

FOR LEASE

PIERREMONT O'BRIEN OFFICES

5925 LINE AVENUE, SHREVEPORT, LA 71106



LAUREL RICE BRIGHTWELL, REALTOR®
ASSOCIATE BROKER, COMMERCIAL BROKERAGE & LEASING
318.573.1943 cell | lbrightwell@ulcoleman.com
Licensed by Louisiana Real Estate Commission

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EXECUTIVE SUMMARY



WELL-APPOINTED elite multi-level office located in a historic suburban setting blocks from I-49, secluded within a large wooded canopy and beautifully manicured formal garden courtyard.

INTERIOR finishes include floor to ceiling windows, oak paneling, hand-inlay parquet wood floors, and spacious rooms.

ANNUAL GROSS RENT \$17 per square foot

FREE COMMUNAL CONFERENCE ROOM

FREE SHARED BREAKROOM



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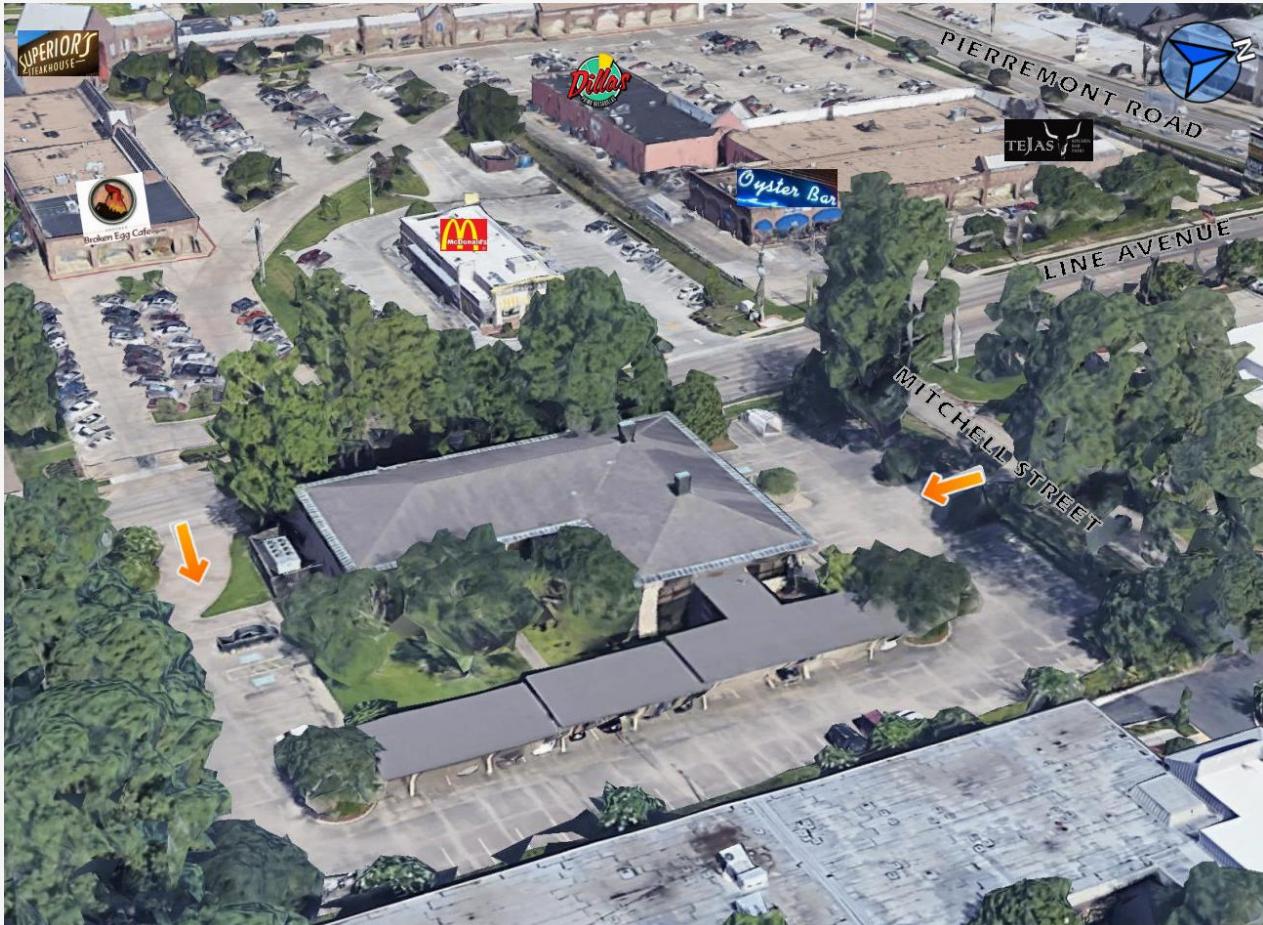
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SETTING



GROSS LEASABLE AREA 19,108 square feet on two levels

FREE COVERED PARKING available to most suites plus plenty of surface parking.

