



2533-2535 Bert Kouns Industrial Loop
Shreveport, LA 71118

Office Building
For Lease



Sterling Business Center

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Sealy Real Estate Services

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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 \$5.10 SF/yr. Electricity is separately metered.

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Contiguous Space:	891 – 10,418 SF	Lease Rate:	\$13.50 – \$16.50 SF/yr

Available Spaces

	Suite	Size	Type	Rate
■	104	2,587 SF	NNN	\$14.50 SF/yr
■	115 & 117	5,326 – 10,418 SF	NNN	\$13.50 SF/yr
■	119	2,167 – 10,418 SF	NNN	\$14.50 SF/yr
■	121	2,925 – 10,418 SF	NNN	\$14.50 SF/yr
■	201	3,155 SF	NNN	\$13.50 SF/yr
■	217	891 SF	NNN	\$16.50 SF/yr

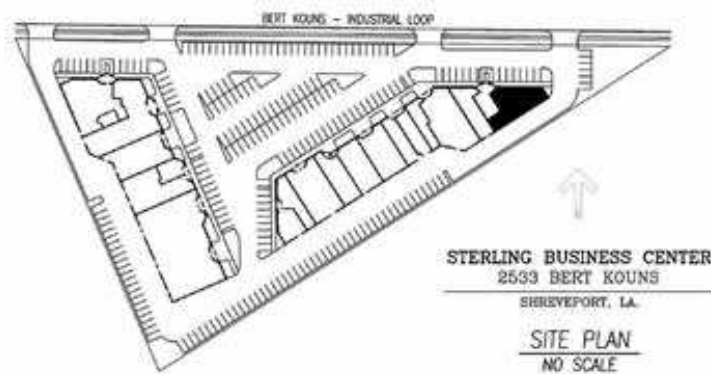
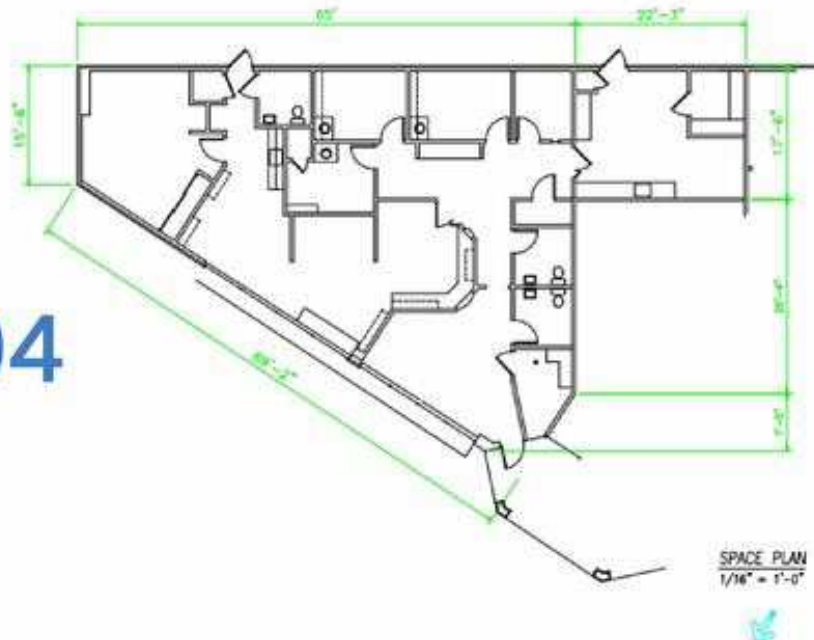
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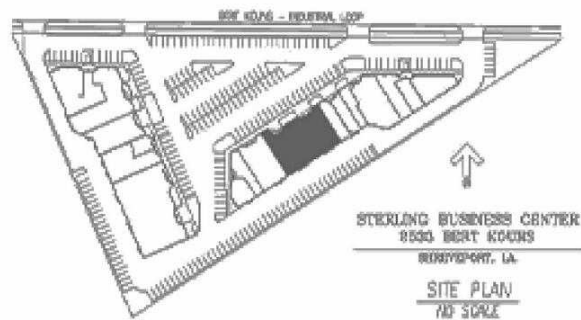
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Suite 104
2,197 SF

