



2533-2535 Bert Kouns Industrial Loop  
Shreveport, LA 71118

Office Building  
**For Lease**



# Sterling Business Center

**Emily Bynum**

Direct 318.698.1106  
Mobile 318.272.4026  
EmilyB@Sealynet.com

**Joe Fleming, LA & TX Licensed Broker Agent**

Direct 318.698.1108  
Mobile 318.465.0930  
JoeF@Sealynet.com

**Sealy Real Estate Services**

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

- 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

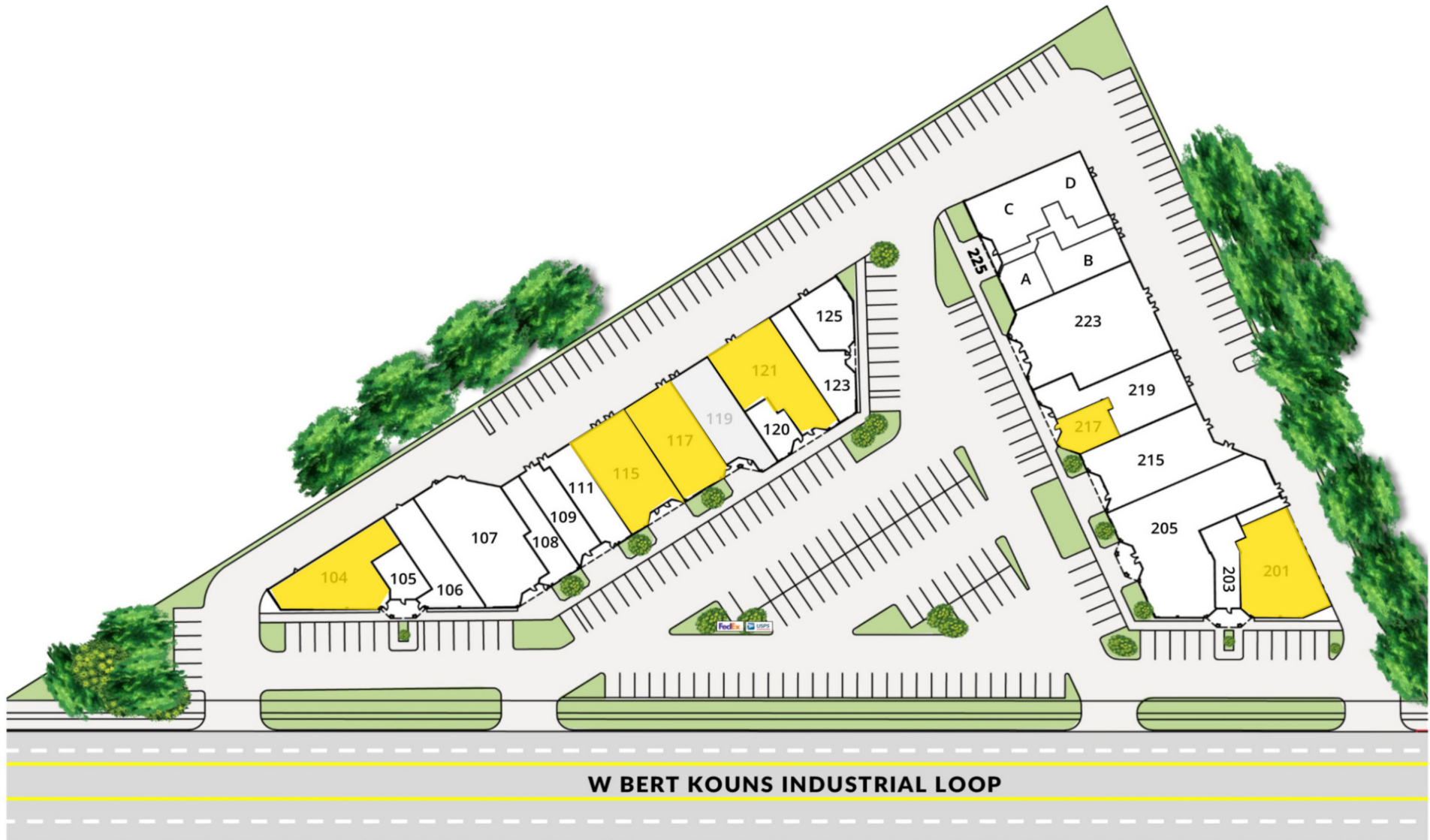
Sterling Business Center is the premier commercial property in southwest Shreveport offering professional management, excellent signage, a variety of space sizes, ample parking, easy access, and competitive lease terms. Taxes, insurance and CAM are budgeted to be \$5.18 SF/yr. Electricity is separately metered.

