



725 N Ashley Ridge Loop Medical Office Space

Grant Smith
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

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



Offering Summary

Lease Rate:	\$19.00 - 21.00 SF/yr (MG)
Building Size:	9,567 SF
Available SF:	4,526 SF
Available Suites:	2
Class:	A

Property Overview

This multi-tenant medical office building is ideally located within Ashley Ridge Business Park, an architecturally controlled office park with beautiful landscaping and ample parking. Its ideal location at the interchange of Inner Loop (Hwy. 3132) and Ellerbe/Line Avenue provides easy access for clientele. The subject is a multi-tenant medical office building with ample parking and a drive-thru canopy entrance. Each suite features a separate reception/entry accessible via a shared common hallway. Zoned C-3.

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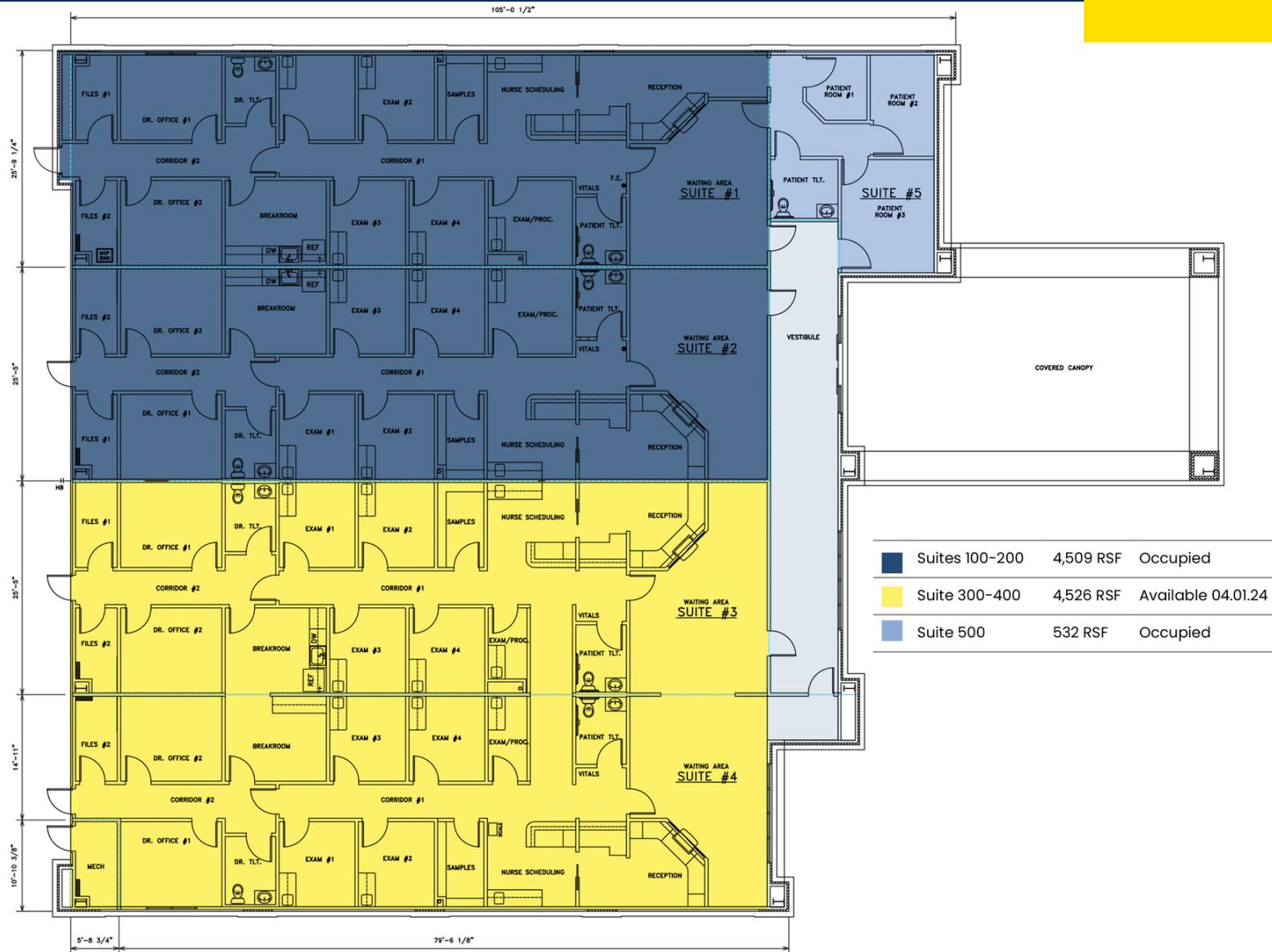
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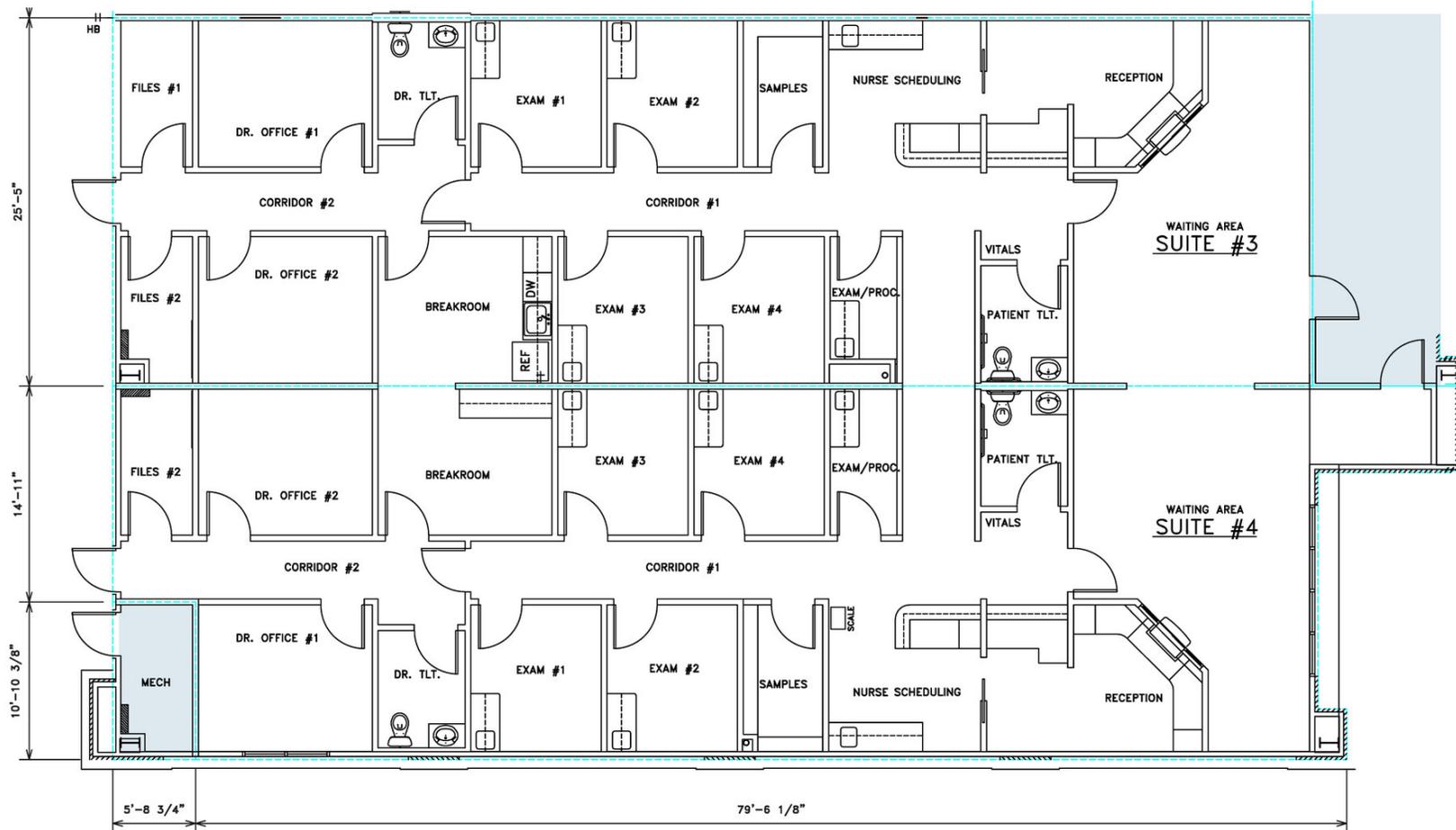
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Available Spaces