MAIN FLOOR LOBBY off Mitchell Street lot with back entry off covered breezeway.

GROUND FLOOR LOBBY in back off covered breezeway and south surface lot.

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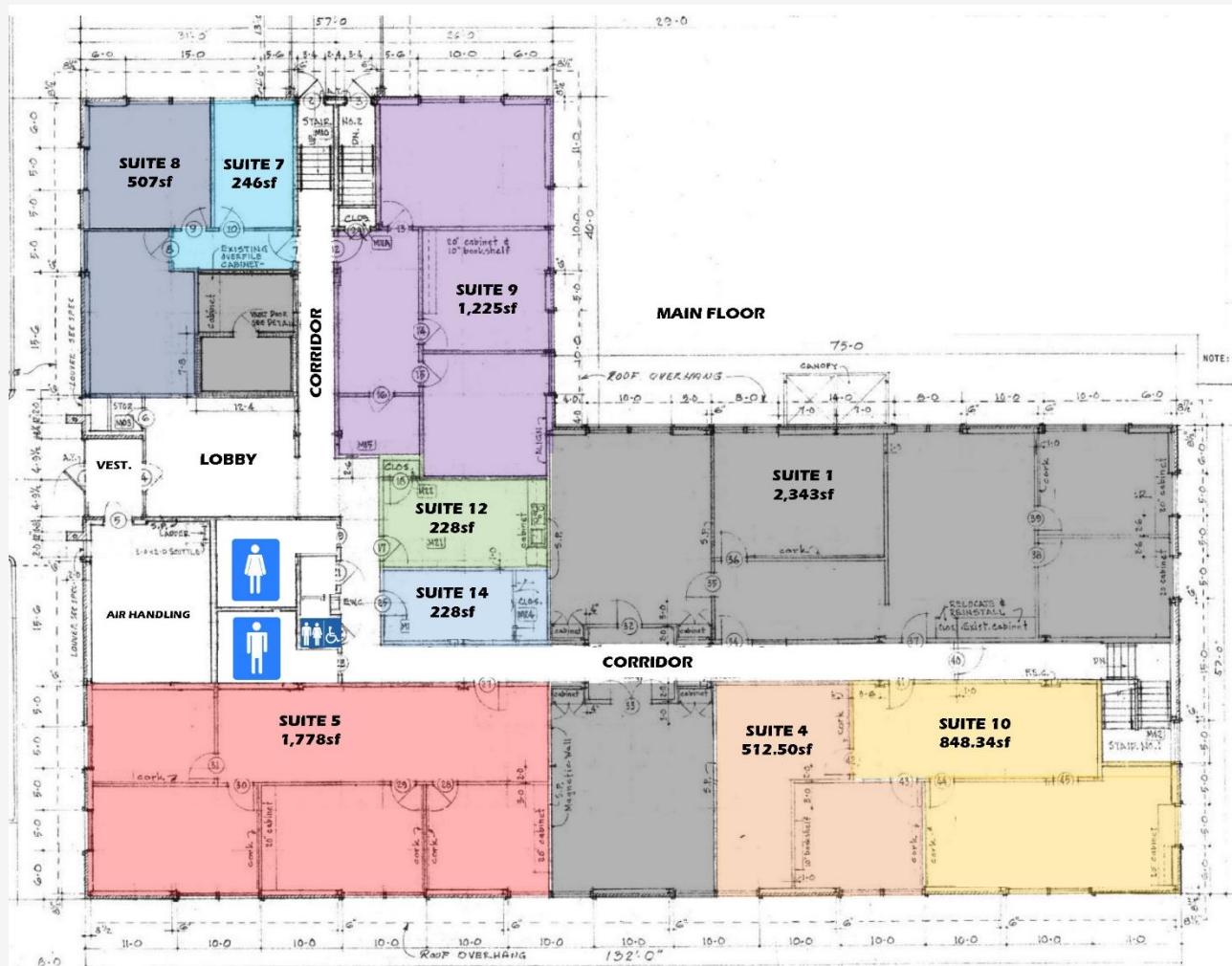
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MAIN FLOOR PLAN