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Emily Bynum**  
Direct 318.698.1106  
Mobile 318.272.4026  
[EmilyB@Sealynet.com](mailto:EmilyB@Sealynet.com)

**Joe Fleming, LA & TX Licensed Broker Agent**  
Direct 318.698.1108  
Mobile 318.465.0930  
[JoeF@Sealynet.com](mailto:JoeF@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**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Emily Bynum**  
Direct 318.698.1106  
Mobile 318.272.4026  
[EmilyB@Sealynet.com](mailto:EmilyB@Sealynet.com)

**Joe Fleming, LA & TX Licensed Broker Agent**  
Direct 318.698.1108  
Mobile 318.465.0930  
[JoeF@Sealynet.com](mailto:JoeF@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.



2533-2535 Bert Kouns Industrial Loop  
Shreveport, LA 71118

Office Building  
For Lease

#### Lease Information

|              |           |             |                         |
|--------------|-----------|-------------|-------------------------|
| Lease Type:  | NNN       | Lease Term: | Negotiable              |
| Total Space: | 14,884 SF | Lease Rate: | \$12.50 – \$15.50 SF/yr |

#### Available Spaces

|   | Suite | Size     | Type | Rate          |
|---|-------|----------|------|---------------|
| ■ | 104   | 2,587 SF | NNN  | \$13.50 SF/yr |
| ■ | 115   | 2,869 SF | NNN  | \$13.50 SF/yr |
| ■ | 117   | 2,457 SF | NNN  | \$15.50 SF/yr |
| ■ | 121   | 2,925 SF | NNN  | \$13.50 SF/yr |
| ■ | 201   | 3,155 SF | NNN  | \$12.50 SF/yr |
| ■ | 217   | 891 SF   | NNN  | \$15.50 SF/yr |

Sealy Real Estate Services  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

Emily Bynum  
Direct 318.698.1106  
Mobile 318.272.4026  
[EmilyB@Sealynet.com](mailto:EmilyB@Sealynet.com)