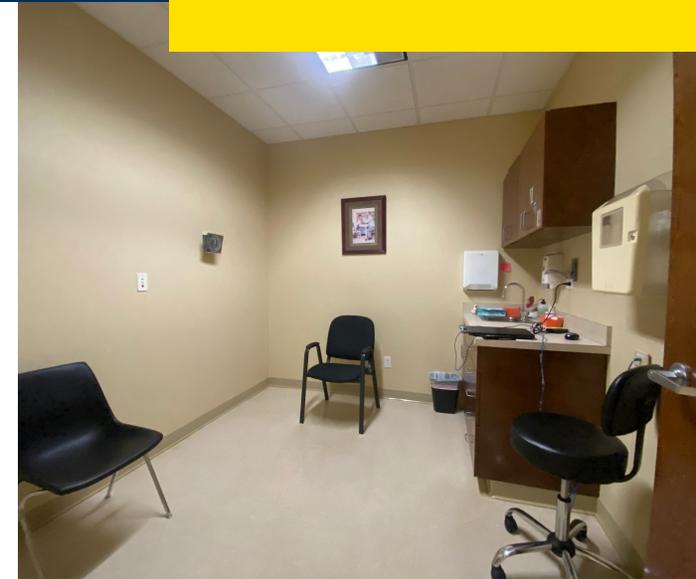
Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 300-400	4,526 SF	Modified Gross	\$19.00 - 21.00 SF/yr	Suite 300-400 is a large 4,526 SF space with two reception areas allowing access to the common hallway/building entrance. There is a large breakroom, 8 exam rooms, and 4 private offices near the back on the west side. Additionally, there are 3 file rooms, lab rooms, 2 nurse scheduling/intake assessment areas, and 4 restrooms (2 staff and 2 patient). It's available for lease on 04/01/24.



Suite 300-400
4,526 RSF



Available For Lease
Beginning 04.01.24



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