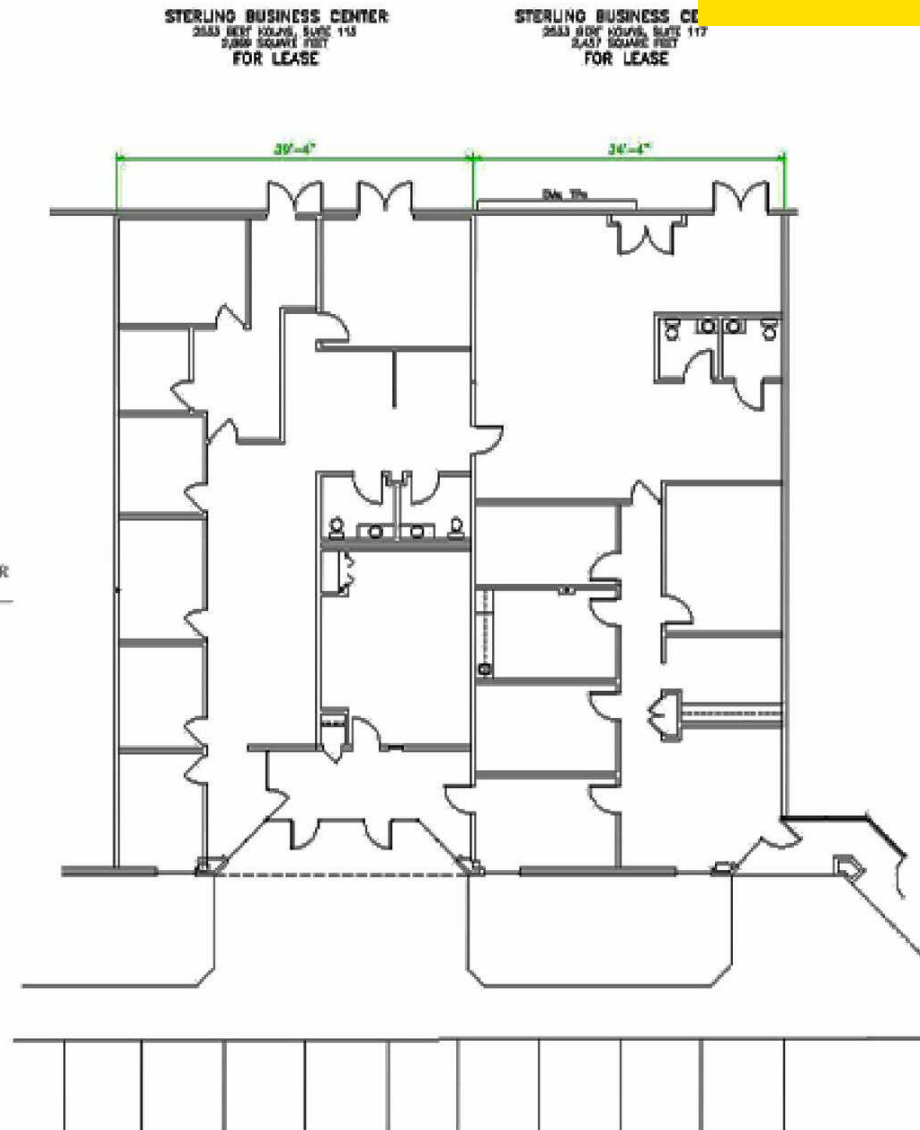


Suite 115 & 117

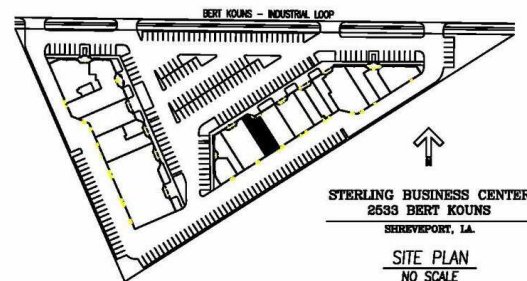
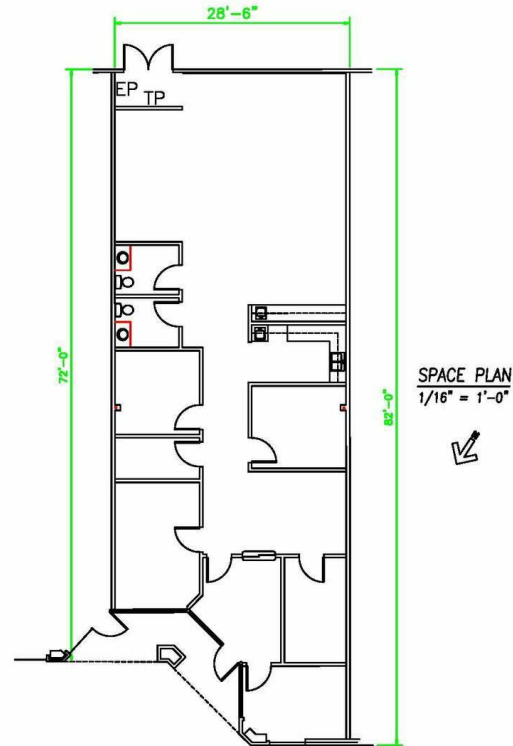
5,326 SF



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