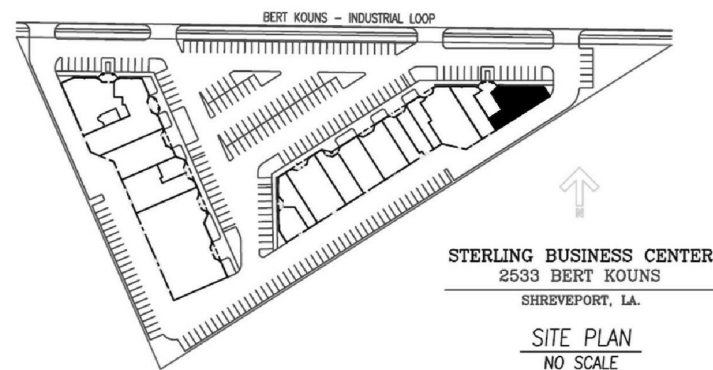
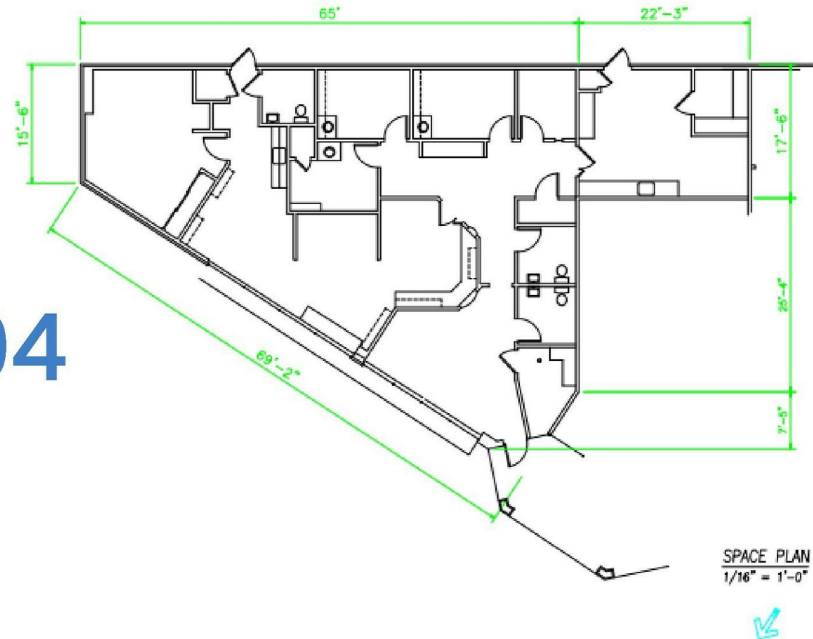
Joe Fleming, LA & TX Licensed Broker Agent  
Direct 318.698.1108  
Mobile 318.465.0930  
[JoeF@Sealynet.com](mailto:JoeF@Sealynet.com)

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.

