SEALY & COMPANY

2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease



Sterling Business Center

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Mobile 318.272.4026
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Joe Fleming, LA & TX Licensed Broker Agent
Direct 318.698.1108
Mobile 318.465.0930
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Property Highlights

- Ideally Located with Close Proximity to I-49, I-20, I-220, and Shreveport Regional Airport
- Situated Within South Shreveport's Medical District
- Highly Visible Signage and Easy Business Center Access
- Ample Parking
- Suites Individually Climate Controlled
- Local Professional Management
- Flexible Suite Configurations

Property Overview

Sterling Business Center is the premier commercial property in southwest Shreveport offering professional management, excellent signage, a variety of space sizes, ample parking, easy access, and competitive lease terms. Taxes, insurance and CAM are budgeted to be $5.51 SF/yr. Electricity is separately metered.

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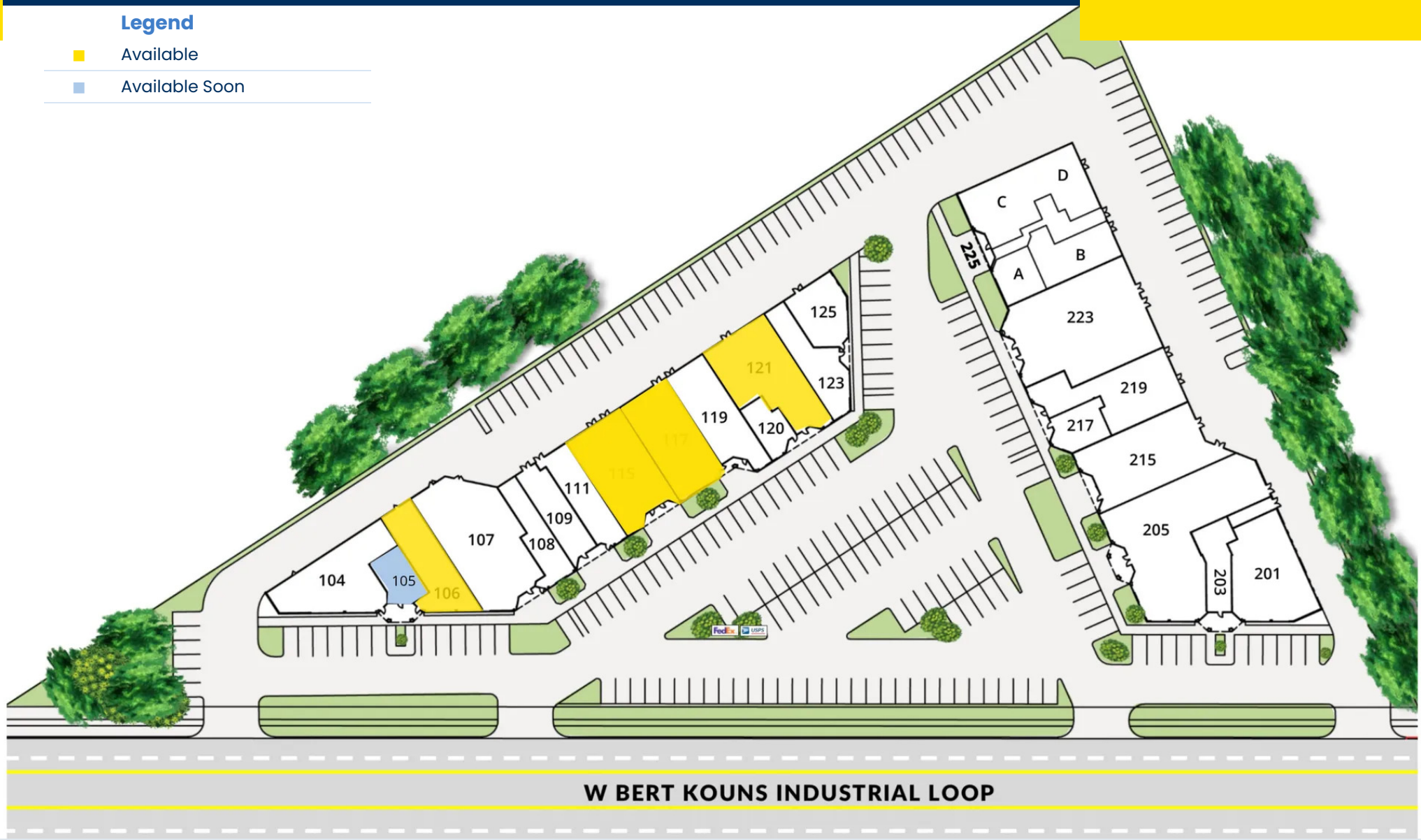
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Legend

