



# ASHLEY RIDGE BUSINESS PARK

**9,819 SF Premier Office Space**  
425 Ashley Ridge Blvd, Shreveport, LA, 71106



**Sealy Real Estate Services, LLC**  
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Shreveport, LA 71101  
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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.

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## Suite 340

<b>Building/Suite No</b>	Building 3, Suite 340
<b>Available SF</b>	8,313 SF
<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$16 / SF (Annual)
<b>Space Type</b>	Relet
<b>Availability</b>	04.01.2026
<b>Operating Expenses</b> (CAM, Tax, Ins.)	\$7.68 / SF (Annual)

**Space Description:** This attractively decorated and well-maintained office space features a flexible existing floor plan that supports various subdivision options, offering companies versatility in configuring their office layouts.



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## Office Space For Lease

425 Ashley Ridge Blvd  
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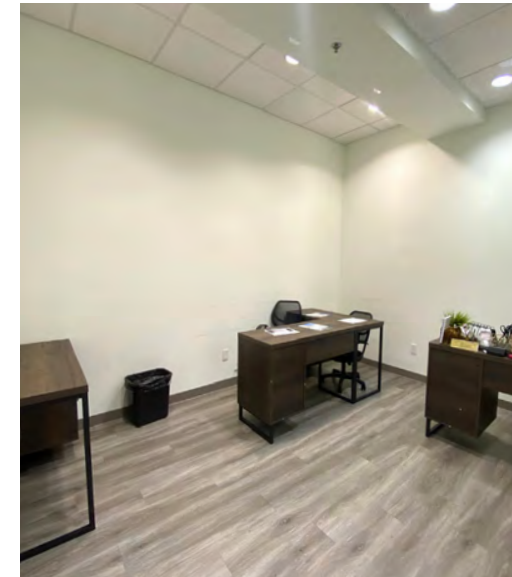


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BUSINESS PARK

### Suite 350

<b>Building/Suite No</b>	Building 3, Suite 350
<b>Available SF</b>	1,506 SF
<b>Lease Type</b>	NNN
<b>Lease Rate</b>	\$17.48 / SF (Annual)
<b>Space Type</b>	Sub-Lease
<b>Availability</b>	Now
<b>Operating Expenses</b> (CAM, Tax, Ins.)	\$7.68 / 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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