



OFFICE BUILDING AVAILABLE FOR SALE OR LEASE

1ST & 2ND FLOORS | DOWNTOWN SHREVEPORT | 229 MILAM STREET, SHREVEPORT, LA 71101

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229 MILAM HIGHLIGHTS

1st and 2nd floors Available For Sale or Lease

2 FLOORS | 21,178 TOTAL SQ FT | 21,932 CARS PER DAY

Offering High Visibility With Building Naming Rights

BUILDING

- 1st floor – 12,106 SF - Including 2 vaults and conference room
- 2nd floor – 9,072 SF
- All furniture included – including cubicles
- Additional storage in basement

LOCATION & VISIBILITY

- Located in Central Business District, Corner of Milam St. and Market St.
- Quick access to Youree Dr. Hwy 1/North Market, I-20 East and West, and I-49.
- Traffic count - 21,932 Average Cars Per Day (*City of Shreveport*)
- Visibility from I-20 with building naming rights

INFRASTRUCTURE & PARKING

- 33 reserved parking spaces inside fenced area, additional 8 off street parking spaces
- Sprinkled throughout
- Fiber internet
- Back up generator

FOR SALE: \$1,100,000

FOR LEASE: \$15/SQ FT



Downtown Shreveport Office Building For Sale or Lease 229 Milam Street, Shreveport, LA 71101



