



# WILLIAMSBURG OFFICE SPACE FOR LEASE

2020 E. 70<sup>TH</sup> STREET, SHREVEPORT, LA 71105

## OFFICE SPACES AVAILABLE

- Ranging in Size and Customizable to Meet Specific Business Needs
- One, Three or Four-Room Lease Spaces Available
- Largest Available Space is 1,656 Square Feet
- Building Offers High Speed Internet Service with Redundancy and Great Cost-Saving Rates
- Convenient Location to Southeast Shreveport and South Bossier. Also Convenient to Downtown Shreveport and North Bossier and Shreveport Areas Via the Clyde Fant Parkway



To see a video of this property, visit this link:  
<https://youtube.com/shorts/ywvcH2pKil0>

For more information, contact:

**Michele Sauls, Associate Broker | 318.222.2244**

**msauls@vintagerealty.com | vintagerealty.com**

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# WILLIAMSBURG ATTRACTIVE OFFICE SPACE FOR LEASE

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**Williamsburg has all the look of a traditional office/business property but offers some of the best and most current amenities in our city/market area.**

- Various size office suites available from 272 SF to 1,656 SF
- Landlord will remodel to meet Tenant's office requirements
- Building is elevator served and has generous parking
- **HIGH SPEED INTERNET** – Williamsburg has an optional high-speed internet service available to tenants. The primary system provider is Conterra Internet Services, with back-up service provided by Comcast if there is a loss of service with Conterra. This **redundancy** of service means that it will be a rare circumstance for a tenant to lose access to internet services. This elective service is \$125 a month. The service provided is 50 MB upload and a 50 MB download. Additional bandwidth or connections are available for a fee. This service is optional; is on a month-to-month basis; and is independent of any rental agreement. All of this will, for most tenants, create cost savings, improve efficiency of service, and reduce interruptions of internet service.
- **ACCESS AND SECURITY SYSTEM** - Building is available 24/7; access is granted after hours via individual access codes.



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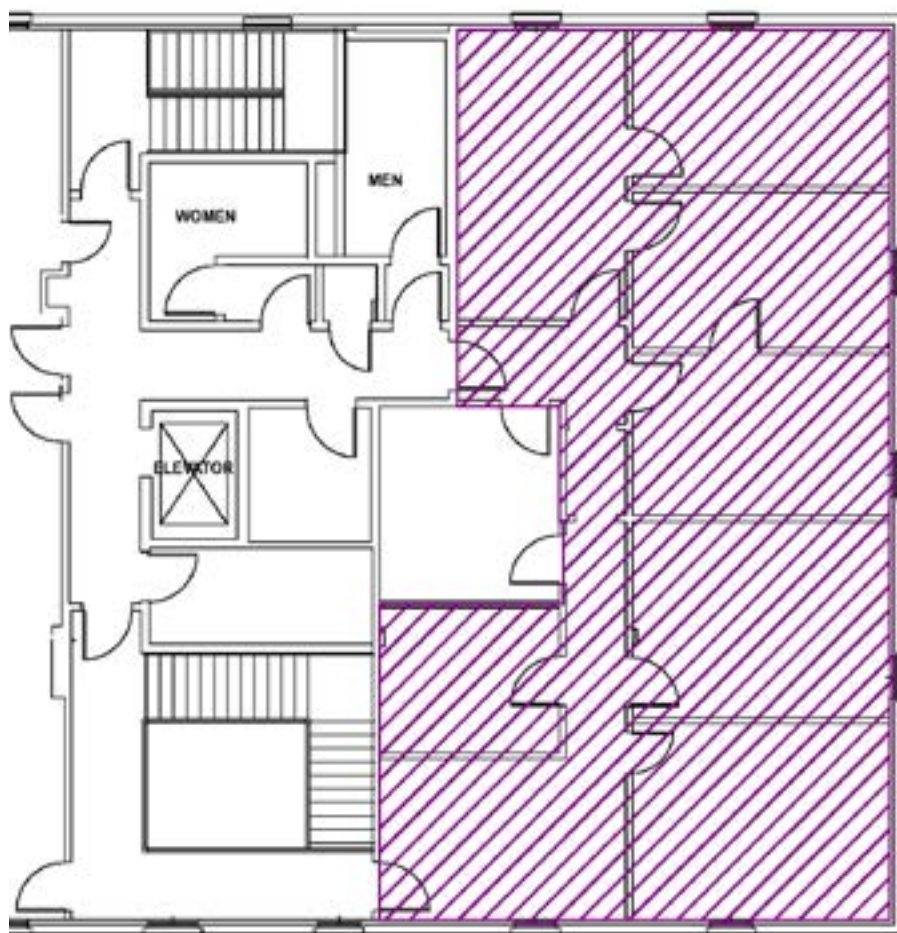
# WILLIAMSBURG ATTRACTIVE OFFICE SPACE FOR LEASE

