

1923 Southern Loop Shreveport, LA 71106

Office Building For Sale & Lease

Southern Loop OFFICE CONDOS

Roger A. DeKay, CCIM Direct 318.698.1107 Mobile 318.426.8409 RogerD@Sealynet.com

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700 www.sealynet.com

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Property Overview

Newly constructed office condos are ideally located in the growing south Shreveport area. Three buildings with 1,000 SF office condo suites move-in ready with modern build-out. Custom build-out is available. Southern Loop Office Condos sit adjacent to Johnny's Pizza on Southern Loop on approximately two acres. The property features 300' of frontage on Southern Loop and contains 70 parking spaces.

Location Overview

The property offers ideal access sitting between I-49 and Ellerbe Road. It's located on the corner of Southern Loop and Norris Ferry. Southeast Shreveport has seen widespread commercial and residential progress, making it the fastest growing area in town. The upper-income developments of the Ellerbe Road and Southern Loop area are greatly enhancing the property value.

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SEALY & COMPANY

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Sale Price	\$239,950 - \$259,950
Lease Price NNN	\$2,150 / \$2,350
NNN (Annual)	\$9.01/SF/YR
Location Information	
Building Name	Southern Loop Office Condos
Street Address	1923 Southern Loop
City, State, Zip	Shreveport, LA 71106
County	Caddo
Market	LA-Shreveport
Sub-market	South
Cross-Streets	Southern Loop and Norris Ferry

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	C-2
Lot Size	1.96 Acres
APN #	161329076000200
Lot Frontage	245 ft

Click Here to view space and site plans



Click Here to view available spaces

Building Information

Building Size	23,000 SF
Building Class	А
Tenancy	Multiple
Suite Space Size	1,000 SF
Office Space	23,000 SF
Number of Floors	1
No. of Buildings	5
Year Built	2022

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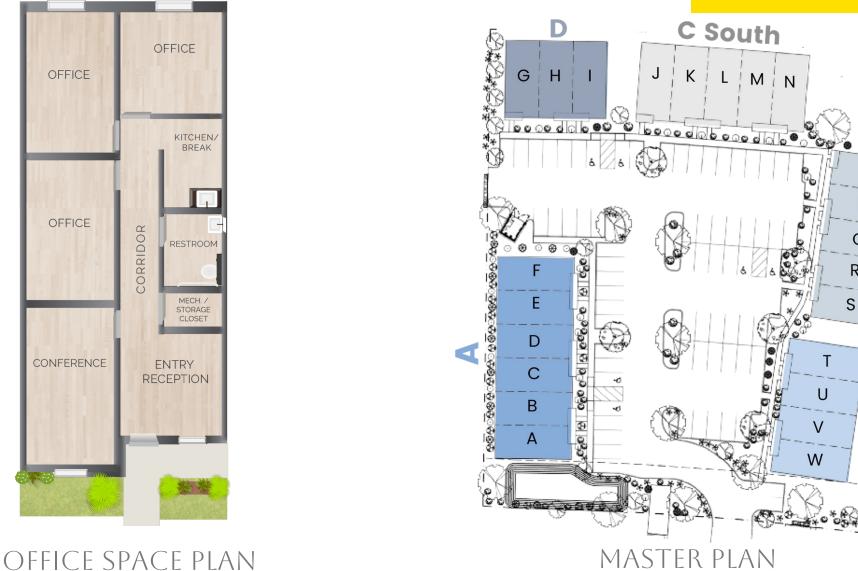
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MASTER PLAN

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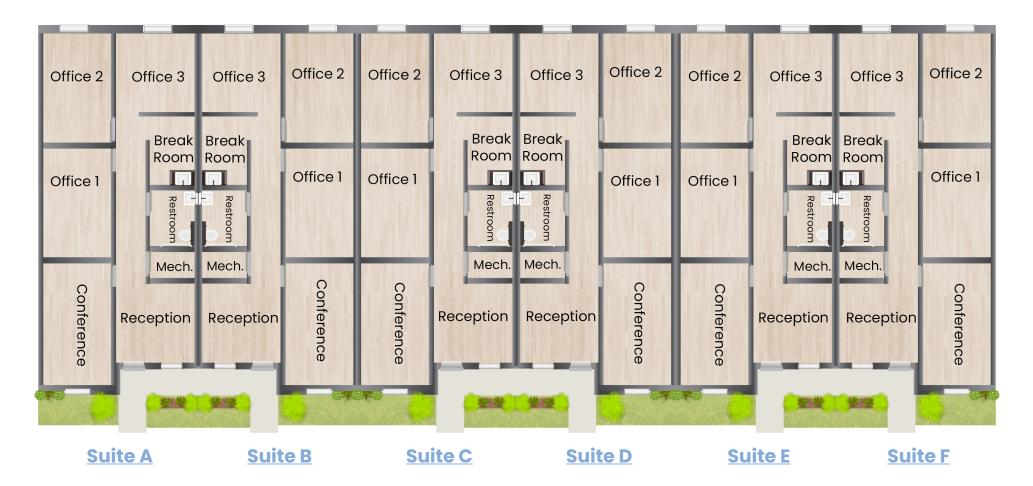
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Office Building
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Building A Floor Plan 6,000 SF TOTAL



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