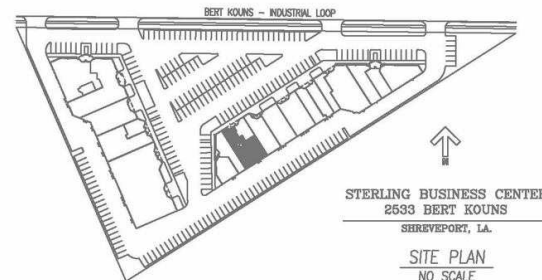
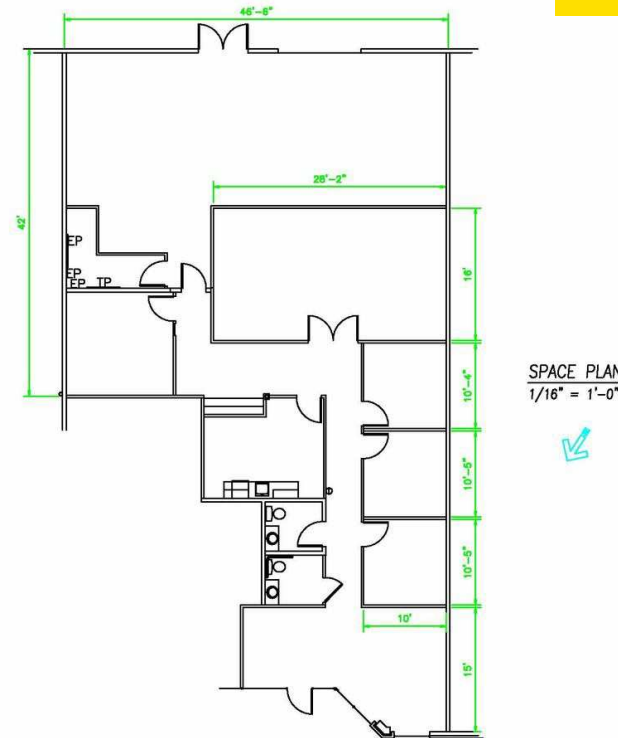


**Suite 119
2,167 SF**



Suite 121

2,925 SF



This space is pending. Contact the agent for more information.

