



ASHLEY RIDGE BUSINESS PARK

9,819 SF Premiere Office Space

425 Ashley Ridge Blvd, Shreveport, LA, 71106



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

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Grant Smith
Direct 318.698.1116
Mobile 318.470.3676
Grants@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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 340

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





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.)	\$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.



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

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Grant Smith
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Grant Smith
Direct 318.698.1116
Mobile 318.470.3676
Grants@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.