SEALY & COMPANY

6009 Financial Plaza
Shreveport, LA 71129

Office For Lease
NOW FOR SALE





Offering Summary

Sale Price:	$900,000 ($78.95/SF)
Lease Rate:	$12 - 16 SF/Year (Full Service)
Building Size:	22,800 SF
Available Lease SF:	588 - 13,684 SF
Lot Size:	3 Acres
Year Built/Renovated:	1983 / 2026
Number of Floors:	2
Parking Spaces:	88
Zoning:	B-3

Property Highlights

- Class A Office Building Newly Renovated
- Office Building Naming Rights Available – Contact Agent
- Flexible Floor Plans & Free On-Site Parking
- Backup Generator
- Multiple Furnished Suites with 'High-End' Furnishings
- Free on-site parking
- Elevator Access

Sealy Real Estate Services
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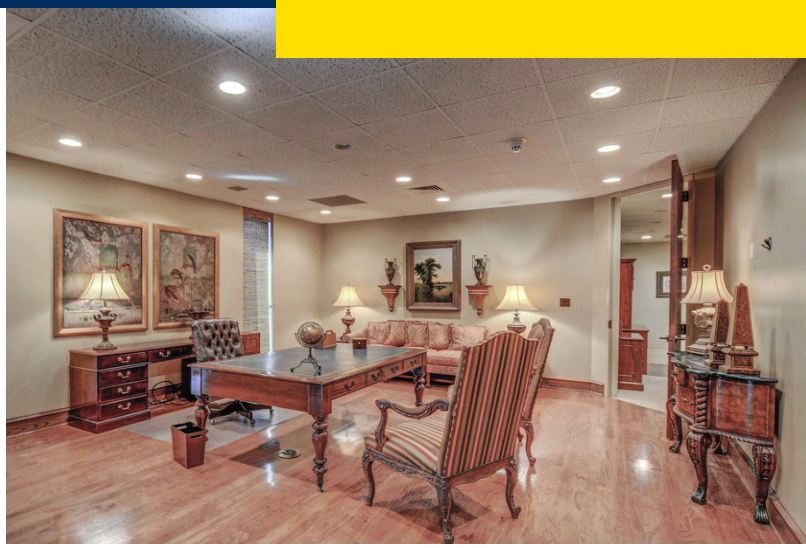
Property Overview Details

Modern and versatile, this Class A property offers flexible floor plans that accommodate various office-space configurations. Recently renovated and under new ownership, 6009 Financial Plaza includes an operational backup generator, on-site free parking with local and onsite management available; as well as a NEW HVAC SYSTEM INSTALLED in 2021.

The first floor features an entryway corridor, small and large offices, and a large symposium room with seating and a presentation area configured for training conferences, seminars, and special events. The second-floor suite spaces include a common break room, open hallway, versatile suite configurations, and access via elevator and two stairwells. Flexible floor plans -Several suites are complete with 'high-end' furnishings.

I-20 visibility and quick access to Shreveport Regional Airport and major thoroughfares: I-20, Inner Loop Expressway, Bert Kouns Industrial Loop, West 70th Street and Pines Road. -12-minute drive to downtown Shreveport/Bossier City.