- Available
- Available Soon



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Office Building
For Lease

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	913 - 5,326 SF	Lease Rate:	$13.50 - $16 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
105	Available Soon	913 SF	NNN	$16.00 SF/yr
106	Available	2,025 SF	NNN	$15.00 SF/yr
115	Available	2,869 SF	NNN	$13.50 SF/yr
115 -117	Available	5,326 SF	NNN	$14.25 SF/yr
117	Available	2,457 SF	NNN	$15.50 SF/yr
121	Available	2,925 SF	NNN	$13.50 SF/yr

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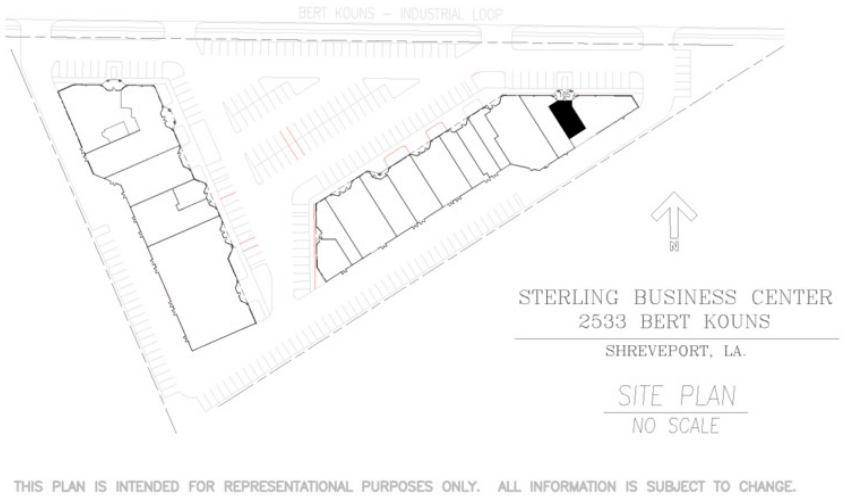
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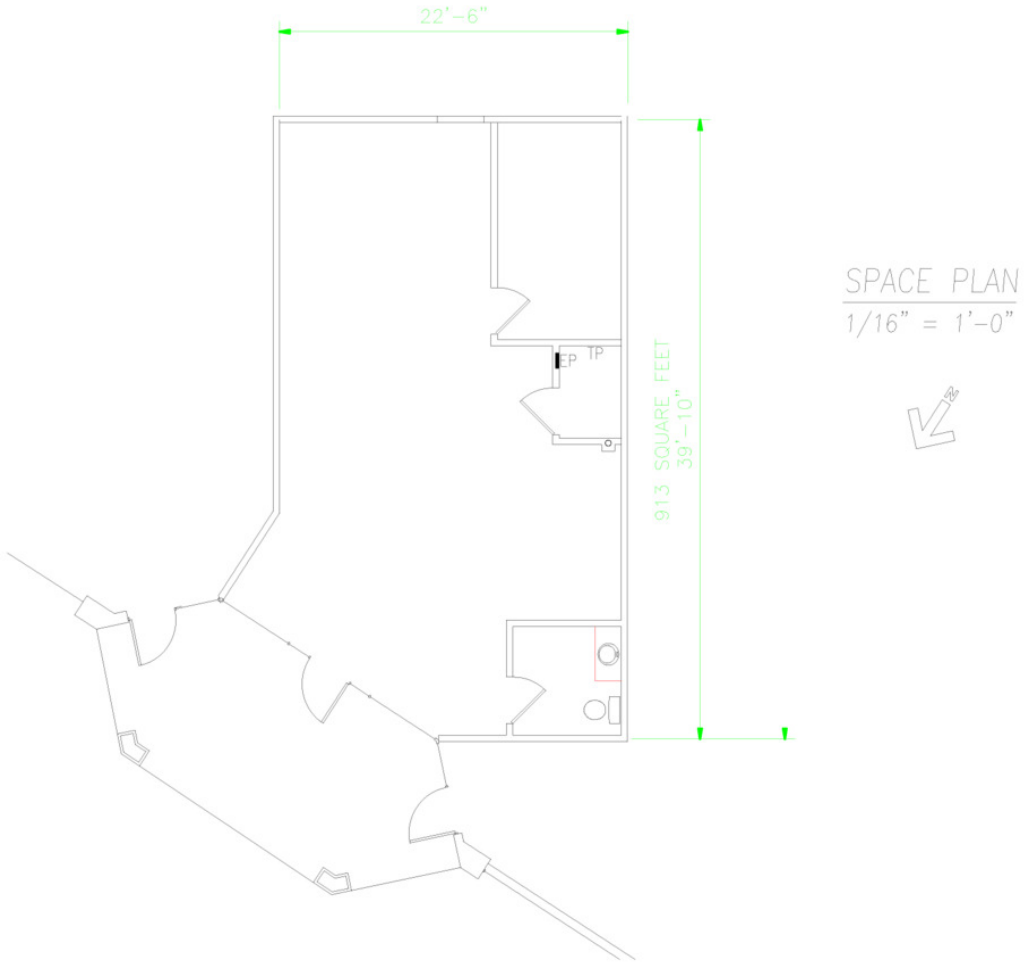
2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease

Suite 105
913 SF



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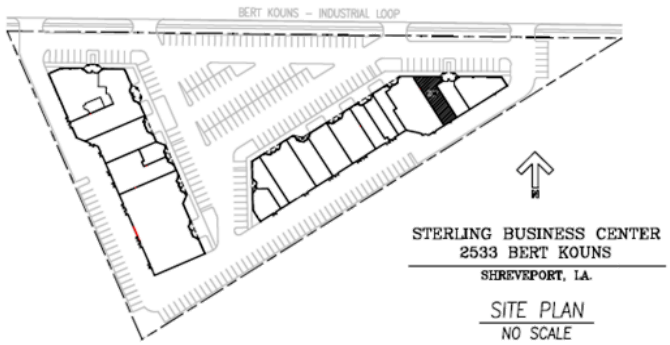
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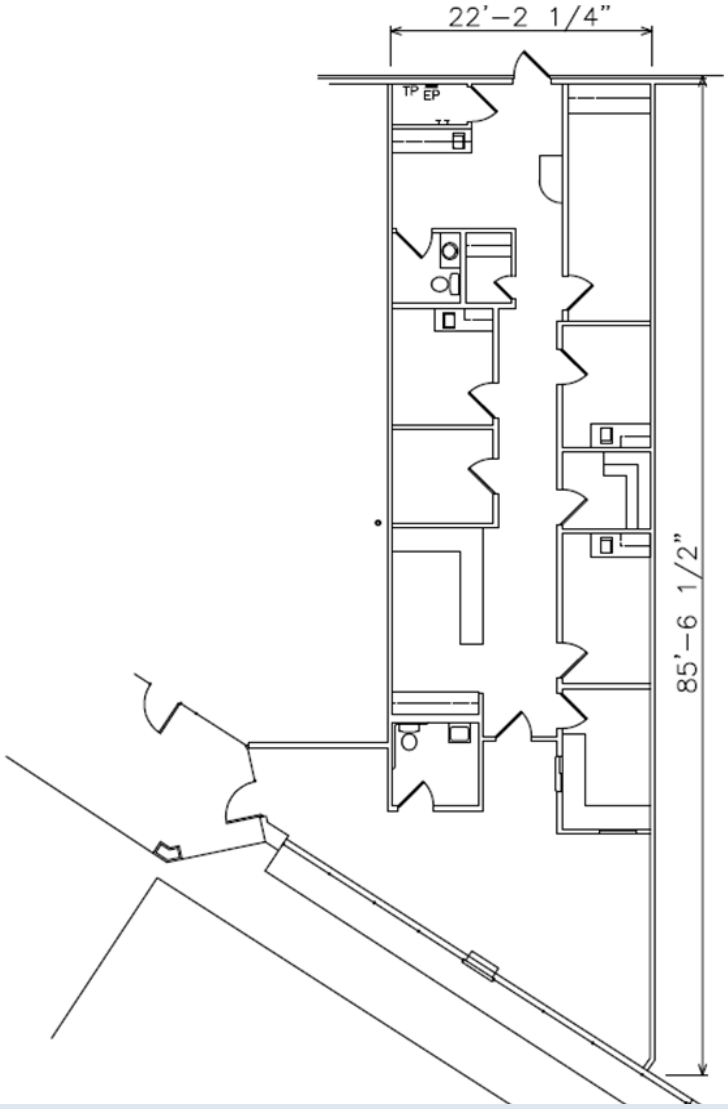
Office Building
For Lease