| SUITE | LESSEE | RENTABLE SQ. FT | REMARKS |
|-------|---------------------------|-----------------|--|
| 1 | Paul F. O'Brien, III | 2,343 | Reception, 4 offices, and multi-user area. |
| 4 | Ben Patterson, Architect | 512.50 | Large reception plus 1 office. |
| 5 | Dupree James | 1,778 | Large reception plus 4 offices. |
| 7 | Dupree James | 246 | Entryway and 1 office with window. |
| 8 | Robert E. O'Brien | 507 | Reception, 2 offices, open area, and 1 storage room/vault. |
| 9 | Cora Oil & Gas | 1,225 | Reception, 3 offices, and kitchenette. |
| 10 | Noid Therapeutics | 848.34 | Large reception with cabinets plus large office with credenza. |
| 12 | Prime Capital Mortgage | 228 | Open office, built-in shelf closet, kitchenette with cabinets |
| 14 | Prime Capital Real Estate | 228 | Open office with built-in shelving. |



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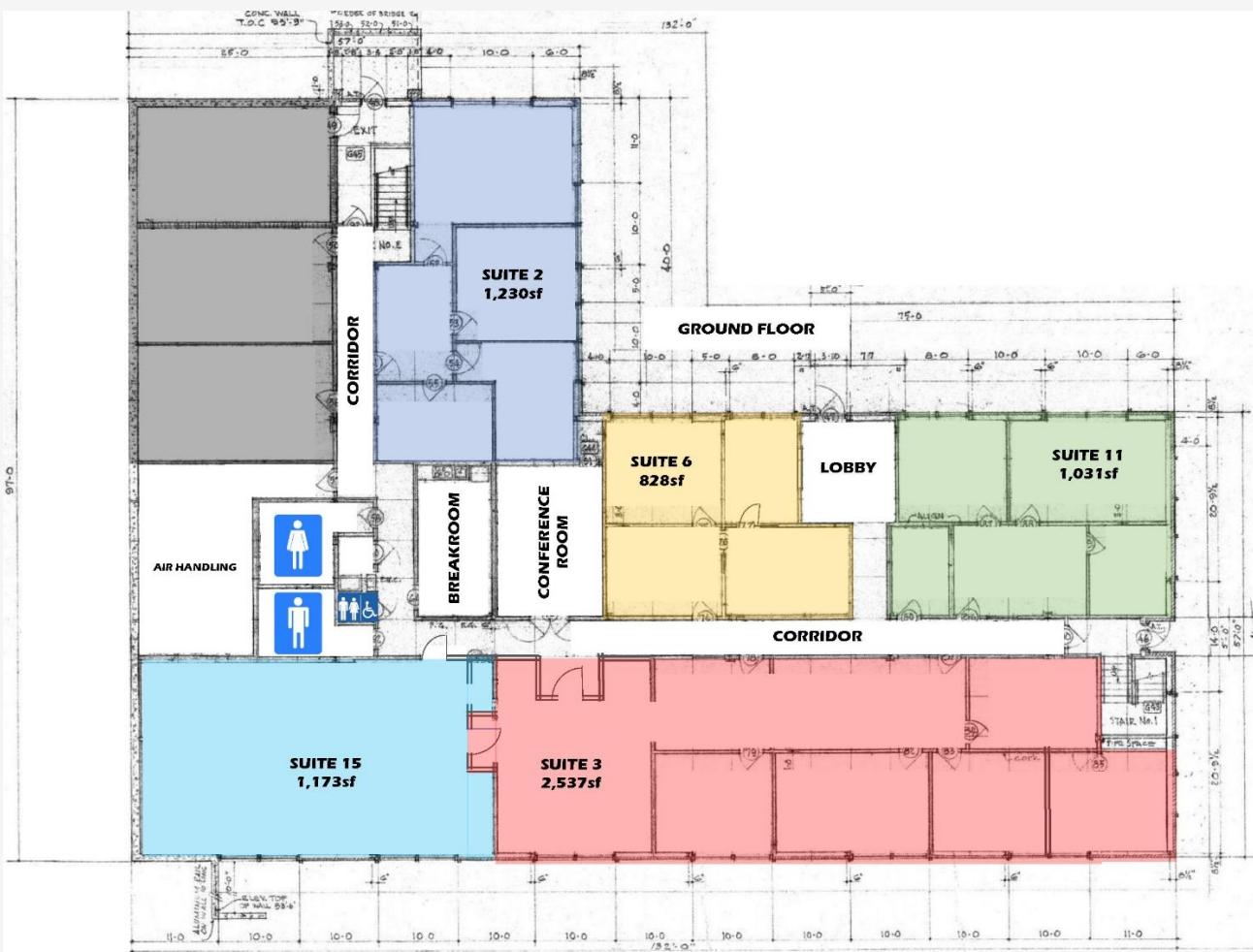
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GROUND FLOOR PLAN

