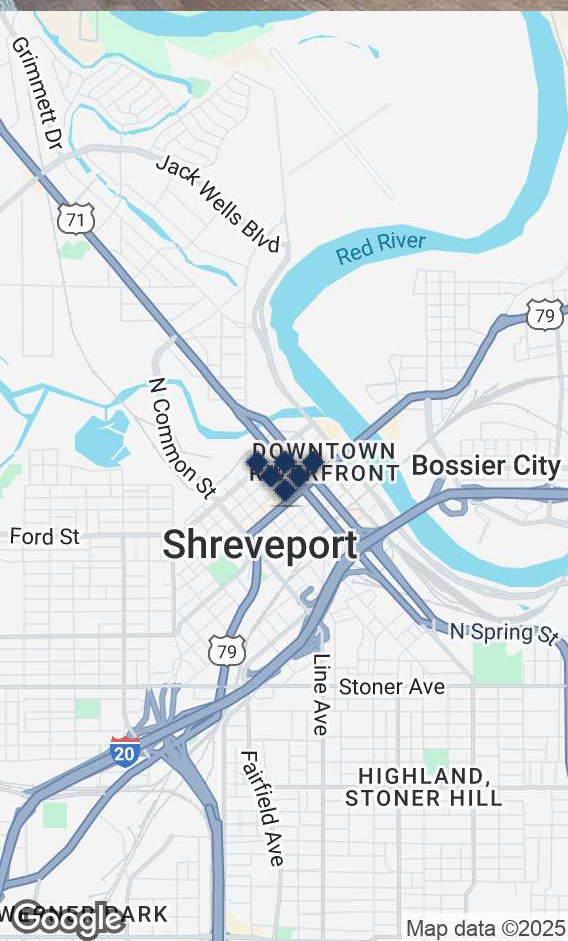


**400 TEXAS**  
DOWNTOWN TOWER





Lease Rate

**\$6.00 - 19.09 SF/Yr**

### Offering Summary

Lease Type:	Full-Service Gross
Building Size:	198,098 SF
Zoning:	Downtown Core Sub District

### Property Overview

400 Texas Street is a 15-story Class A office tower located in Shreveport's Central Business District. The building offers professional office and ground-floor retail opportunities, with attached garage parking, on-site management, modernized building systems, and upgraded security.

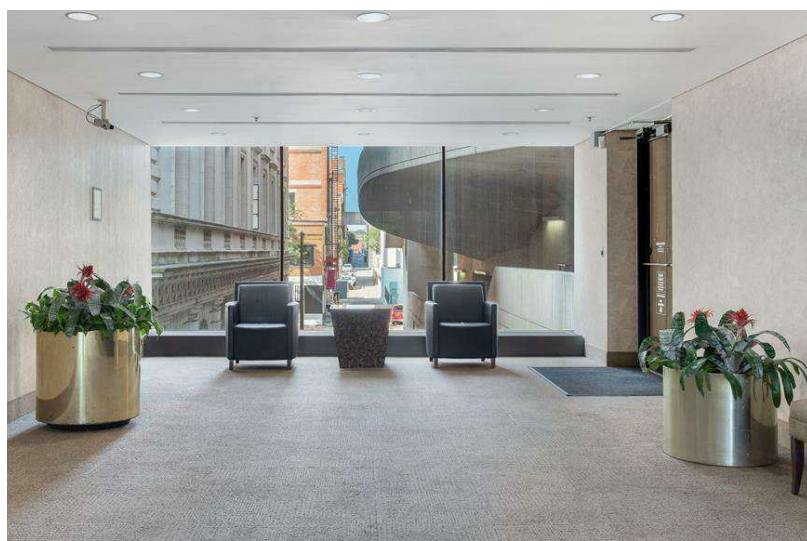
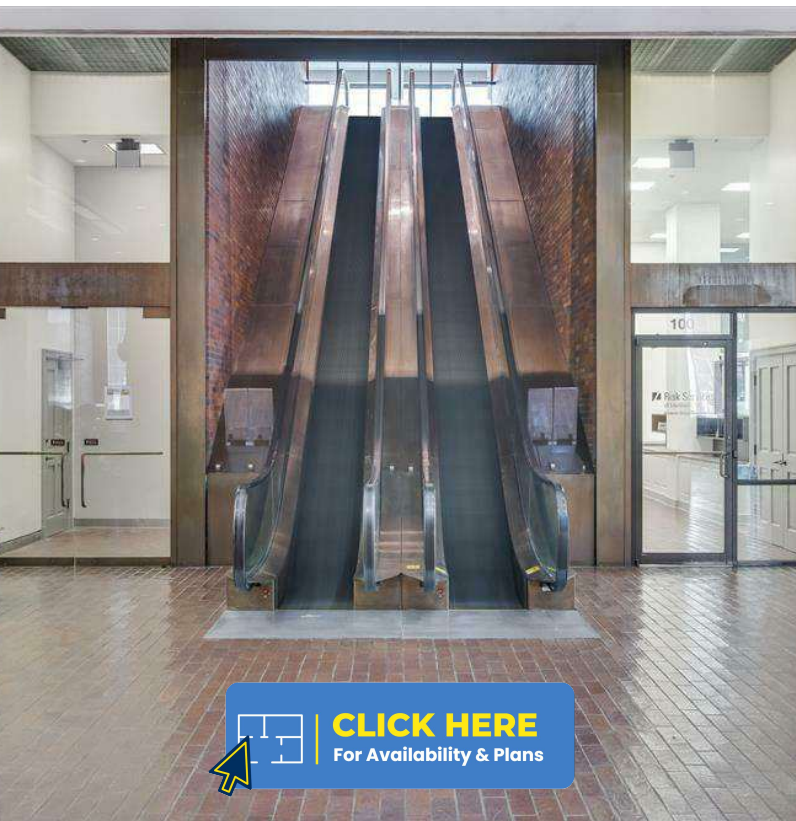
### Location Overview

The property is positioned in the center of Downtown Shreveport, directly adjacent to the parish and federal courthouses as well as Government Plaza. Tenants benefit from walkable access to restaurants, hotels, banking, and cultural venues. 400 Texas Street provides direct connectivity to I-20 and I-49, with quick access to I-220 and the greater Shreveport-Bossier region.