Suite 106
2,025 SF



STERLING BUSINESS CENTER
2533 BERT KOUNS
SHREVEPORT, LA.

SITE PLAN
NO SCALE



SPACE PLAN
1/16" = 1'–0"

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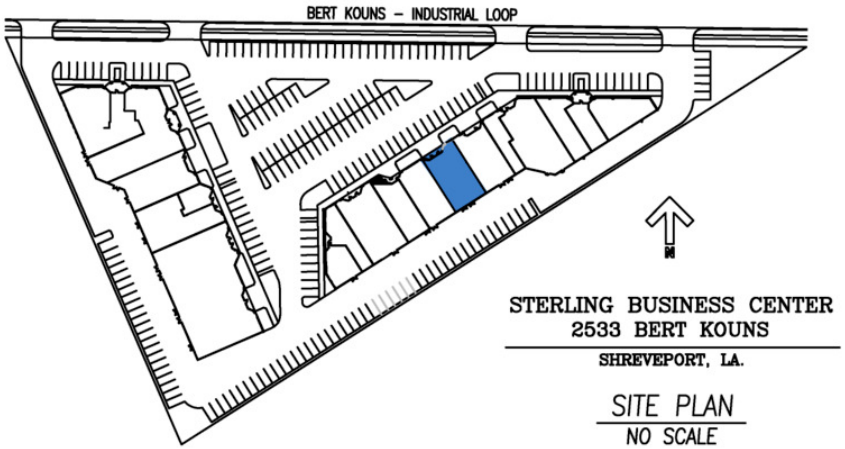
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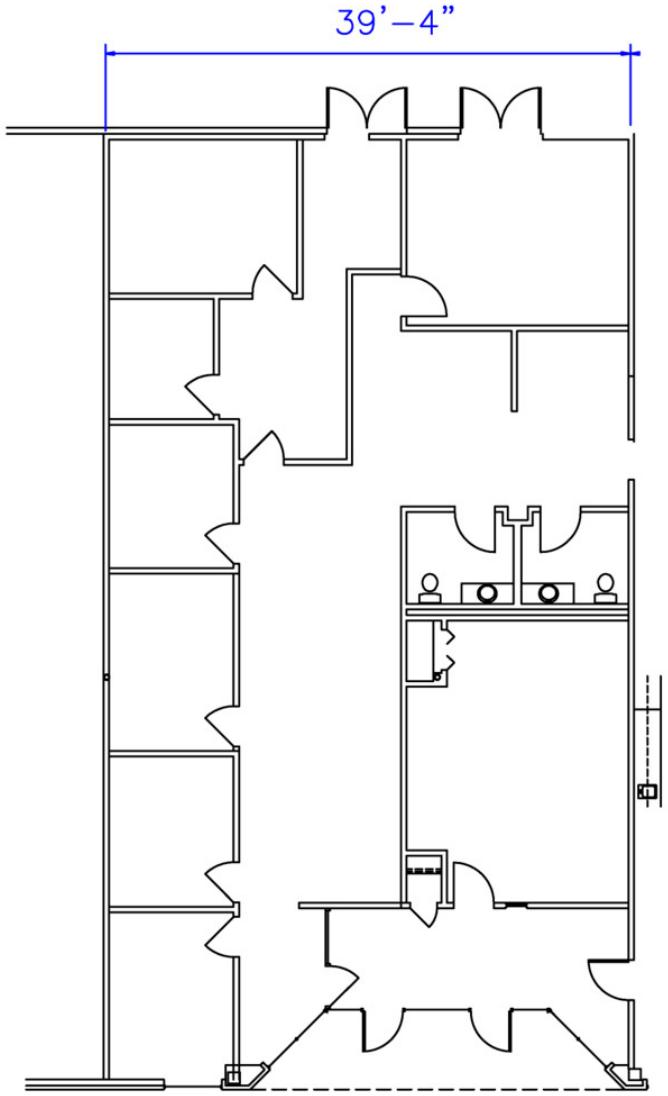
2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease

Suite 115
2,869 SF



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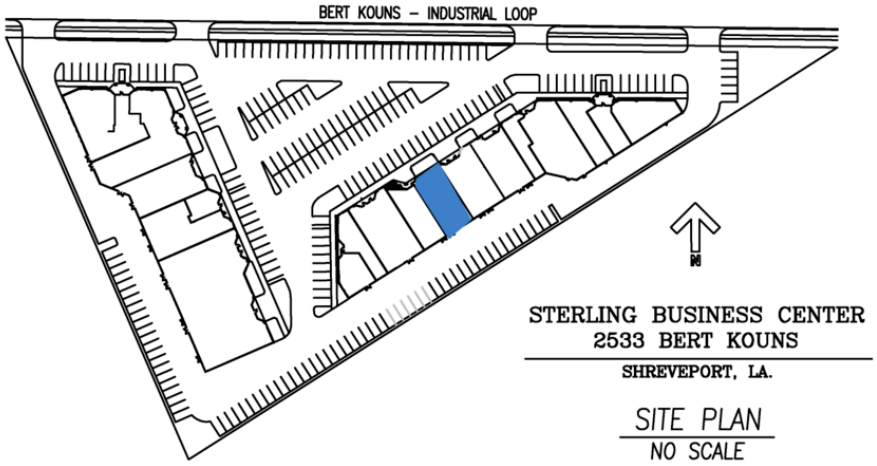
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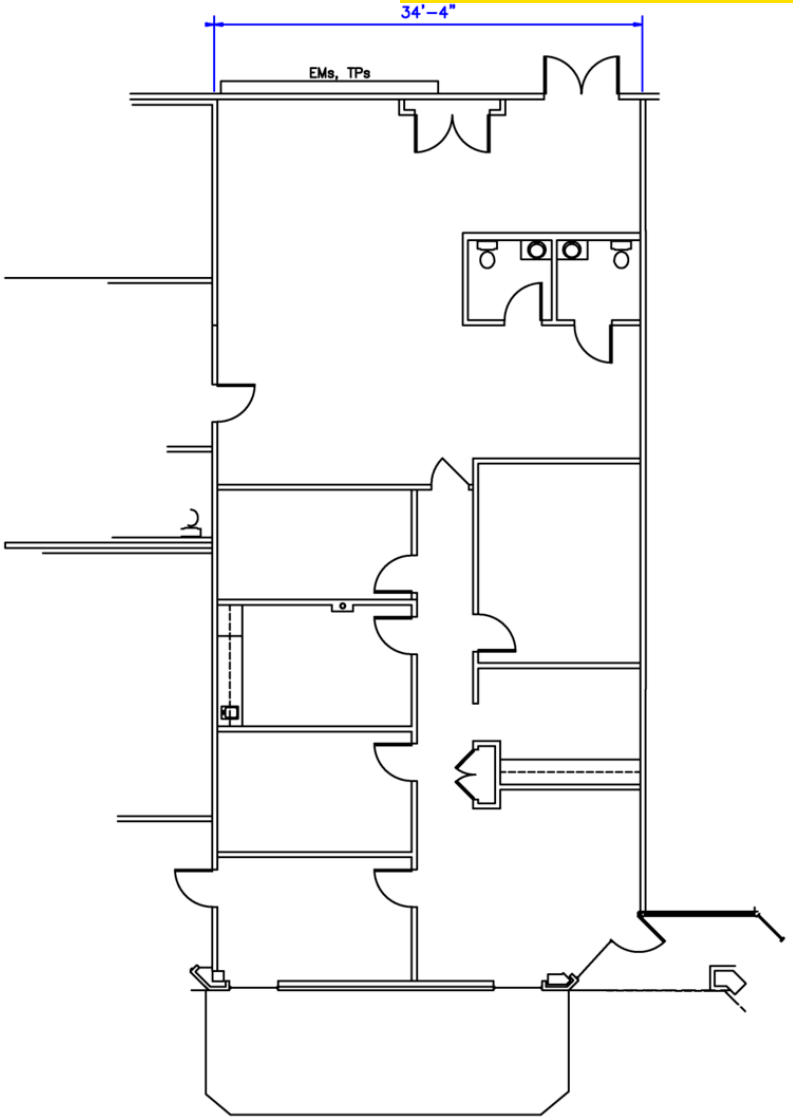
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Office Building
For Lease