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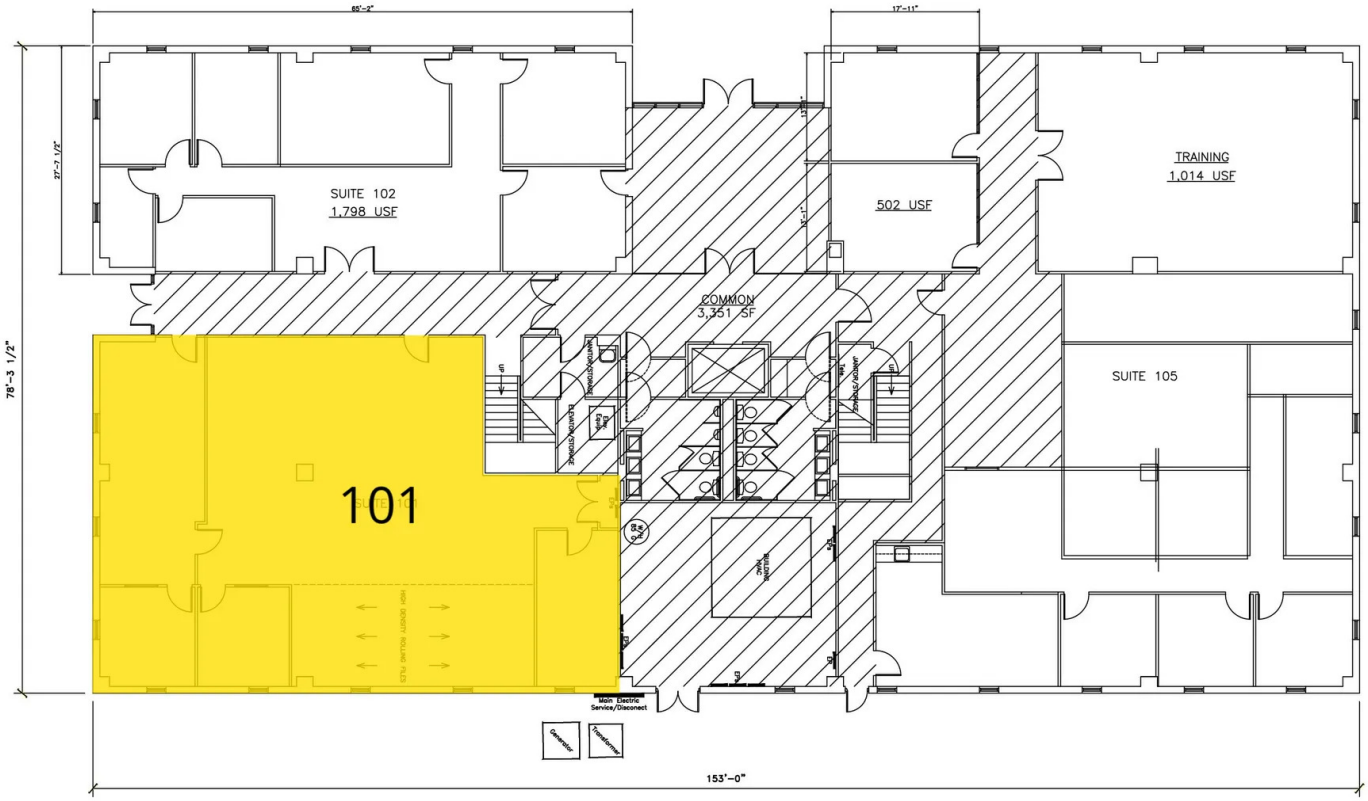
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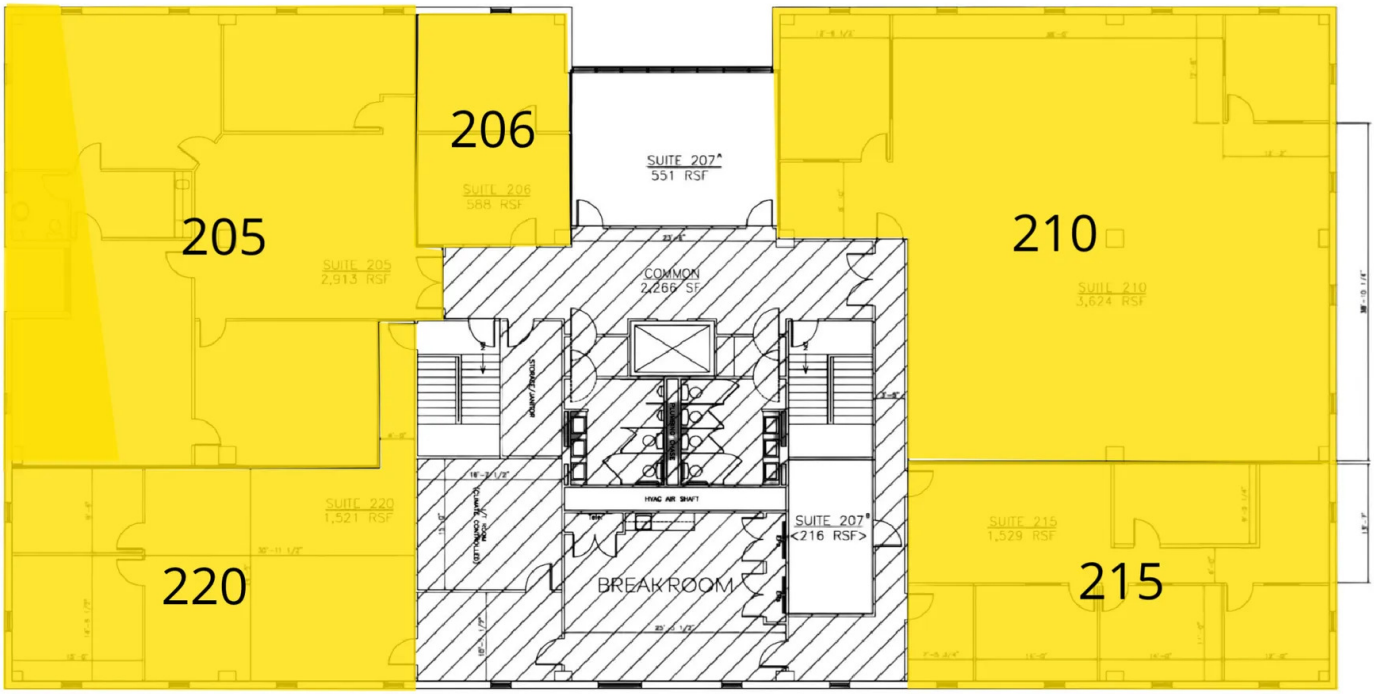
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Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	588 - 13,684 SF	Lease Rate:	$13 - $16 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
101	Available	2,958 SF	Full Service	$15.50 SF/yr
101 -220 1st and 2nd floor Joint Access	Available	588 - 13,684 SF	Full Service	$12.00 SF/yr
205	Available	2,913 SF	Full Service	$15.50 SF/yr
206	Available	588 SF	Full Service	$16.00 SF/yr
210	Available	3,624 SF	Full Service	$13.00 SF/yr
215	Available	1,529 SF	Full Service	$15.00 SF/yr
220	Available	1,521 SF	Full Service	$14.00 SF/yr