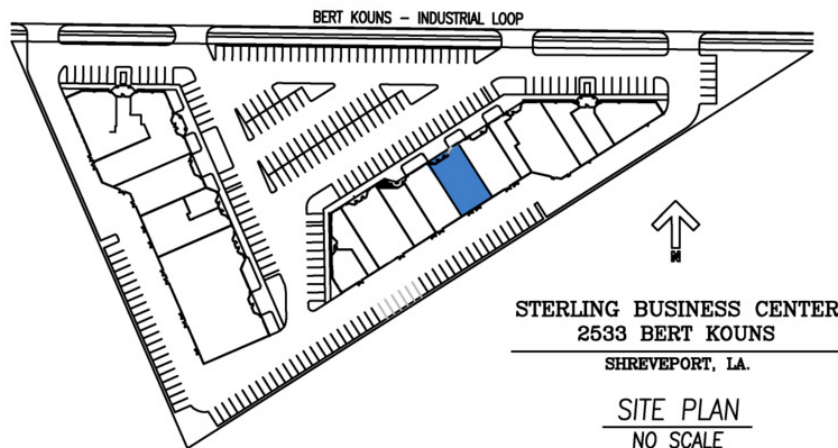


# Suite 104

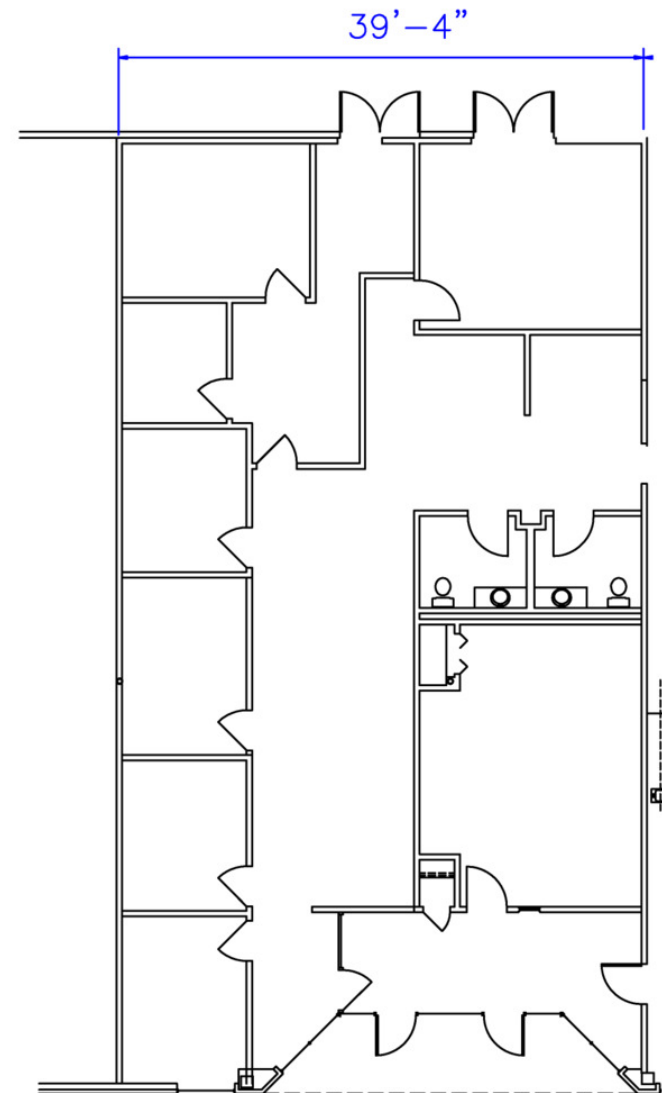
2,197 SF



**Suite 115  
2,869 SF**

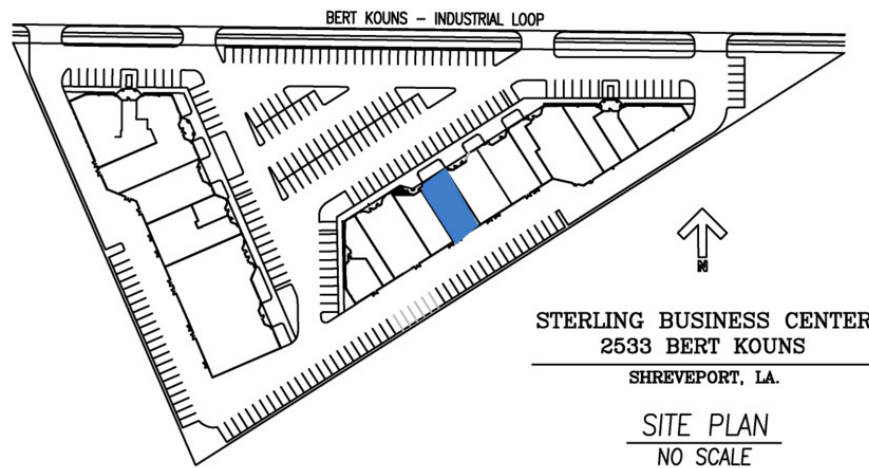


ALL INFORMATION IS SUBJECT TO CHANGE.

