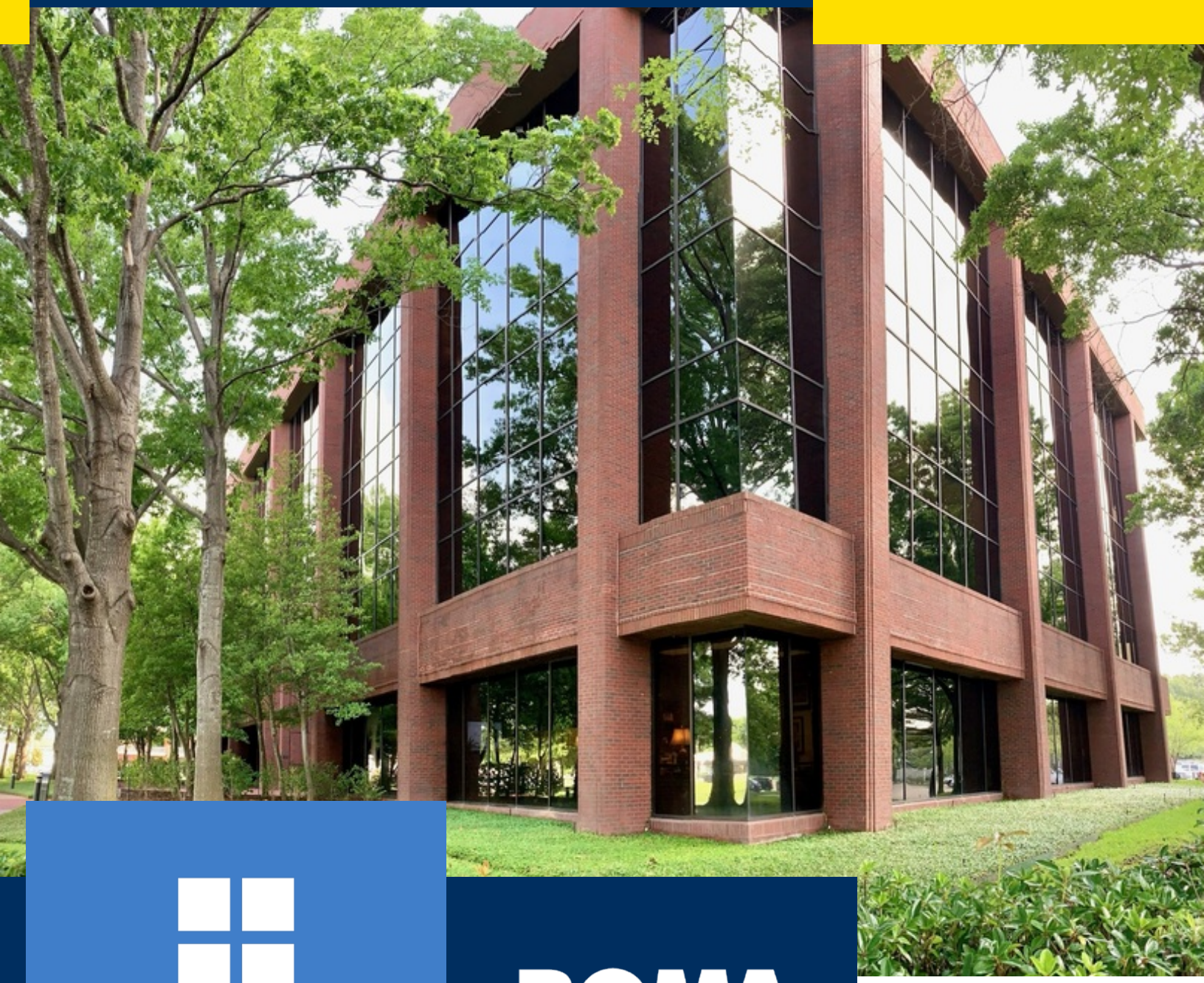
SEALY & COMPANY

6425 Youree Drive
Shreveport, LA 71105

Full-Service
Executive Building
For Lease



BELLEMEAD CENTRE

BOMA 360 PERFORMANCE PROGRAM®
DESIGNATED BUILDING

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

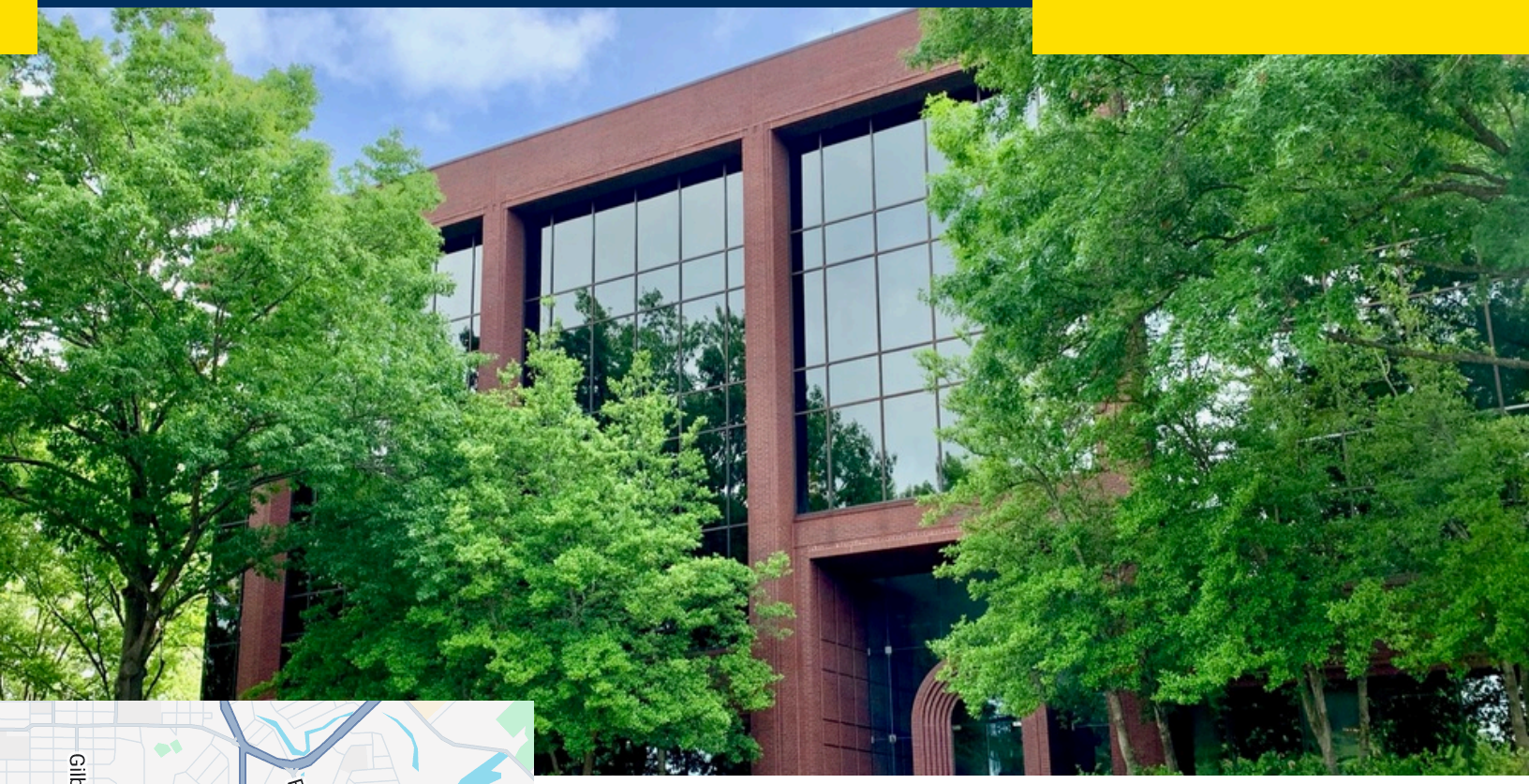
318.222.8700
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Offering Summary

Lease Rate:	$20 - $23/SF/Yr
Lease Type:	Full-Service Gross
Building Size:	87,894 SF
Available SF:	1,705 - 4,525 SF
Total Available SF:	11,561 SF
Lot Size:	6.67 Acres
Year Built:	1987
Zoning:	C-3
Market:	LA-Shreveport

Location Overview

Located within the busiest corridor of Shreveport (Youree Drive/E 70th Street), One Bellemead Centre offers the ideal location with Youree Drive access and visibility, as well as access to both Interstate 49 and 20 (less than five miles away), and LA Interloop 3132 (less than two miles). The 6.67-acre location provides ample parking with Centre's 319 complimentary spaces to the rear of the five-story building.