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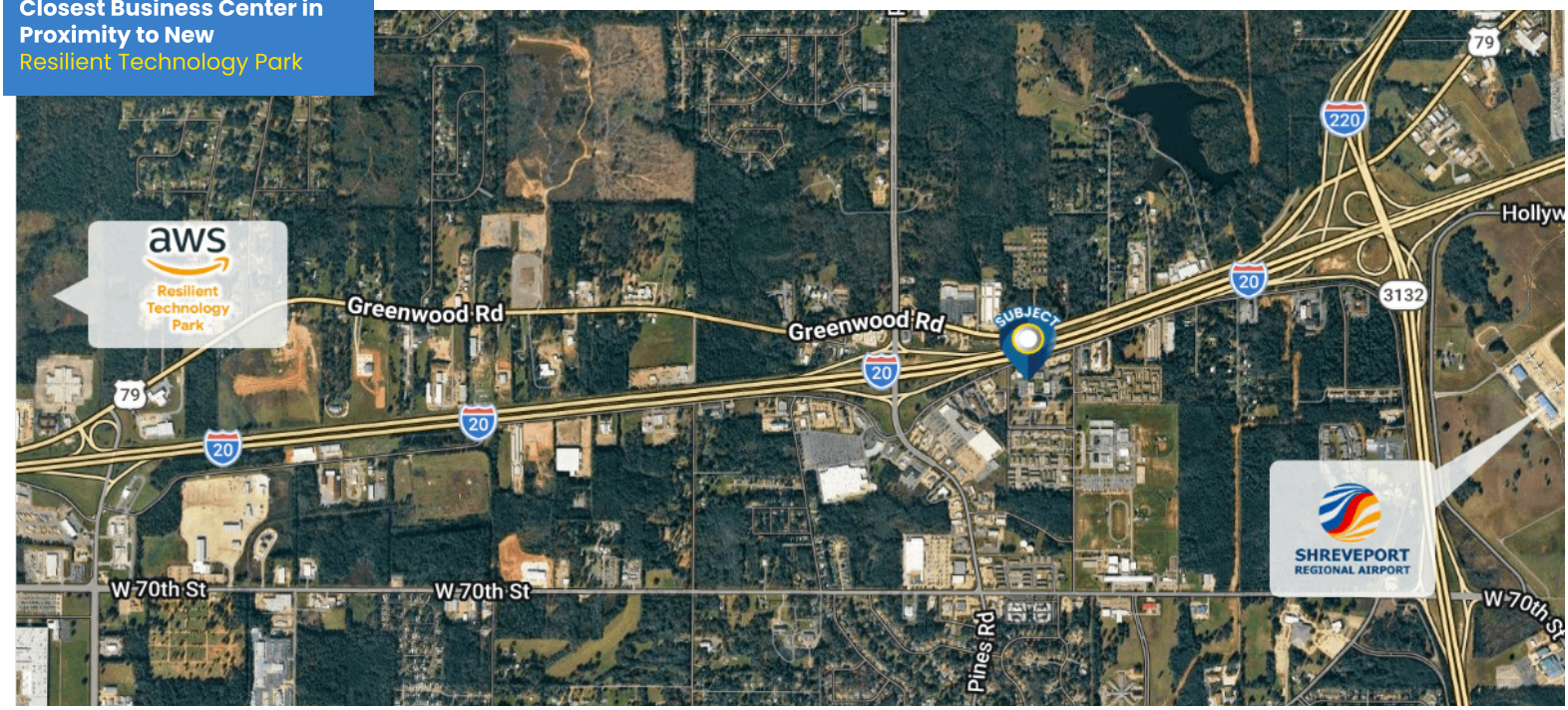
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Closest Business Center in Proximity to New
Resilient Technology Park



