



3020 KNIGHT STREET

11,236 SF Available

Grant Smith

Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Sealy Real Estate Services, LLC

333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Offering Summary

Lease Rate:	\$15.00 – 19.00 SF/yr (Full-Service)
Building Size:	30,956 SF
Total Space Available:	11,236 SF
Contiguous Space Available	645 SF – 1,450 SF
Lot Size:	3.69 Acres
Year Built:	1985
Renovated:	2022
Zoning:	C-1
Class:	B
No of Stories:	2
No. of Parking Spaces:	134

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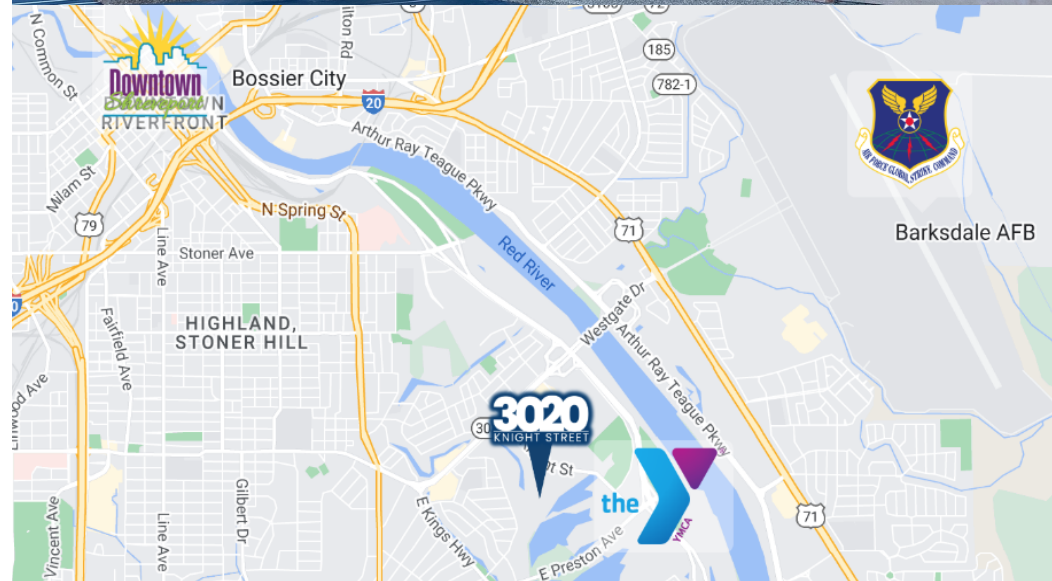
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APN	171309028000800
Total No of Buildings	1
Lot Size	3.69 Acres
Typical SF / Floor	12,880 SF
Passenger Elevator	1
Ceiling	9 ft.
Sprinklers	None
Entrances	4
Construction/Siding	Brick

Newly renovated, multi-tenant office building situated in a private, quiet, and central location provides easy access to most places within the Shreveport-Bossier City area. Built in 1985, the building has a total of 30,956 SF, four exterior entrances, an elevator, and 134 paved parking spaces. Set back from Knight Street, the property is situated on 3.69 acres and offers a park-like setting with its own private entrance drive, a generous lawn in the front, and overlooking Quail Creek bayou in the back.

The property is centrally located off Shreveport Barksdale Hwy on Knight Street. Surrounded by neighboring businesses, government offices, eateries, and multi-family residential. The new BHP YMCA building and Clyde Fant Pwky are less than two minutes to the east, with Shreveport Barksdale Hwy, Youree Drive and East Kings all within a five-minute drive. Shreveport Barksdale Highway serves as a major corridor between Shreveport and Bossier City, as well as the area's largest employer, Barksdale Air Force Base. Shreveport Barksdale Highway averages 33,000+ VPD with its 10,000+ military and civilian personnel.



Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	645 – 4,884 SF	Lease Rate:	\$15.00 – \$17.00 SF/yr

Available Spaces

	Suite	Size	Rate	Description
■	115	805 – 1,450 SF	\$16.00 SF/yr	Suite 115 includes a spacious reception area and 2 large window offices. It can be combined with Suite 150 adding 2 more offices, a kitchenette, and a possible breakroom for a total 1,450 RSF.
■	150	645 – 1,450 SF	\$17.00 SF/yr	Suite 150 includes a reception, kitchenette and 2 private window offices. It can be combined with Suite 115 for additional 2 offices and a spacious reception area totaling 1,450 RSF.
■	160	2,363 SF	\$15.00 SF/yr	Suite 160 has 2 large rooms that allow the possibility for a user-specific customized floor plan. The space could also be retrofitted to support a training facility or adapted to a co-working, mutual space.
■	200	4,884 SF	\$15.00 SF/yr	Suite 200 is a corner suite on the second floor with ample space, an in-suite large break room and kitchen, multiple window offices, storage, co-working space, and a conference room.
■	220	1,347 SF	\$15.00 SF/yr	Suite 220 has a large reception area with private offices and area for storage.
■	290	1,192 SF	\$15.00 SF/yr	Suite 290 is 1,192 RSF with an open floor plan and could be utilized as a shared working space, ideal for cubicles.