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## 2nd Floor Available Space

### Illustration One

Suite 202 - 1,656 sq ft



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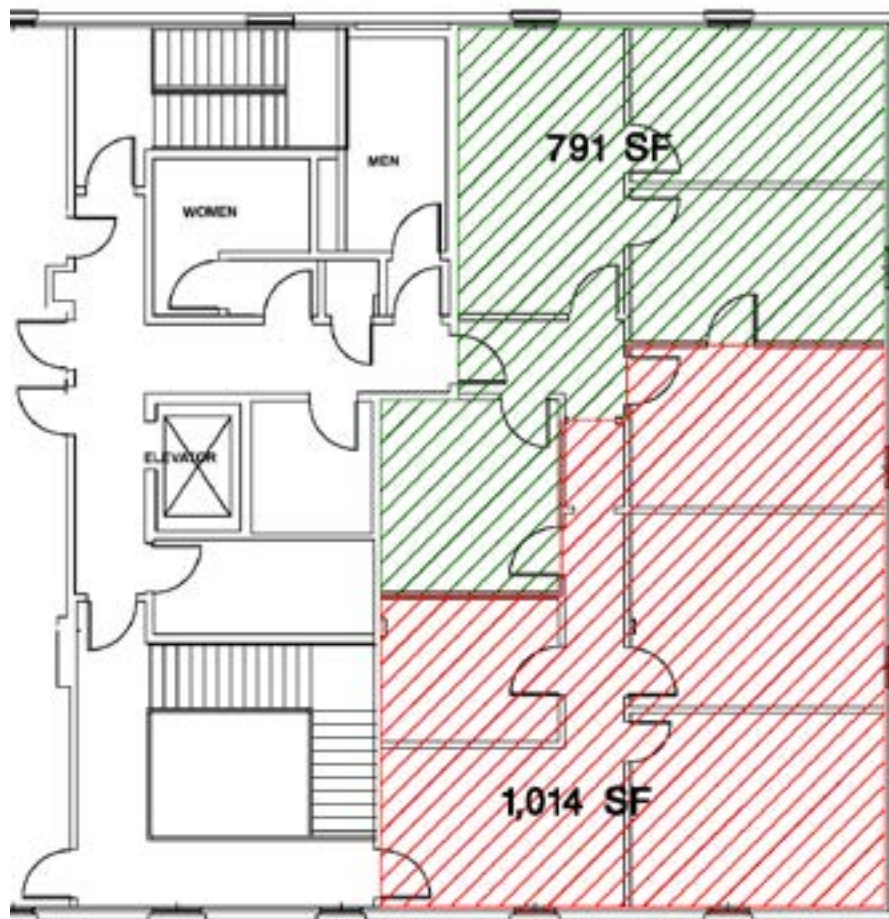
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## 2nd Floor Available Space

### Illustration Two

Two smaller suites available:  
791 sq ft and 1,014 sq ft



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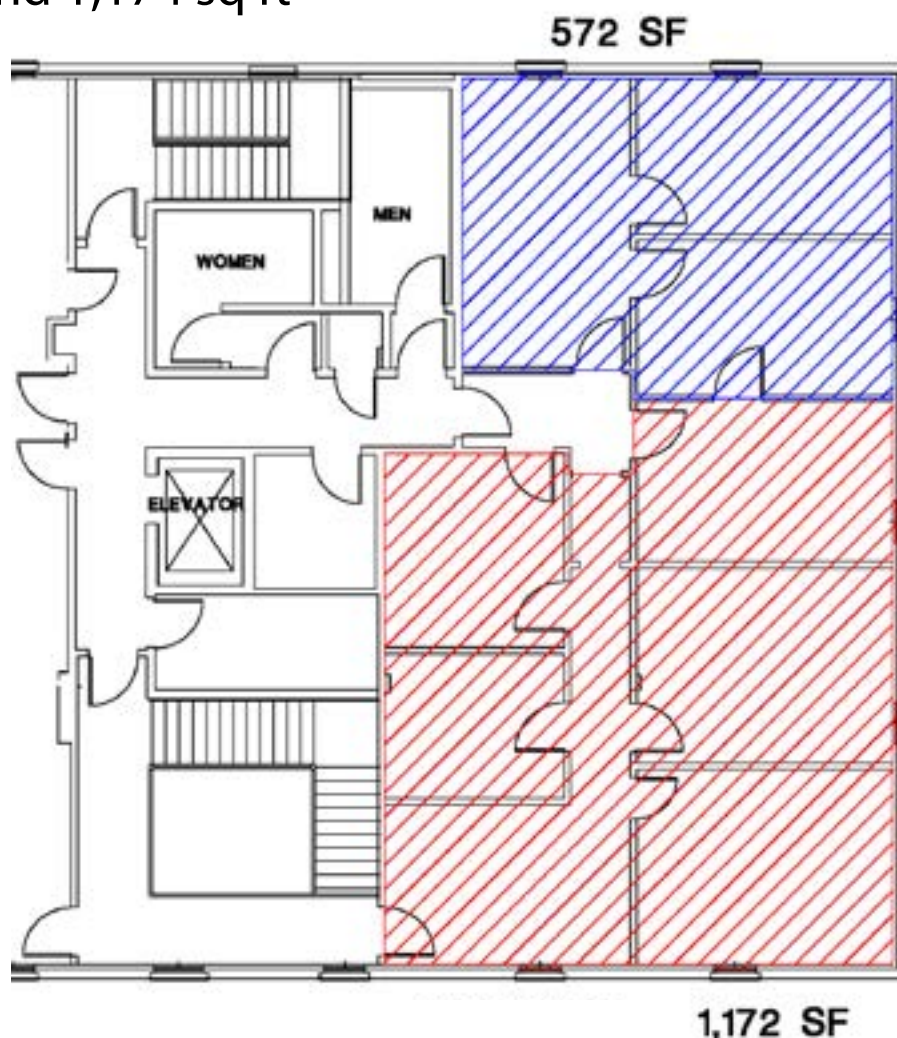
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## 2nd Floor Available Space