| SUITE | LESSEE | RENTABLE SQ. FT | REMARKS |
|-------|---|-----------------|---|
| 2 | Lad Shemwell | 1,230 | Reception plus 4 offices. |
| 3 | Security Exploration | 2,537 | Reception, 5 offices, storage |
| 6 | AVAILABLE | 828 | Reception plus 2 private and 1 open office. |
| 11 | Crawford Forest Resource Management/AVAILABLE | 1,031 | Reception, 3 offices, and 1 storage room with shelves |
| 15 | AVAILABLE | 1,173 | Large multi-user room |



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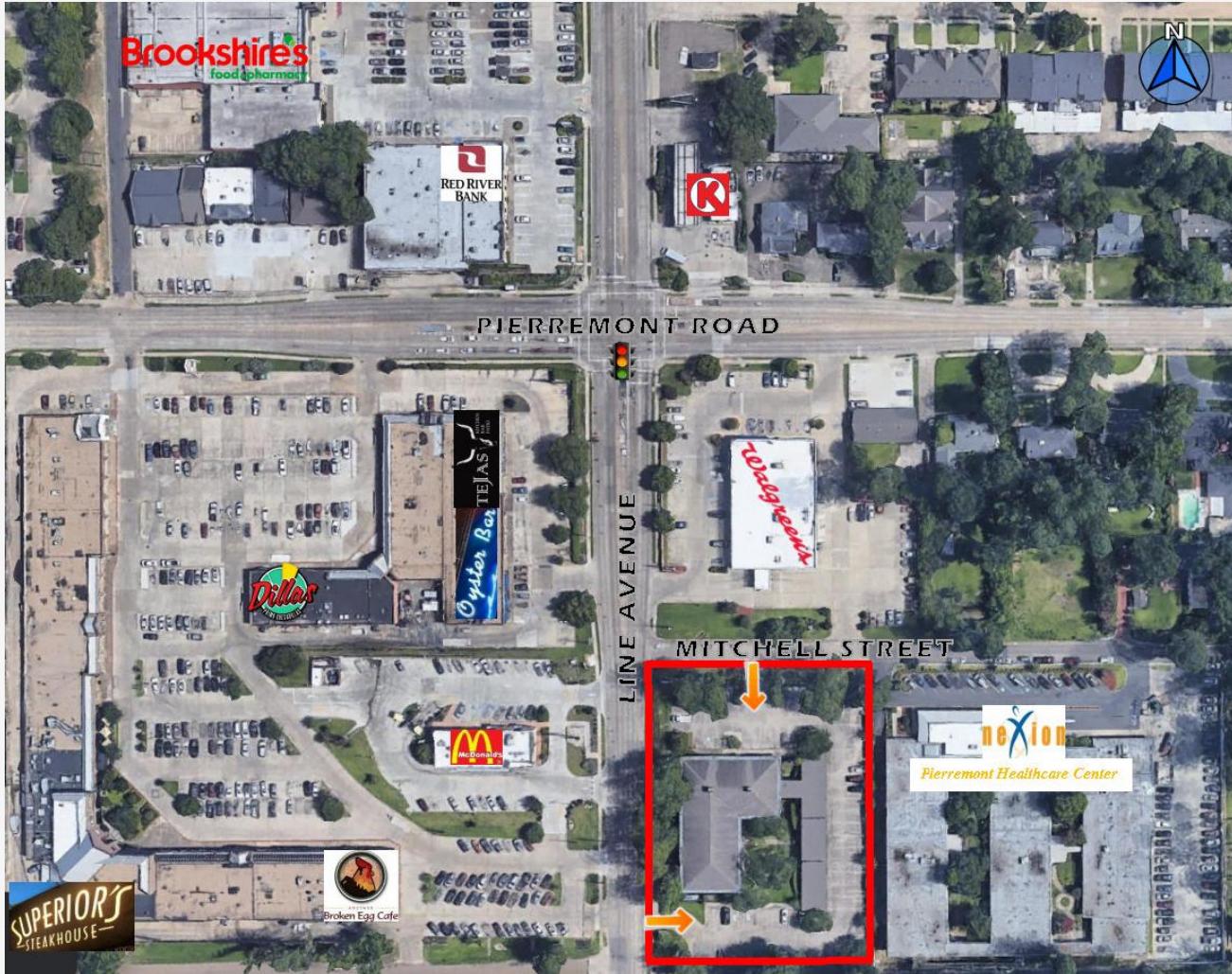
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MAP