Side Entrance on Milam Street



Main Entrance on Market Street



Corner Entrance Milam/Market



1st Floor Main Lobby



1st Floor Former Bank Lobby



1st floor Reception and Private Offices



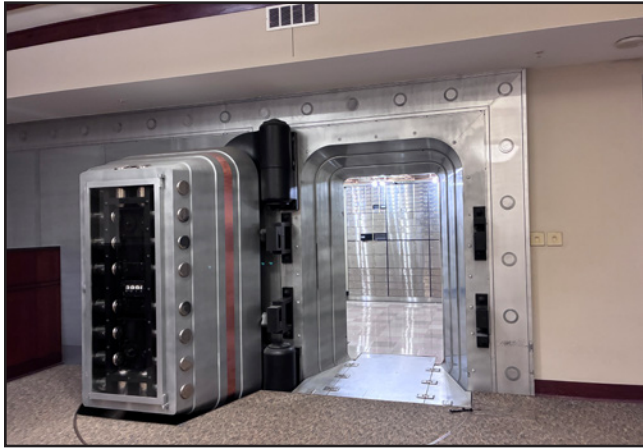
1st Floor Private Offices



1st Floor Former Teller Area



1st Floor Office



1st Floor Vault



1st Floor Vault



1st Floor Vault



1st Floor Conference Room



1st Floor File Room



1st floor Breakroom



1st Floor