### Illustration Three

Two smaller suites available:

572 sq ft and 1,174 sq ft



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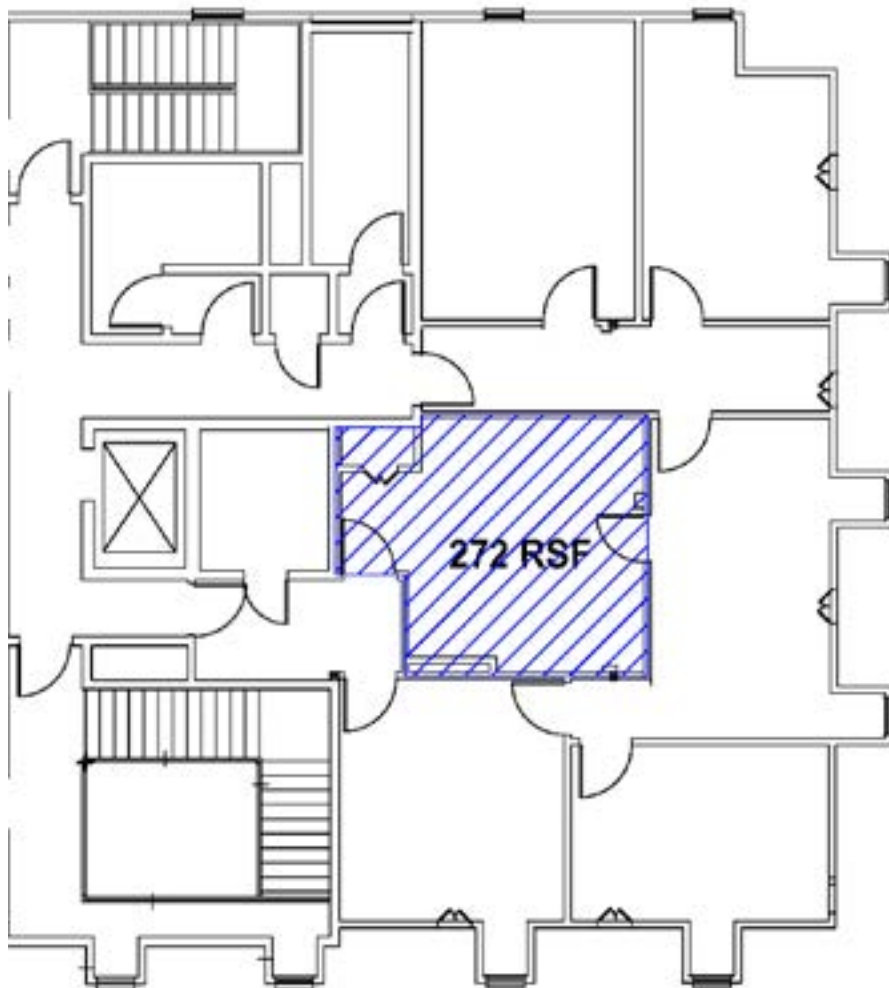


# WILLIAMSBURG ATTRACTIVE OFFICE SPACE FOR LEASE

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## 3rd Floor Available Space

Suite 302 - 272 sq ft



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