### Property Highlights

- Class A Modern Downtown Office Space
- Attached Parking Garage
- 24/7 Secured Access With Key Card Entry, On-Site Guard Presence, and Enhanced Camera System
- Brand-New Elevator Systems With Modern Upgrades Paired With Historic Art Deco Brass Detailing
- Flexible Leasing Options From Small Executive Suites To Full 12,000 SF Floors
- Enhanced Infrastructure including 480V Electrical Service and Upgraded Cooling System
- High-Quality Janitorial Services
- Active, Well-Capitalized Ownership Supporting Competitive Lease Terms and a Contemporary Office Experience



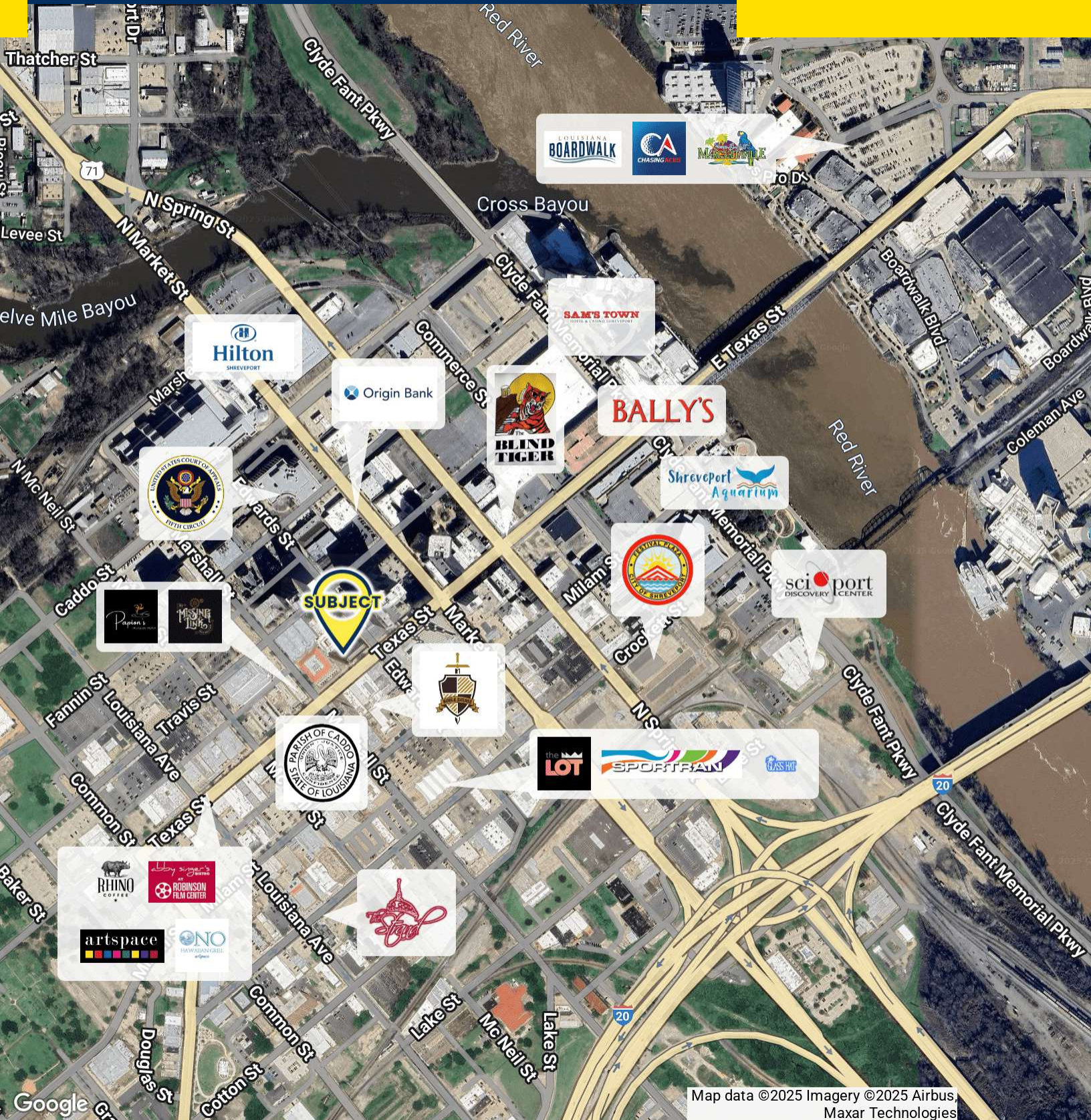




**SEALY &  
COMPANY**

**400 Texas Street  
Shreveport, LA 71101**

**Office Building  
For Lease**



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