SEALY & COMPANY

3007 Knight St
Shreveport, LA 71105

Office Building
**For Lease**



# 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



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## Offering Summary

| | |
|---|---|
| Lease Rate: | $14.50 - 20.00 SF/yr (Full Service) |
| Building Size: | 42,513 SF |
| Available SF: | 262–2,290 SF |
| Zoning: | C-3 |

## 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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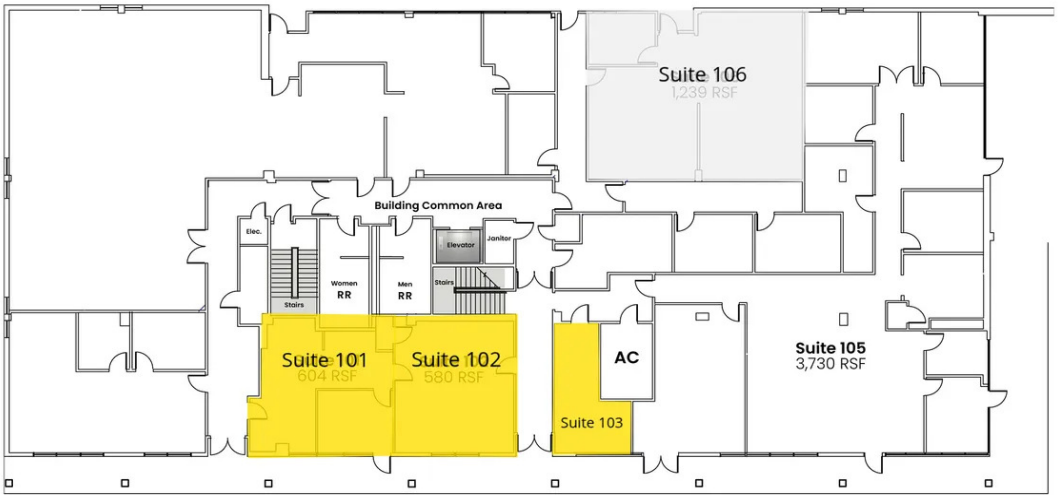
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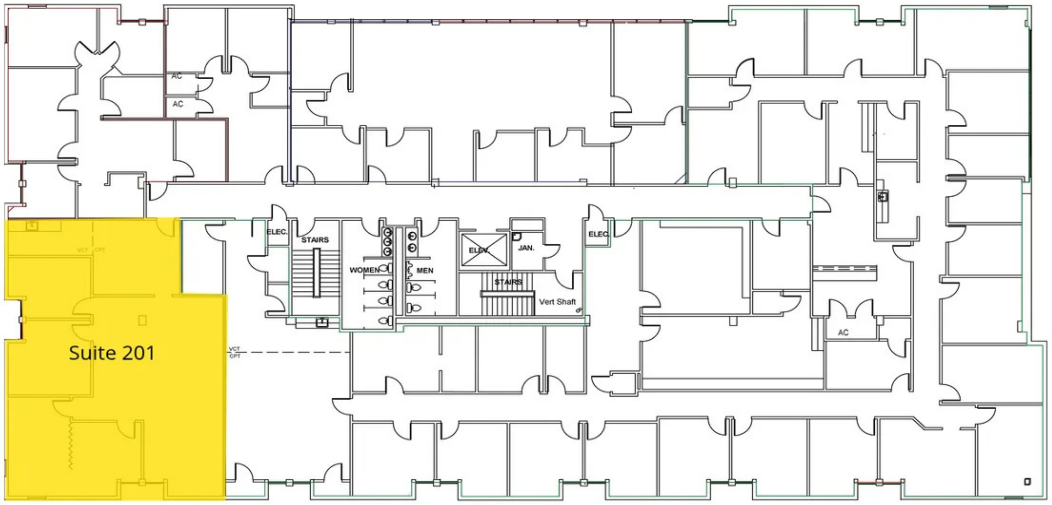
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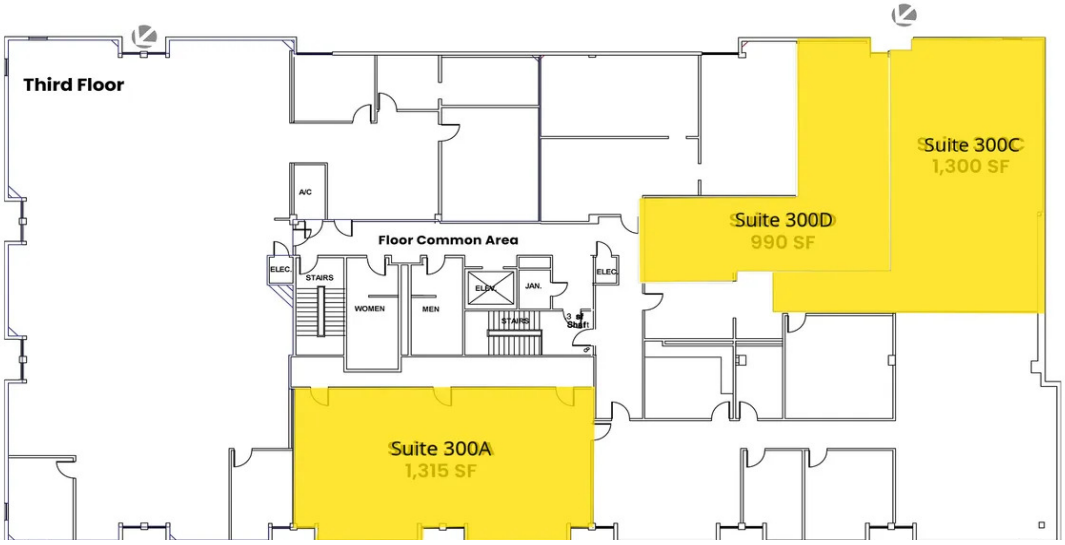
**1st**