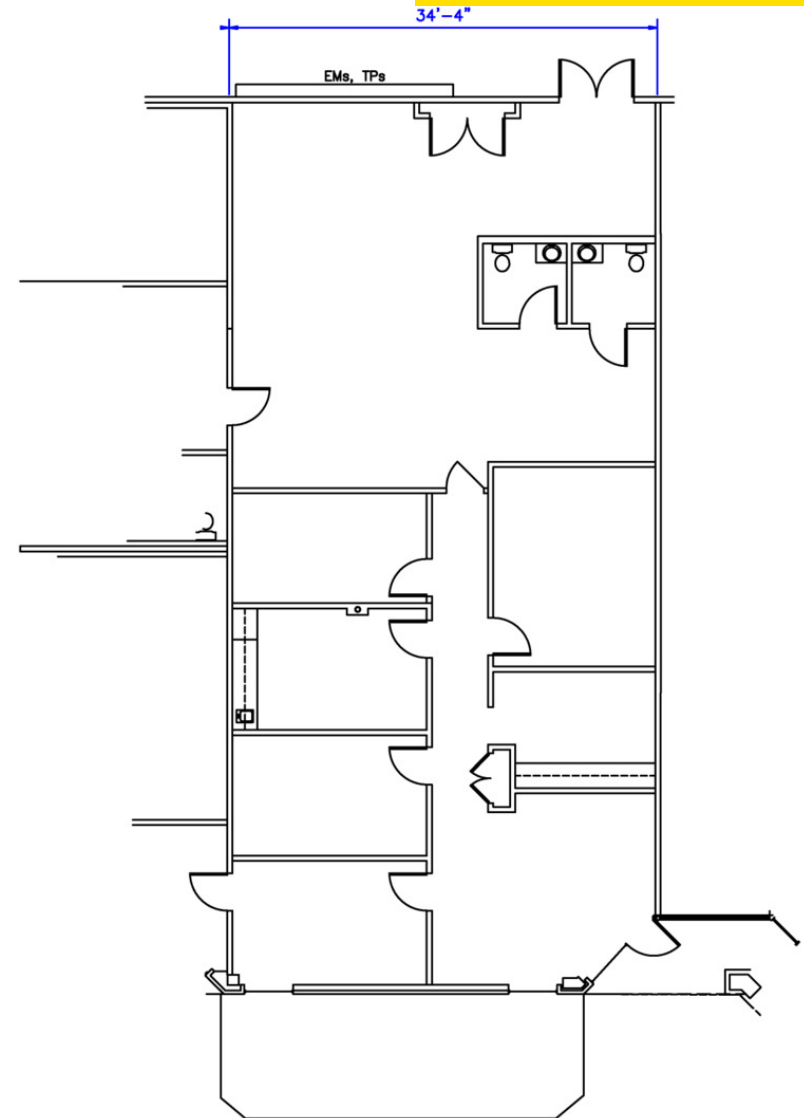


# Suite 117

## 2,457 SF

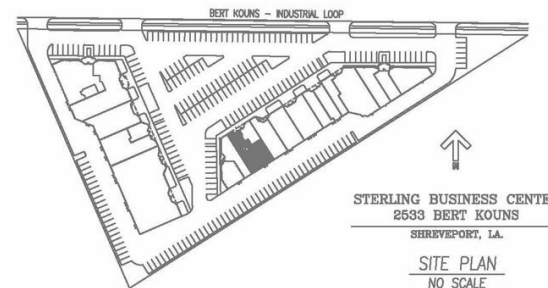
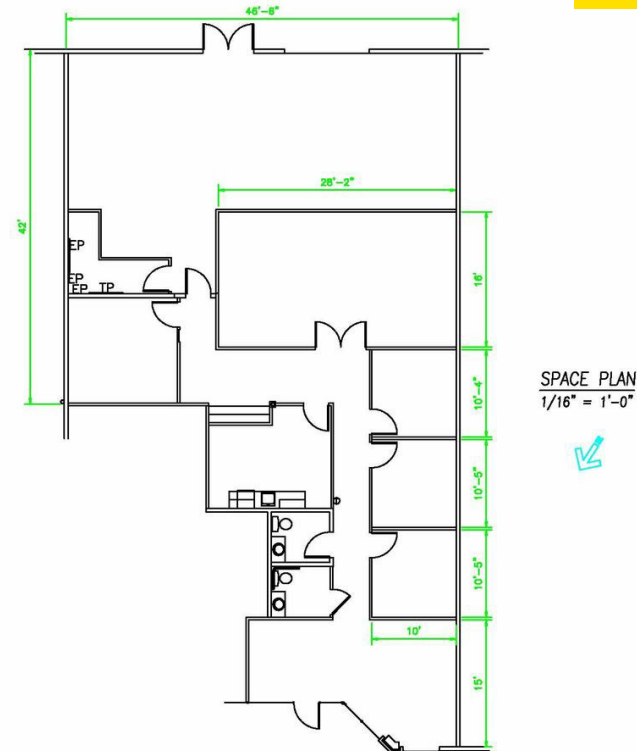


ALL INFORMATION IS SUBJECT TO CHANGE.