Infrastructure Highlights

6009 Financial Plaza is strategically located in West Shreveport near the 313-acre Resilient Technology Park, with convenient access via I-20 and Greenwood Road. In August 2026, Amazon announced a $6 billion data center campus at the park, bringing its planned investment across Northwest Louisiana to approximately $18 billion. The Shreveport campus is expected to create 210 direct jobs and generate additional demand from contractors, vendors, and professional service providers. This proximity positions 6009 Financial Plaza near one of the region's most significant emerging technology and infrastructure developments.



Rendering Sourced from AWD Data Centers: https://aws.amazon.com/trust-center/data-center/

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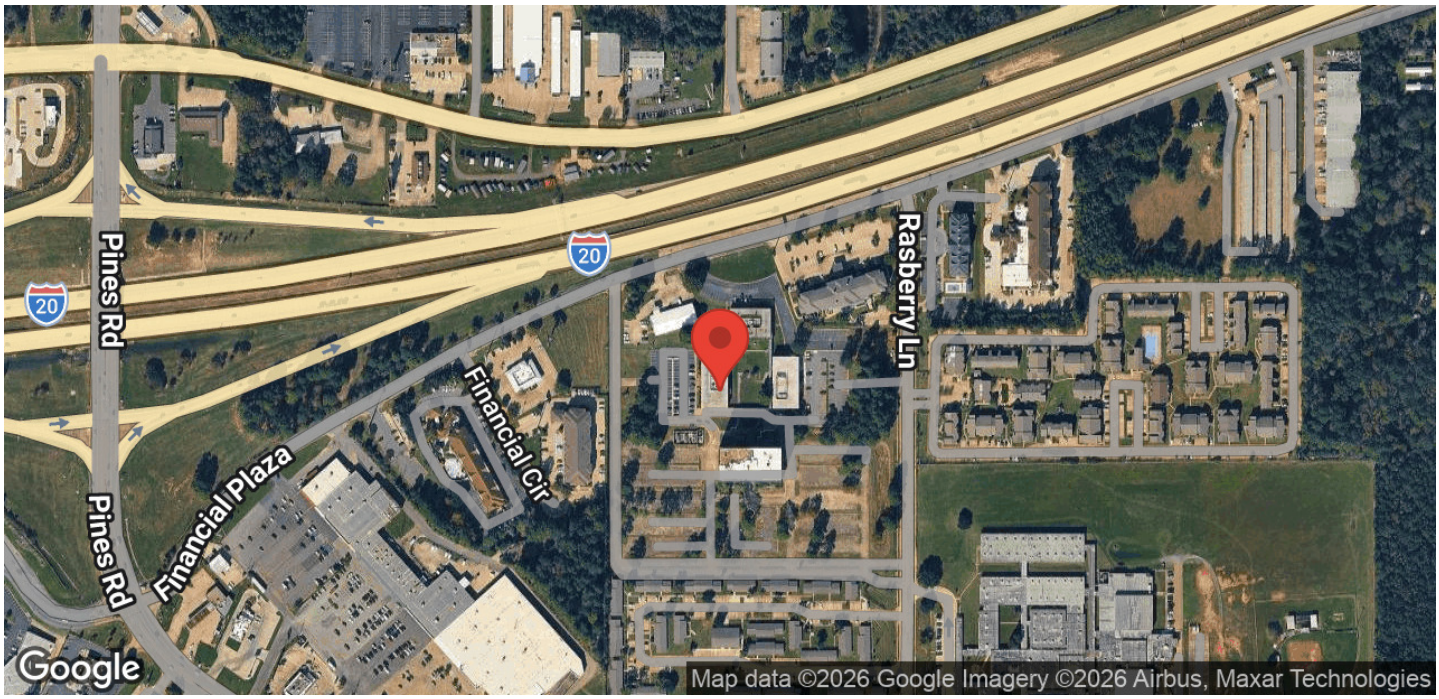
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