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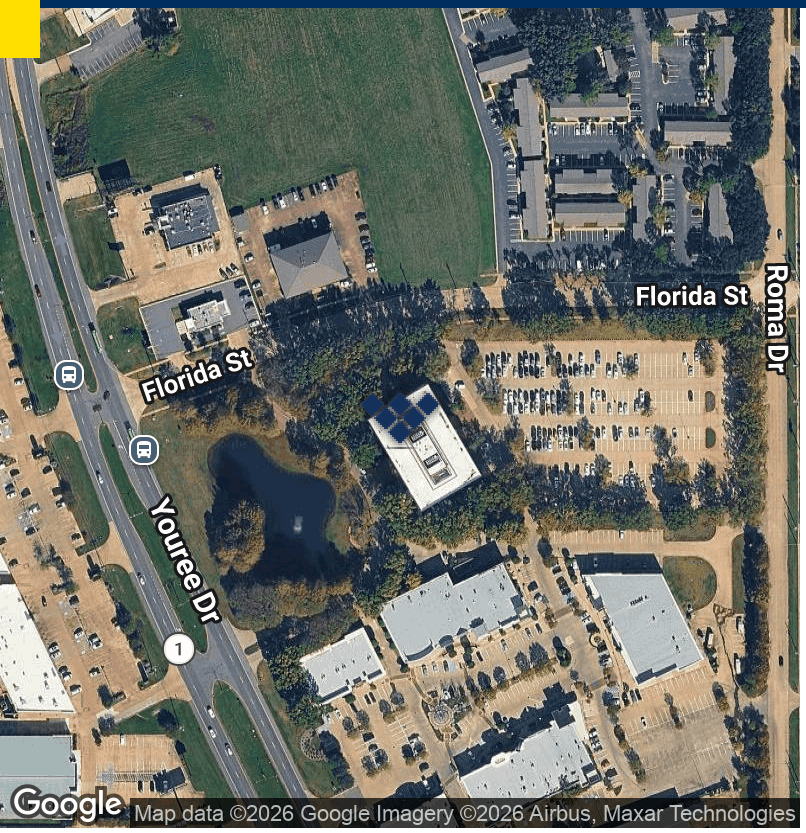
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Building Name	One Bellemead Centre
Property Type	Full-Service Executive
Building Class	A
Number of Floors	5
Parking Spaces	319

One Bellemead Centre consists of a Class A five story suburban office building located on a 6.67 acre site, featuring an ornamental lake and fountain. This beautifully landscaped pristine office property is highly visible on Youree Drive and is located in rapidly growing and developing Southeast Shreveport. Clear span columns, flush with the outside of the building provide unobstructed corner views. The front entrance and the parking lot entrance to One Bellemead Centre are through identical arched brick vestibules into a two-story atrium space on either side of the ground floor elevator lobby. There are 319 complimentary parking spaces to the rear of the building on a concrete surface parking lot. A card reader security system is available for after-hour access. Janitorial service is provided nightly Monday through Friday to all Lessees, excluding holidays.

- Nightly Janitorial Service
- Modern 155-ton HVAC System
- Beautifully Landscaped & Ornamental Lake with Fountain
- FOB System Controls Access After Hours
- On-Site Management/ Maintenance
- Automatic Wet Pipe Sprinkler System
- Free Parking
- Adjacent to the Upscale Center Shoppes at Bellemead
- On-Site Mailboxes, UPS & FedEx with Daily Pick-up Service
- On-Site Vending
- T1 Lines with Telephone Demarcation on Each Floor