OPTIMUM CENTRAL SUBURBAN positioning amongst popular retail, healthcare, and professional offices.

CONVENIENT INGRESS & EGRESS off Line Avenue and Mitchell Street with Dillingham Avenue access.

INTERSTATE-49 is 6 blocks away.

TRAFFIC COUNT 36,100 (10/2013)

ZONING C-UC, Commercial Urban Corridor

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PREVIEW



Common breakroom, free conference room usage, and two (2) inviting lobbies.

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THE EXPERTS

LAUREL RICE BRIGHTWELL, REALTOR® ASSOCIATE BROKER

Shreveport, LA native, Louisiana State University in Shreveport Bachelor's degree and Southern Methodist University Dallas, TX Master's degree graduate, and former Simon Property Group, J. Walter Thompson, and Harrah's New Orleans Casino associate, Laurel brings a myriad of marketing, advertising, sales, and public relations experience.

Her community and industry involvement has included: National Association of REALTORS® (NAR) Land Use & Property Rights Committee; Louisiana REALTORS® Association (LR) board director; Louisiana Commercial Database (LACDB) Chairman of the Board; Northwest Louisiana Association of REALTORS® (NWLAR) board President; Multi-List Service, Inc. (MLS) board President; NWLAR Commercial Investment Division board President and Commercial Trends REALTOR® Day Conference chairman; Shreveport Airports Hangar Owners Association (SAHOA) board Real Estate and Legislation Vice President; Junior League Shreveport-Bossier board Vice President; Rotary Club of Shreveport board director; Junior Achievement board director; Red River Revel Festival Production Committee Chairman; International Council of Shopping Centers member since 2006; CCIM candidate; and Greater Shreveport Chamber of Commerce (GSCC) Leadership Program graduate and session planner, 2008 Northwest Louisiana Top 40 business professionals Under 40, and 2011 Athena Award finalist. In addition, she served on Mayor Adrian Perkins's Business Council, Mayor Cedric Glover's City of Shreveport Economic Development Stakeholders, Alliance for Education Grant Committee, Community Renewal International chairman, and helped pen the City of Shreveport and Caddo Parish 2030 Master Plan. She is an active participant in Daughters of the American Revolution, The Cotillion Club, and Southern Trace Country Club.

U. L. COLEMAN COMPANIES

U. L. COLEMAN COMPANY | U.L. COLEMAN PROPERTIES | SEQUOIA CONSTRUCTION

Founded by CEO, Linc Coleman in 1973, U.L. Coleman Companies has grown to become a leading full-service real estate company providing diverse product expertise for commercial and multifamily residential products. In providing these services, we utilize a fully-integrated approach; one that respects the environment and social and economic needs of communities. The growth of the companies has created employment opportunities for over 150 associates in various departments and locations. Our approach combines professional planning, aesthetic appeal, and quality service. From land development and construction, to property management, U.L. Coleman Companies offer attractive, affordable working and living environments and sound investment opportunities.

With its corporate headquarters located in Shreveport, Louisiana, U. L. Coleman Properties, LLC was the first commercial real estate company in North Louisiana to receive the Accredited Management Organization® (AMO®) designation. Our management portfolio includes over 2.7 million square feet of office buildings, shopping centers, industrial properties, mini-storage facilities, and multifamily communities.

Whether you are looking for the right office, retail, industrial environment, multifamily community for your lifestyle, or a professional, accredited organization to manage your real estate investments, U.L. Coleman Companies will exceed your expectations in providing successful solutions and long-term results.

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