

Available

Price

- Lease Price - Negotiable
- Landlord pays “Base year” taxes, insurance, CAM, water and sewer
- Tenant pays electric, repairs and maintenance for interior and HVAC, increases in taxes, insurance, CAM, water and sewer over “base year”
- 4/2017

Building Size

- 30,861± SF Total
- Single story strip center
- Retail & office suites available (1,020± sf & larger)

Land Size

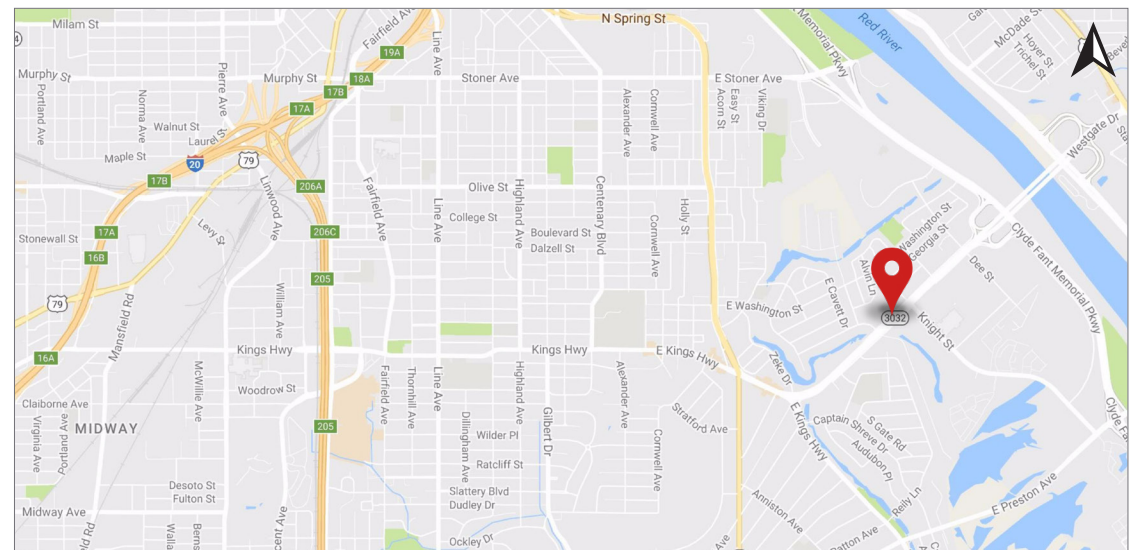
- ±2 Acres

Property Highlights

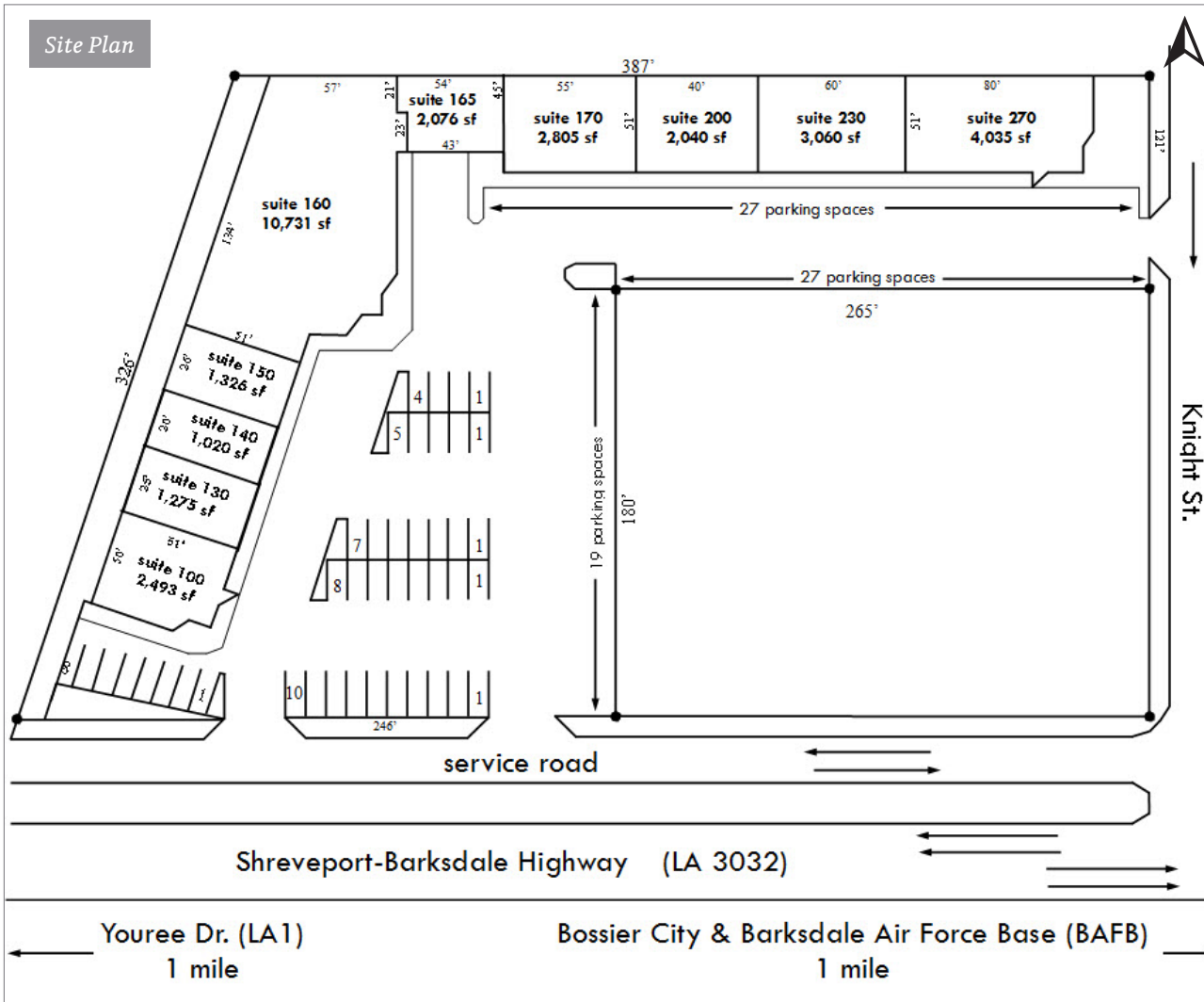
- Ample parking (115 concrete paved spaces)
- Excellent sign visibility
- Zoned B-3 Commercial
- Built in 1986 (maintained in very good condition)
- Broker/Owner

Location Highlights

- Excellent visibility & accessibility to all traffic on Shreveport-Barksdale Hwy and Knight St.
- At center of Shreveport-Bossier City
- Fronts heavily traveled Shreveport-Barksdale Hwy (LA 3032) across from Shreve City Shopping Center and Walmart Super Center
- Only minutes to Shreveport-Barksdale Hwy/Red River Bridge, Bossier City and Barksdale Air Force Base
- 1 mile east of Youree Dr. (LA 1)
- Quick & easy access to all of Shreveport-Bossier City and surrounding areas



Site Plan



Suite	Tenants	% of Total
Suite 100	T-Mobile	8%
Suite 130	Available	4%
Suite 140	Available	3%
Suite 150	Available	4%
Suite 160	Telecris	35%
Suite 165	Telecris	7%
Suite 170	Community Journey Church	9%
Suite 200	Community Journey Church	7%
Suite 230	Community Journey Church	10%
Suite 270	Community Journey Church	13%
Total		100% (30,861± SF)