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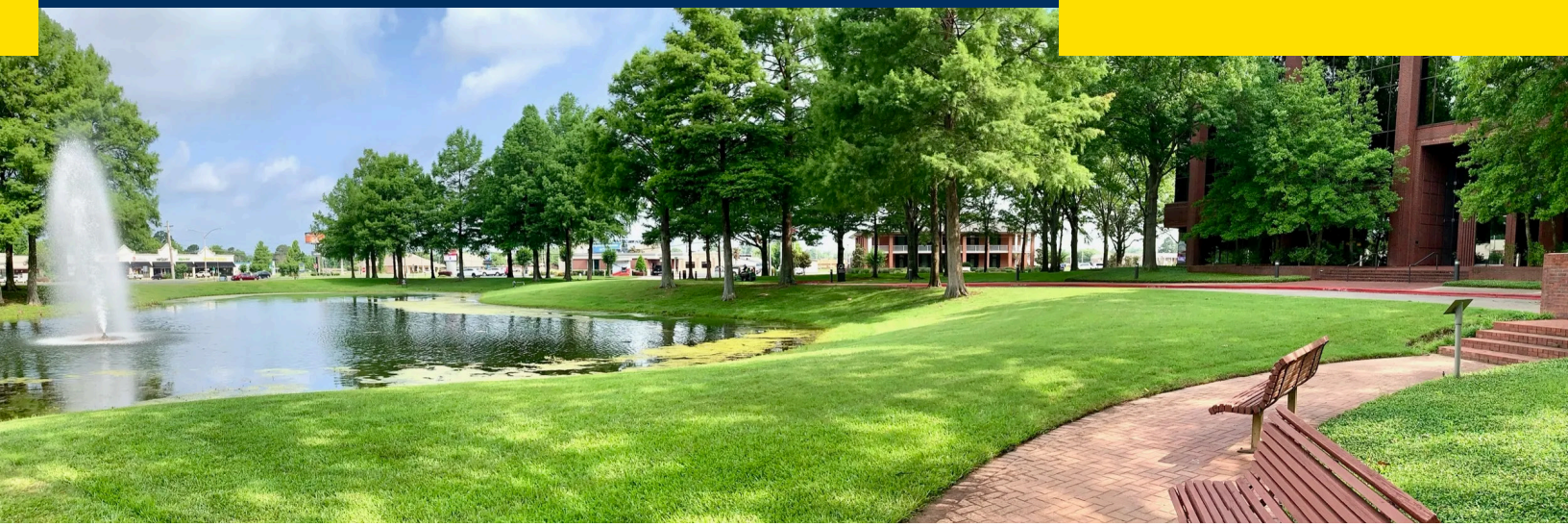
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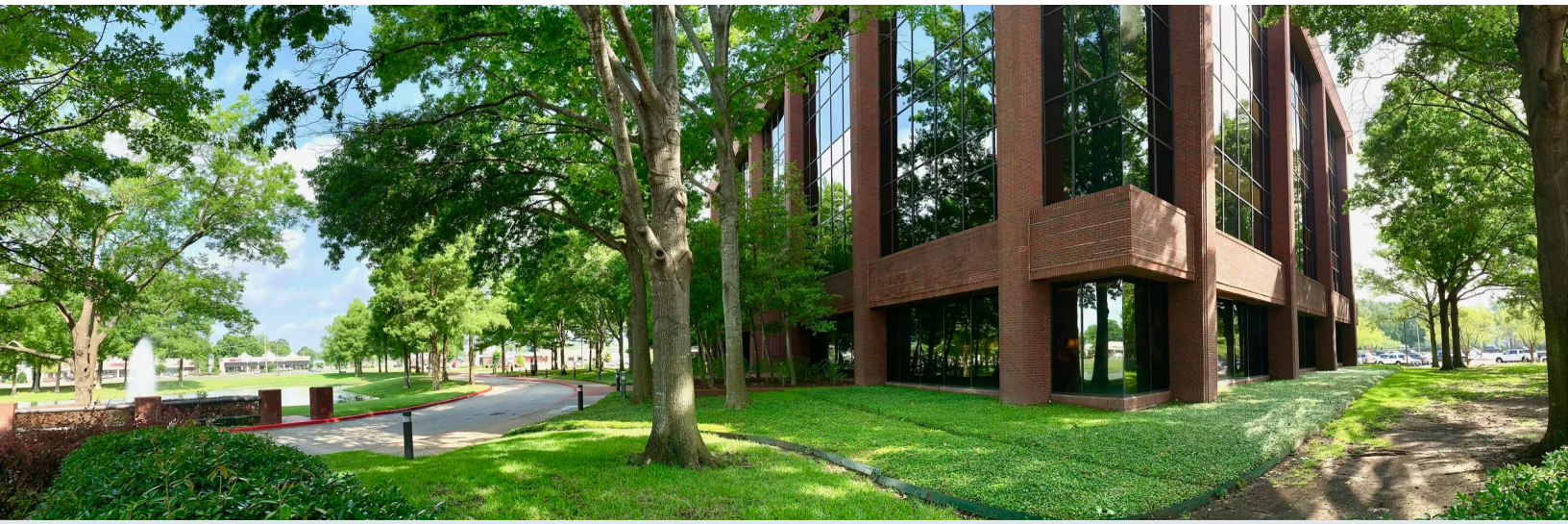
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	9,057 SF	Lease Rate:	$20 - $23 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Plan
210	2,504 SF	Full Service	$23.00 SF/yr	View Here
210-220	4,525 SF	Full Service	$23.00 SF/yr	View Here
220	2,021 SF	Full Service	$20.00 SF/yr	View Here
315	1,705 SF	Full Service	$23.00 SF/yr	View Here
520	3,163 SF	Full Service	$23.00 SF/yr	View Here
590	2,168 SF	Full Service	$23.00 SF/yr	View Here

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BELLEMEAD CENTRE

One Bellemead Centre is a BOMA 360® Performance Program–designated building, a recognition awarded by the Building Owners and Managers Association (BOMA) International to properties that meet rigorous standards for operational excellence.

The BOMA 360® designation evaluates a building's day-to-day management practices across multiple operational categories including building operations, life safety and security, energy performance, sustainability, and tenant relations. Buildings earning this designation demonstrate a commitment to maintaining high standards in both physical operations and tenant service.

For prospective tenants, this certification reflects a professionally managed property where building systems, safety procedures, and operational practices are regularly evaluated against industry benchmarks—supporting a reliable, well-maintained, and responsive office environment.

What BOMA 360® Certification Means *For Tenants:*

- **Professionally managed building operations aligned with national industry standards.**
- **Strong focus on life safety, security protocols, and building preparedness.**
- **Efficient building systems and operational performance.**
- **Responsive property management and tenant service practices.**



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