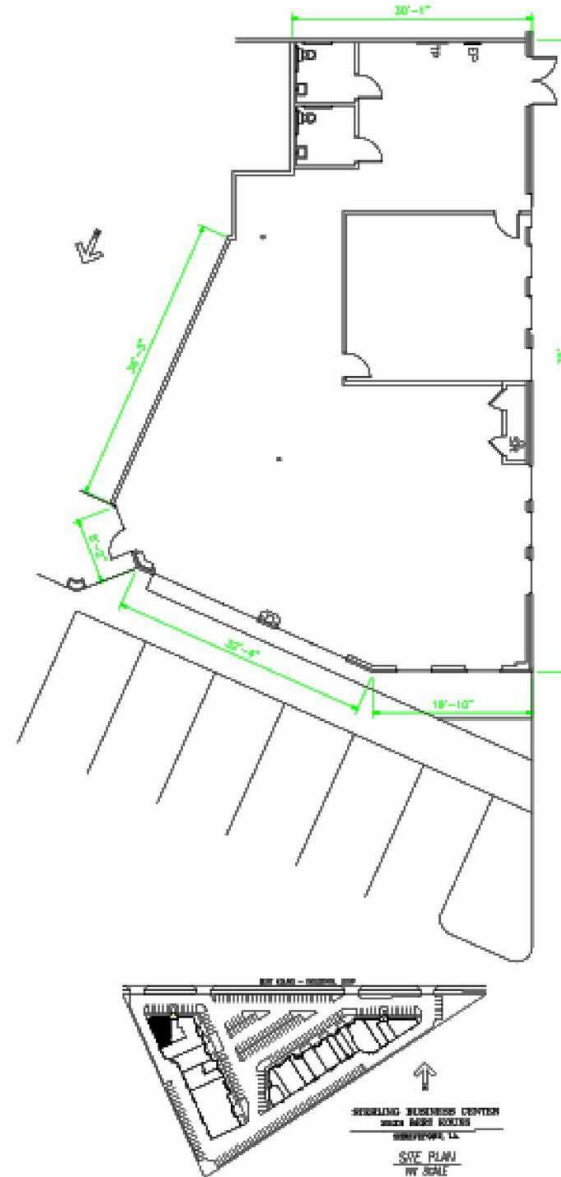
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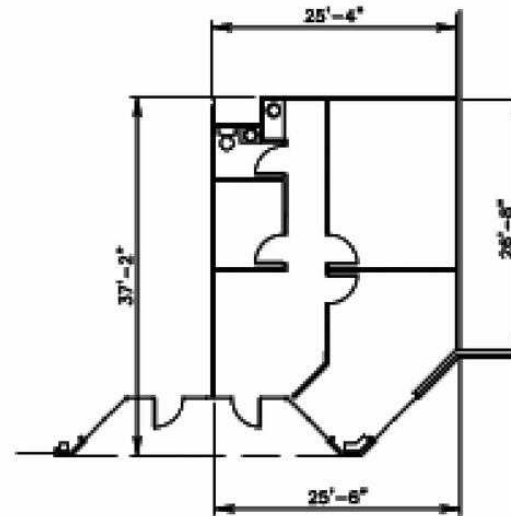
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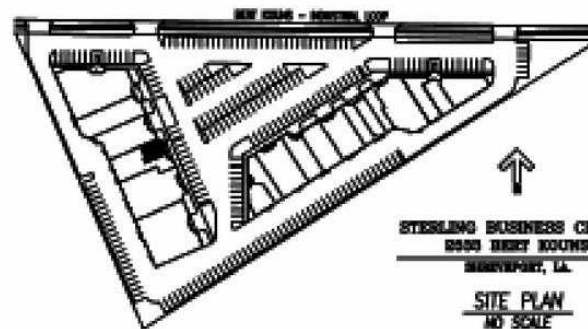
**Suite 201
3,155 SF**



Suite 217
891 SF



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





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