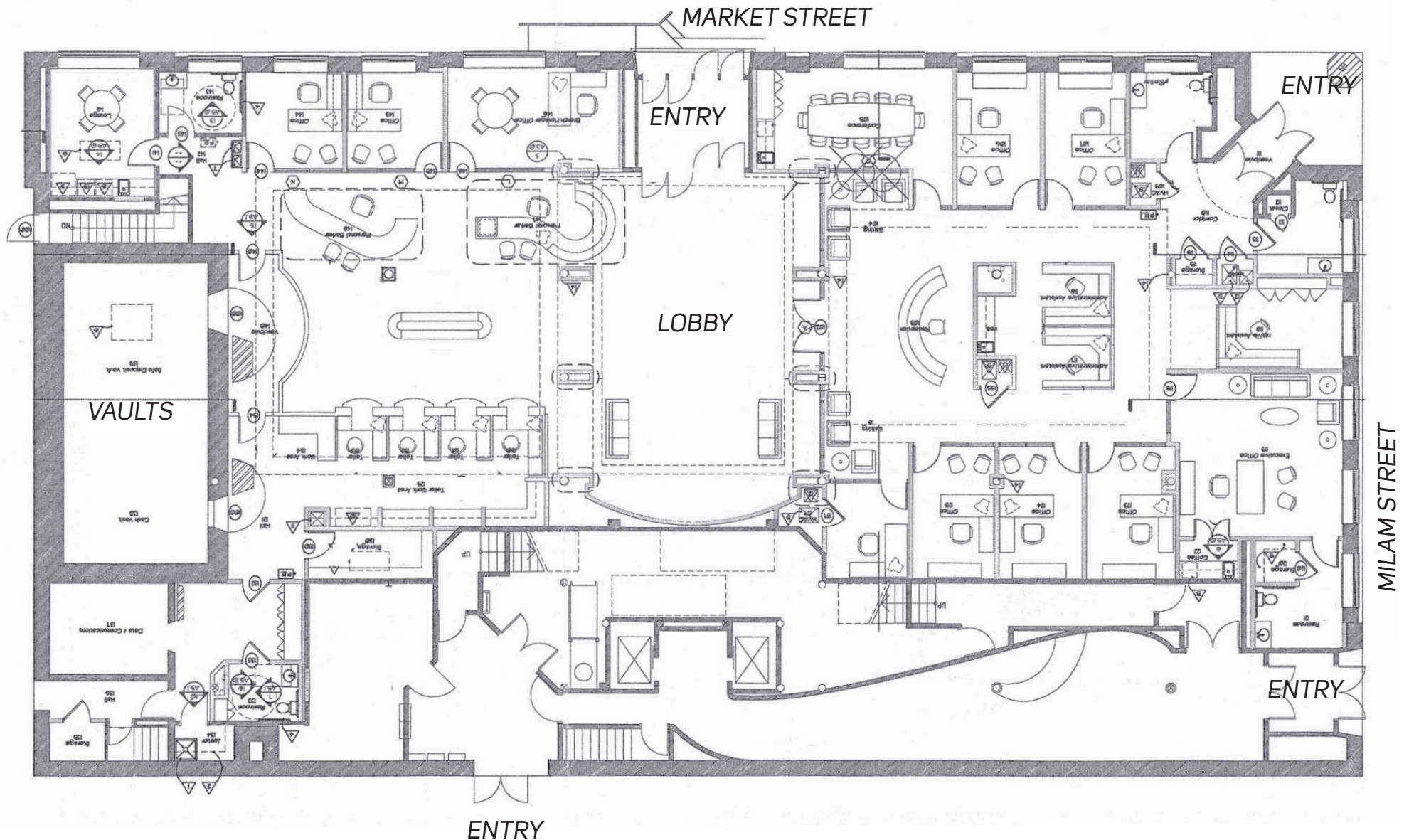
1st Floor



1st Floor

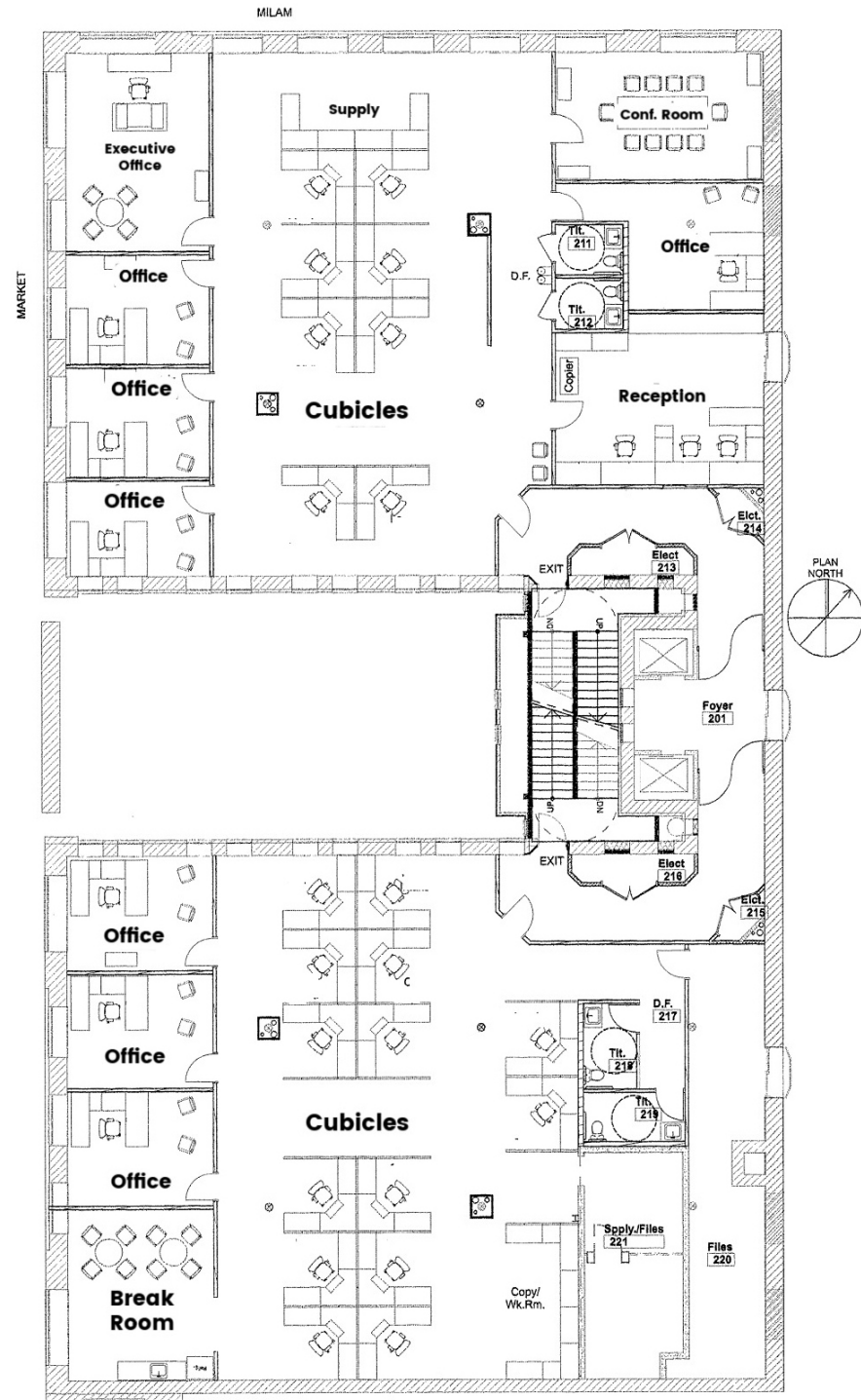
1ST FLOOR

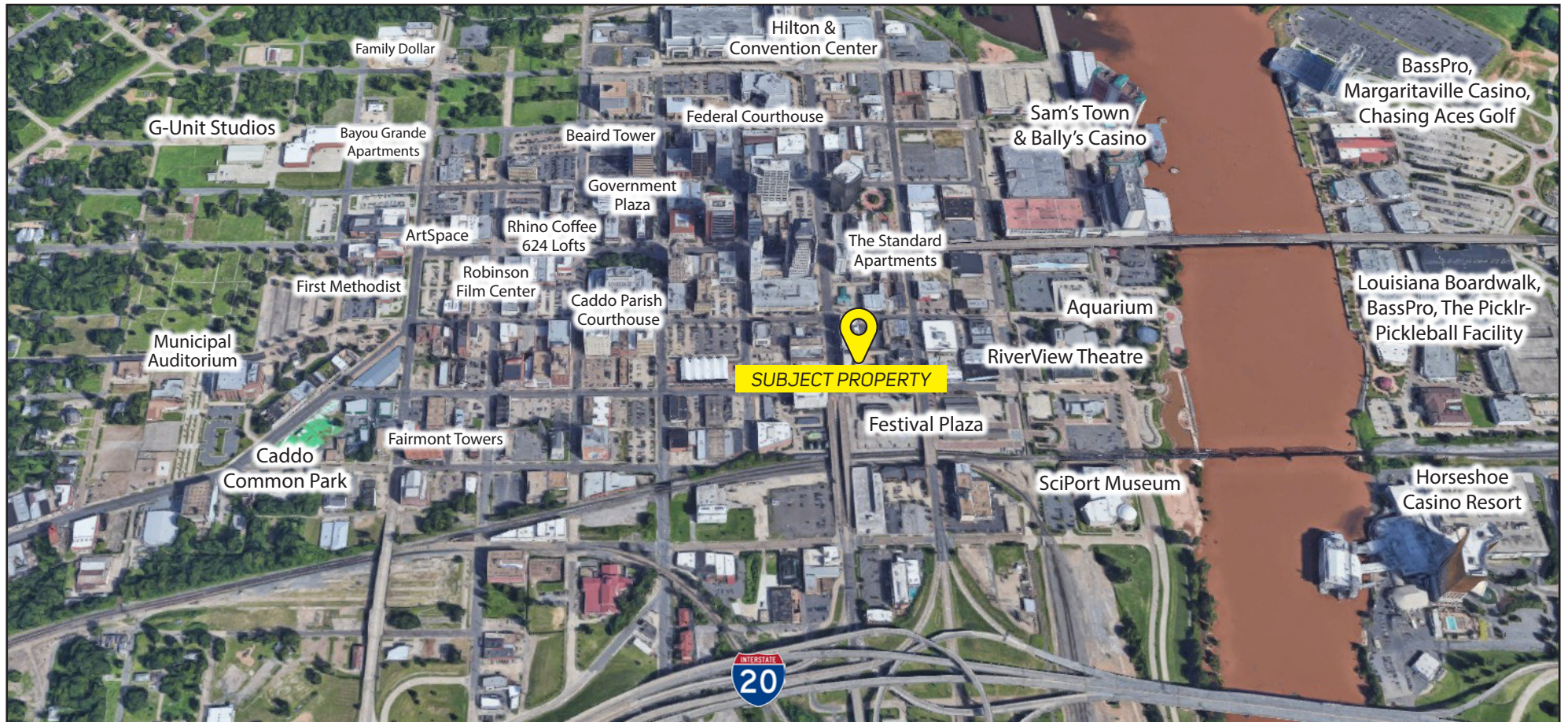
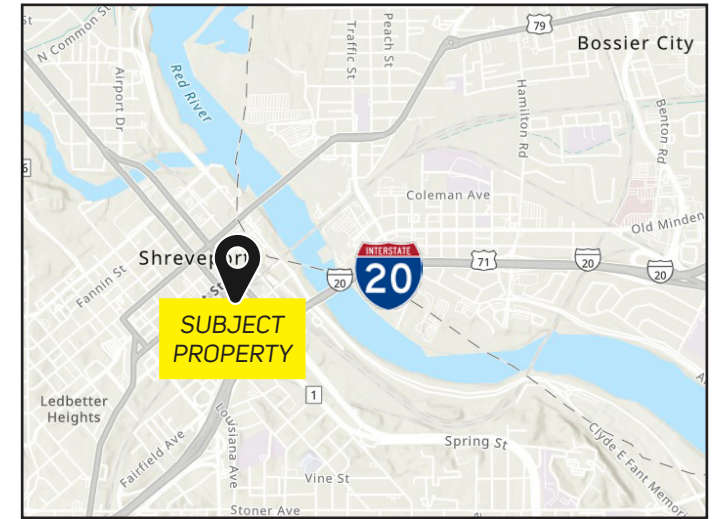
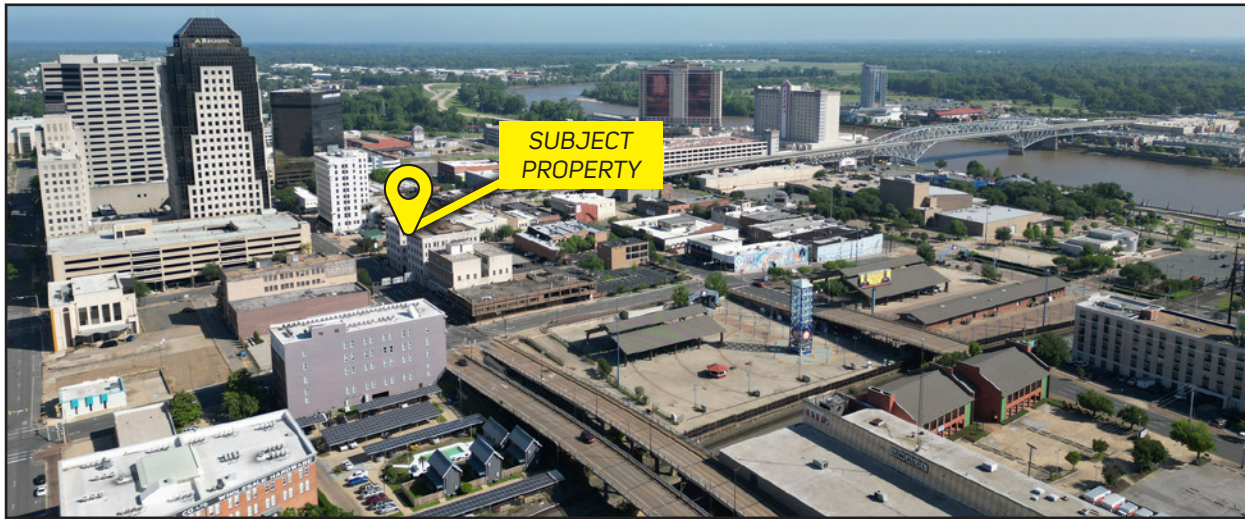
12,106 sq ft



2ND FLOOR

2 Suites each 4,536 sq ft or whole floor 9,072 SF





DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2025 Total Daytime Population	15,560	88,929	162,260
Workers	14,296	60,129	96,644
Residents	1,264	28,800	65,616

Population	1 mile	3 miles	5 miles
2010 Population	2,537	56,673	135,561
2020 Population	1,967	50,456	121,263
2025 Population	1,780	47,705	115,276

Households			
2010 Total Households	1,050	22,955	55,002
2020 Total Households	897	21,701	51,785
2025 Total Households	883	21,589	51,384

Average Household Income			
2025 Average Household Income	\$27,717	\$57,042	\$71,083
2030 Average Household Income	\$28,470	\$62,240	\$77,301