**2nd**




**3rd**





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## Lease Information

| | | | |
|---|---|---|---|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 6,741 SF | Lease Rate: | $14.50 - $20.00 SF/yr |

## Available Spaces

| Suite | Tenant | Size | Type | 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 103 | Available | 262 SF | Full Service | $20.00 SF/yr |
| Suite 201 | Available | 1,952 SF | Full Service | $16.50 SF/yr |
| Suite 300A | Available | 1,315 SF | Full Service | $14.50 SF/yr |
| Suite 300C | Available | 1,300 - 2,290 SF | Full Service | $14.50 SF/yr |
| Suite 300D | Available | 990 - 2,290 SF | Full Service | $15.50 SF/yr |

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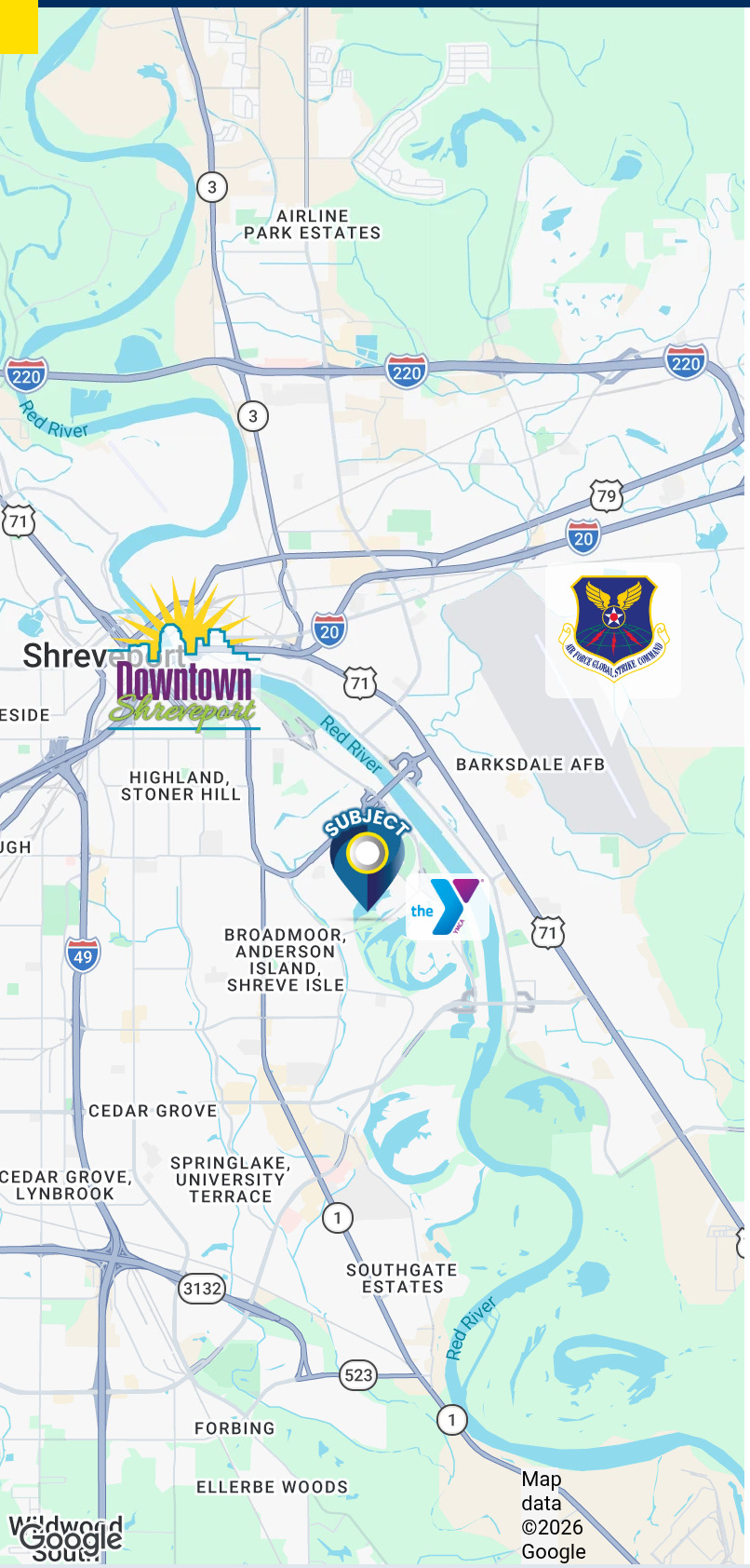
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