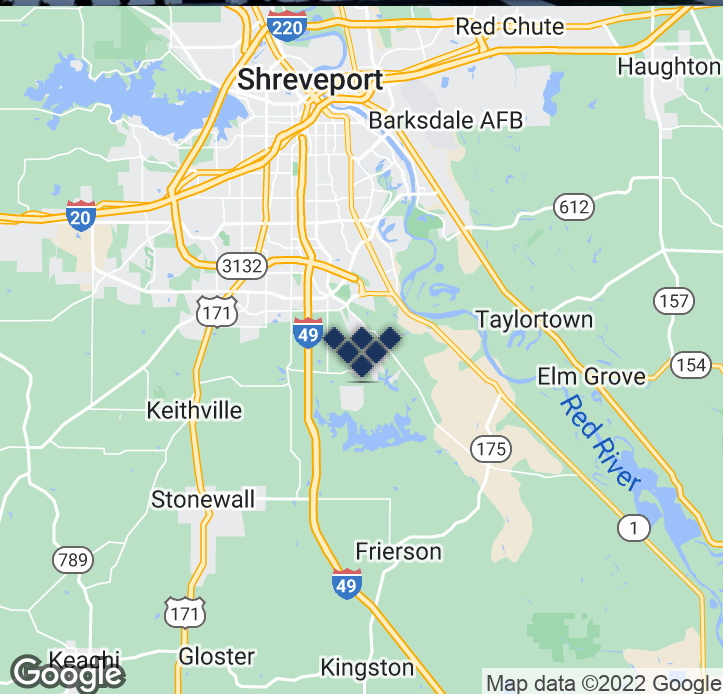




Southern Loop OFFICE CONDOS

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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.

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

Building Information

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

Property Information

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



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OFFICE SPACE PLAN



MASTER PLAN

Building A Floor Plan

6,000 SF TOTAL