# Suite 121

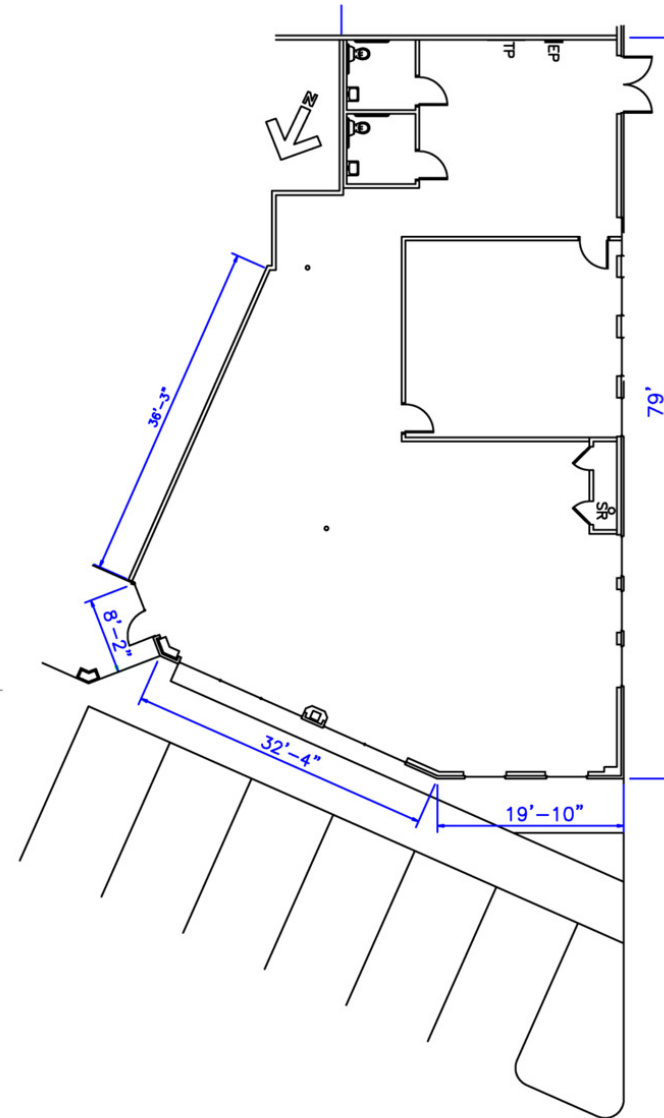
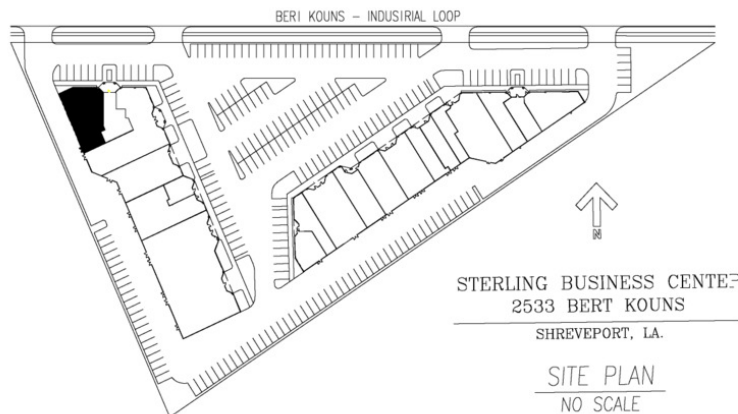
## 2,925 SF