Suite 117
2,457 SF



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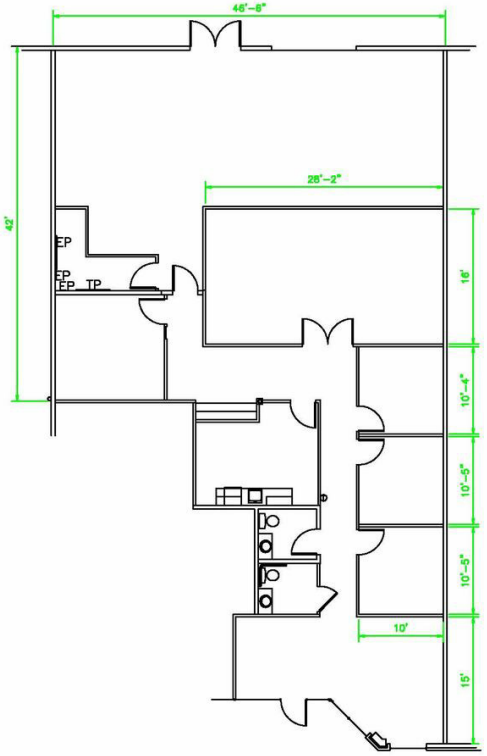
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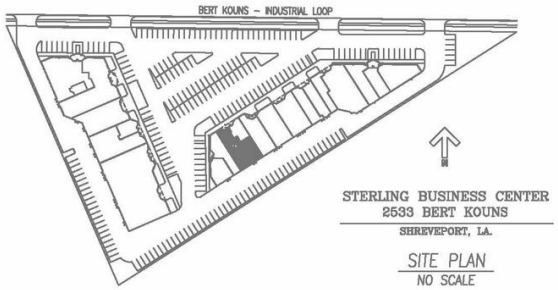
2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease

Suite 121
2,925 SF



SPACE PLAN
1/16" = 1'-0"



