

## **Suite 210**

±3,000 SF

Second floor with elevator access

Available immediately

4 Suites available. Suites may be combined or leased individually to accommodate various space requirements.

Perfect for corporate offices, medical practices, tech firms, or professional services.

# Building Features



## Secure Access

Modern key fob entry system provides controlled access and enhanced security throughout the building.



## Tech Infrastructure

High-speed AT&T fiber internet throughout the building with dedicated server room access for tenants.



## Climate Control

Central HVAC system with individual controls per suite, allowing tenants to manage their own comfort.

The building has been meticulously renovated with enduring quality materials and systems designed for modern business needs.

## Additional Amenities

### Accessibility & Convenience

- ADA compliant throughout
- Elevator access to second floor
- +52 parking spaces - ample and convenient
- Signage opportunities for tenant visibility

### Business Essentials

- Dedicated security system
- Cubicles and select furnishings may convey
- Flexible floor plan with private offices and open collaborative areas
- Commercial zoning for various business uses

# Flexible Options



## Single Tenant

Occupy the entire 26,775 SF building as your corporate headquarters with maximum visibility and presence.



## Multi-Tenant

Lease individual suites ranging from 2,000 to 11,000+ SF with flexible terms from 1-5 years.



## Owner-Occupant

Purchase the building, occupy the space you need, and lease the remainder for additional income.

Whether you're expanding your business, launching a new venture, or adding a high-quality asset to your portfolio, this building offers the flexibility to meet your specific needs.

# Tax Advantages of Investing in an Opportunity Zone

Reduction of Capital Gains Taxes: If the investment in the Opportunity Fund is held for at least five years, 10% of the original gains are excluded from taxation. If held for seven years, this exclusion increases to 15%. This step-up in basis decreases the total tax liability on the deferred gains when they are eventually recognized.

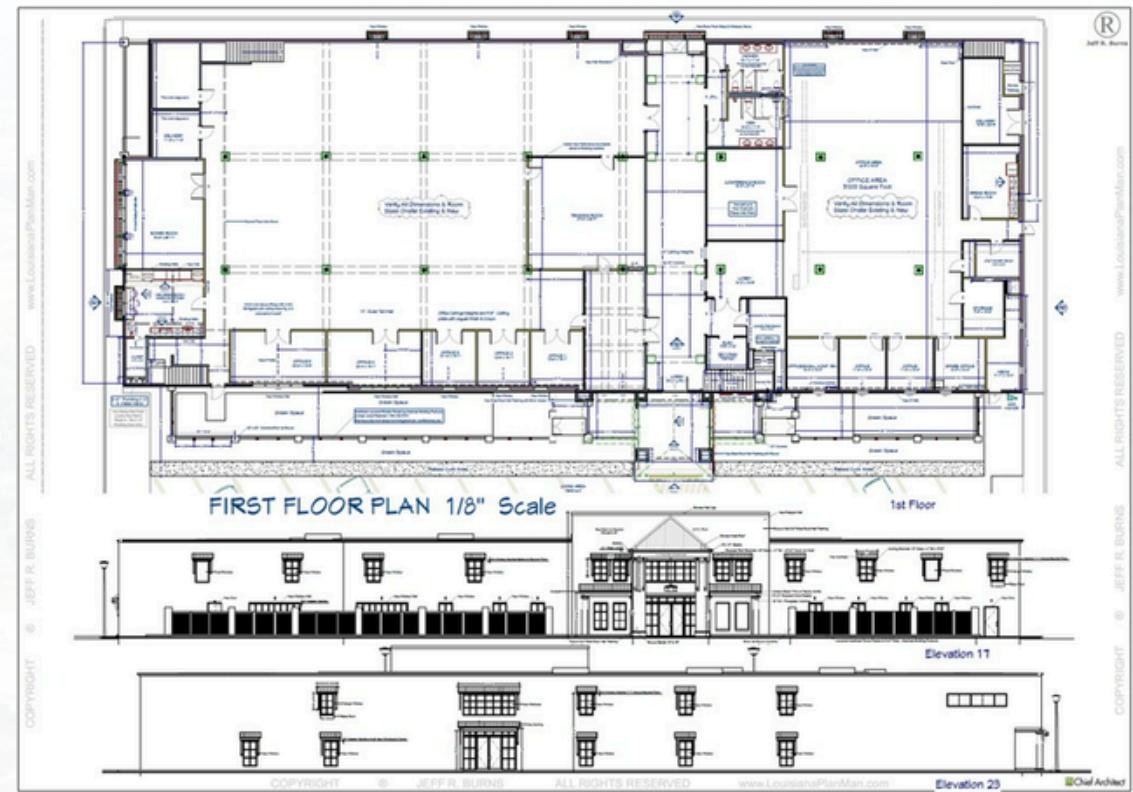
Elimination of Capital Gains on the Opportunity Fund Investment: Perhaps the most significant incentive is that if the Opportunity Fund investment is held for at least ten years, investors can potentially eliminate taxes on any gains arising from the Opportunity Fund investment itself. This means that any increase in the value of the Opportunity Fund investment can be realized tax-free, making it an especially attractive aspect of the program.

Capital Gains Deferral: Investors can defer taxes on any prior gains invested in an Opportunity Fund until the earlier date on which the investment is sold or exchanged, or December 31, 2026. This deferral mechanism allows investors to use the capital that would otherwise be paid in taxes to generate further returns.

These tax benefits make Opportunity Zones an attractive investment option not just for the potential financial returns but also for the significant tax advantages they offer, helping to channel substantial investment into areas that are in dire need of economic uplift.



# Floorplans





# Contact Us Today

## Schedule Your Private Tour

This is the space your business or your portfolio has been waiting for. Contact us today to discuss how this prime location can meet your business or investment goals.

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