



ASHLEY RIDGE BUSINESS PARK

Premier Office Space

425 Ashley Ridge Blvd, Shreveport, LA, 71106



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Property Highlights

- Shreveport's Prime Suburban Office Park
- Excellent Visibility in Southeast Shreveport
- Quick Access to LA Hwy 3132 and I-49
- Within Minutes of Restaurants, Retail, Banking, and Medical

Property Overview

Ashley Ridge Offices is composed of three buildings totaling 84,845 SF. It's located within Ashley Ridge Business Park, a Class A, master-planned, and architecturally controlled office park. Locally owned and managed, the property accommodates multiple business office tenants and includes beautiful landscaping and ample parking.

Location Overview

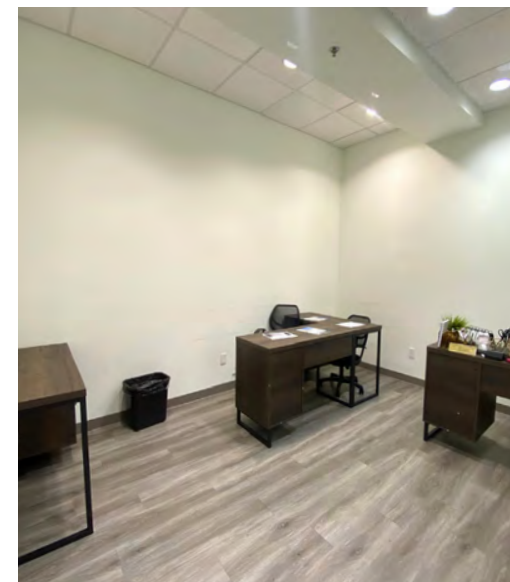
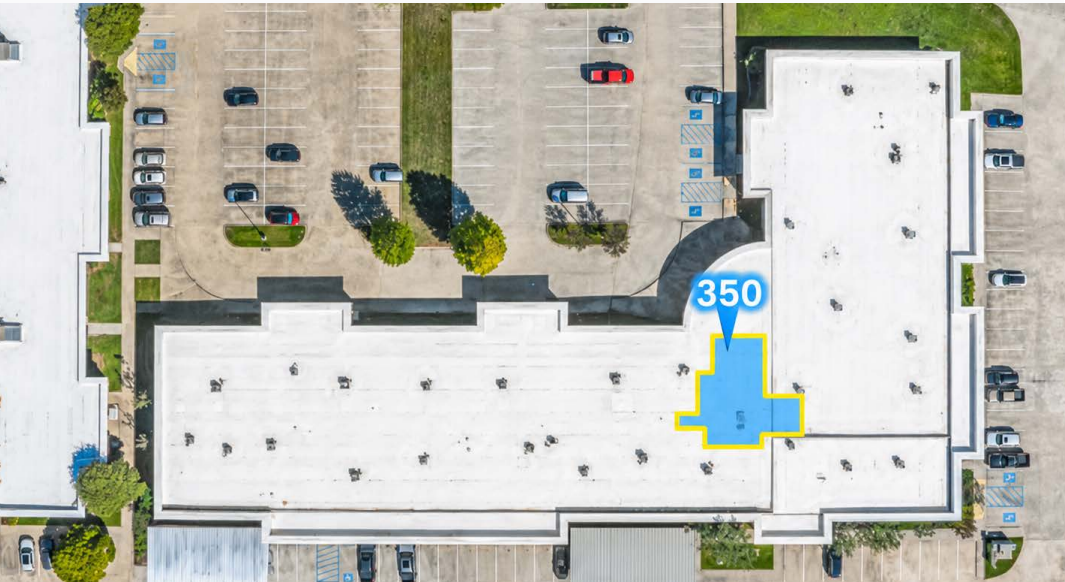
425 Ashley Ridge offers direct visibility from LA 3132 Inner Loop Expy. Located in southeast Shreveport, Ashley Ridge offers quick access to both LA Hwy 3132 (Inner Loop), I-49 and Bert Kouns Industrial Loop.



Suite 350

Building/Suite No	Building 3, Suite 350
Available SF	1,506 SF
Lease Type	NNN
Lease Rate	\$17.48 / SF (Annual)
Space Type	Sub-Lease
Availability	Now
Operating Expenses (CAM, Tax, Ins.)	\$8.04 / SF (Annual)

Space Description: The office layout includes three individual offices, a spacious conference room enclosed with glass walls, a single restroom, a storage closet, a breakroom, and a welcoming reception area, all featuring modern hardwood flooring throughout.



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