SITE PLAN
NO SCALE

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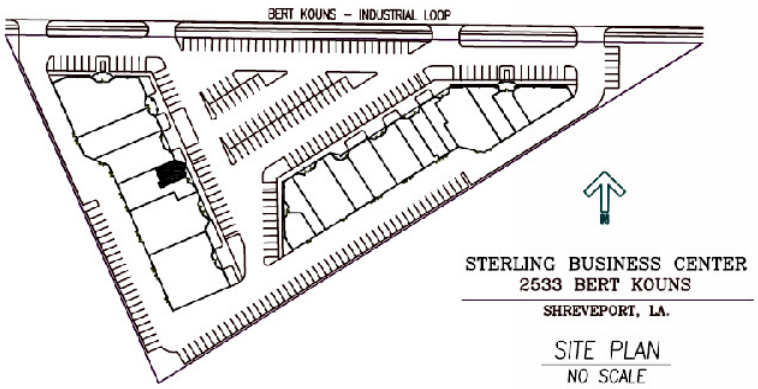
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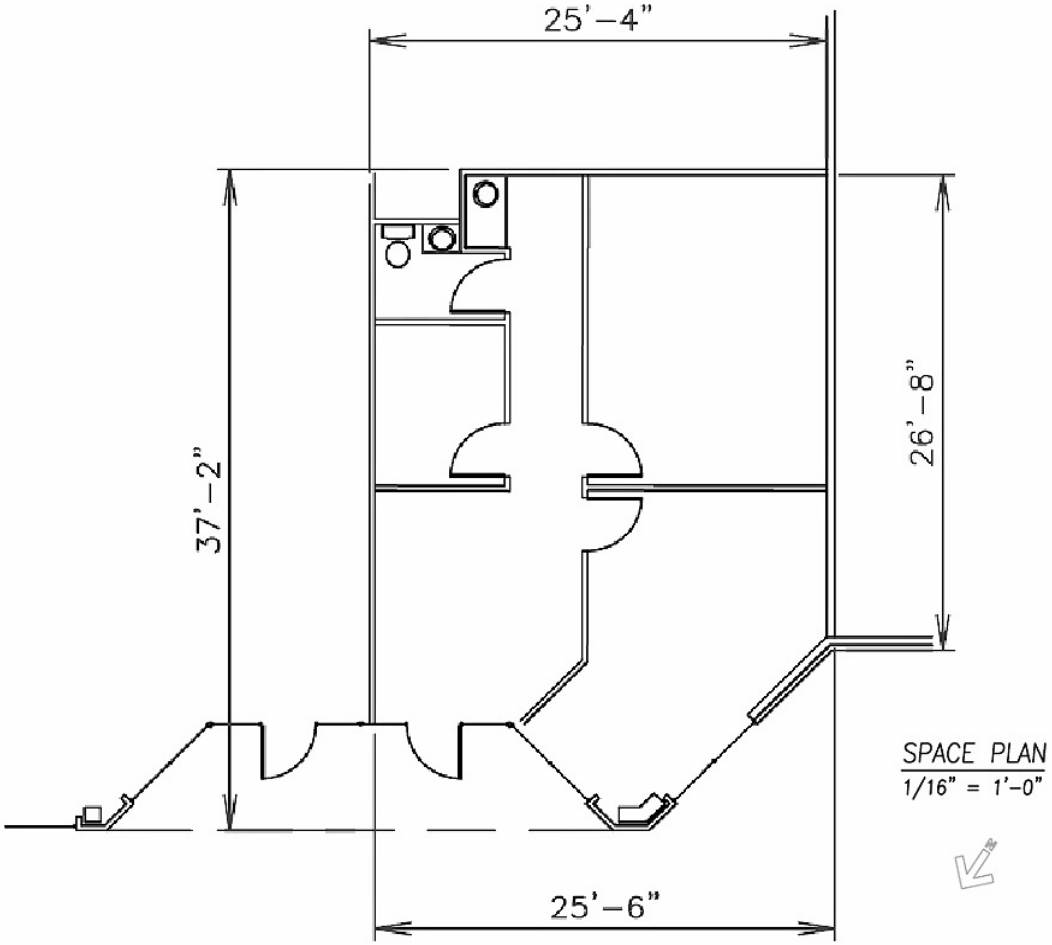
SEALY & COMPANY

2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease

Suite 217
891 SF





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