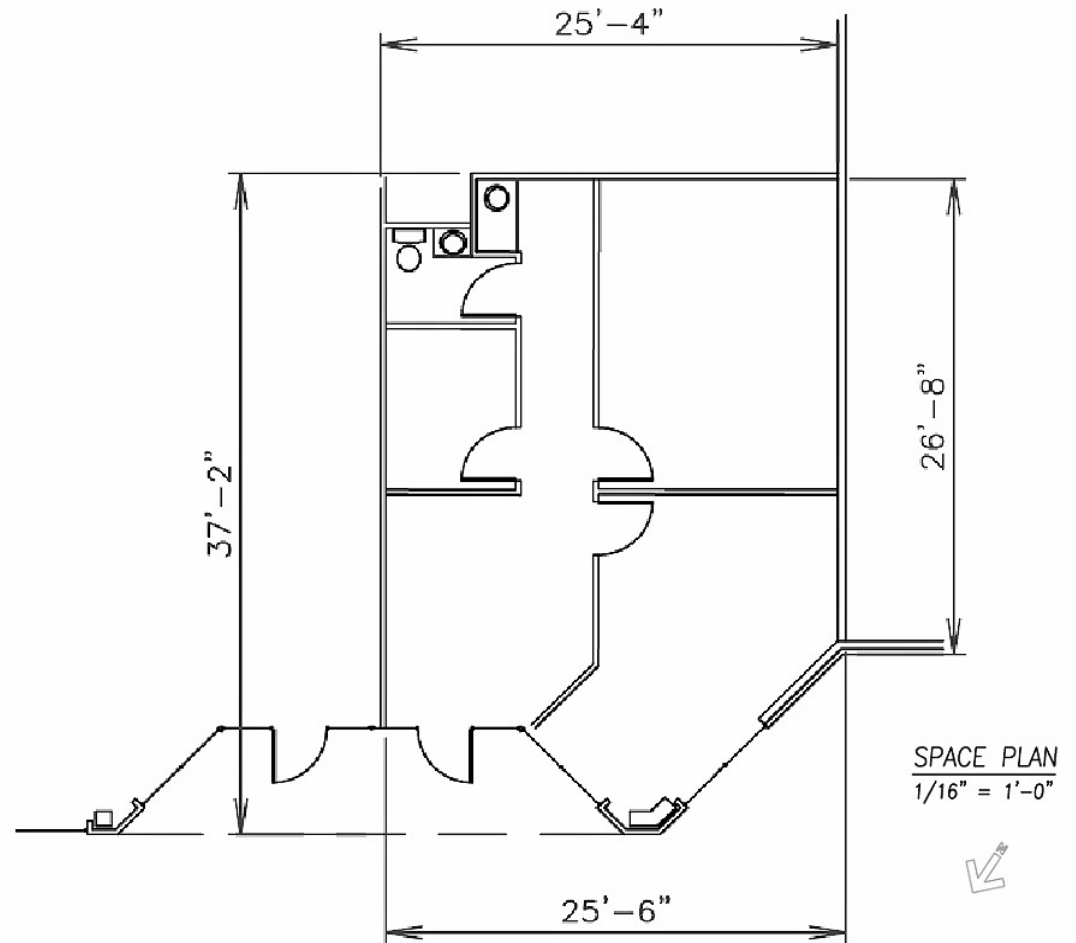
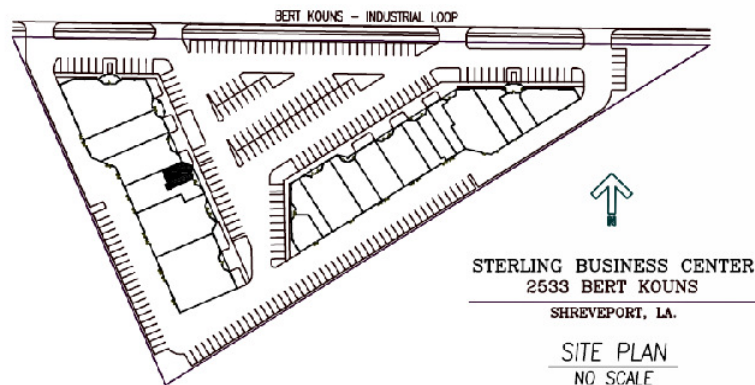
# Suite 201

## 3,155 SF



# Suite 217

## 891 SF







**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

**Emily Bynum**  
Direct 318.698.1106  
Mobile 318.272.4026  
[EmilyB@Sealynet.com](mailto:EmilyB@Sealynet.com)

**Joe Fleming, LA & TX Licensed Broker Agent**  
Direct 318.698.1108  
Mobile 318.465.0930  
[JoeF@Sealynet.com](mailto:JoeF@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.