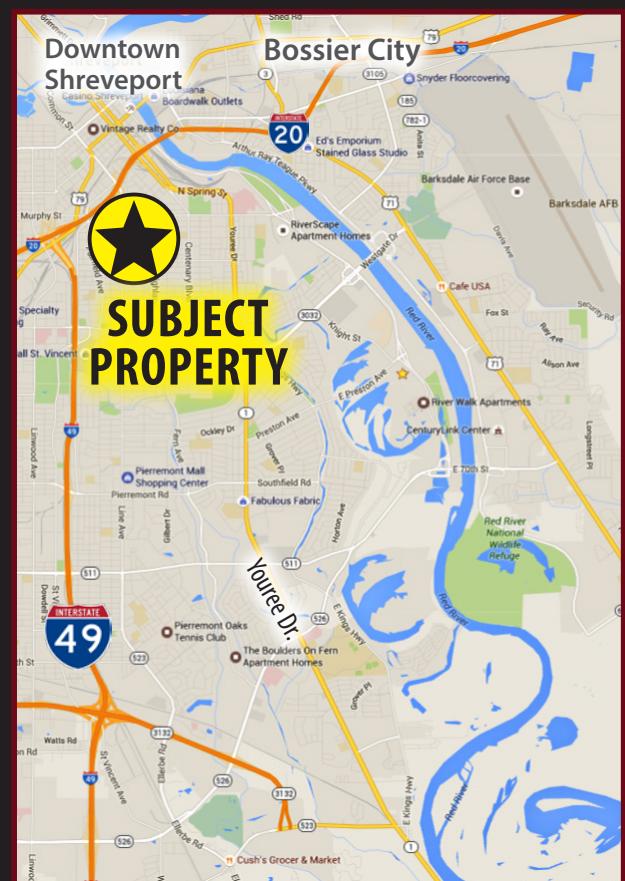




OFFICE/RETAIL SUITES AVAILABLE FOR LEASE

1513 LINE AVENUE, SHREVEPORT, LA 71101

- Office Suites Available for Lease, from 312-10,408 SF
- Suite 355 was previously occupied by the US Census Bureau, and in 2019 they invested nearly half a million dollars in their buildout of suite 355. The suite has an open floor plan with a couple private offices, breakroom, and restrooms included in the space.
- Parking garage consist of roughly 221 spaces
- Office building is located within one-third of a mile to I-20 for easy access to the interstate
- Shreveport's largest concentration of medical facilities consisting of four hospitals is located just a minute from the property.
- Zoned C-UC
- Great tenant mix consisting of medical, government, general office, retail, and a meal-prep company.
- Traffic Count: 21,202 average cars per day Line & Jordan



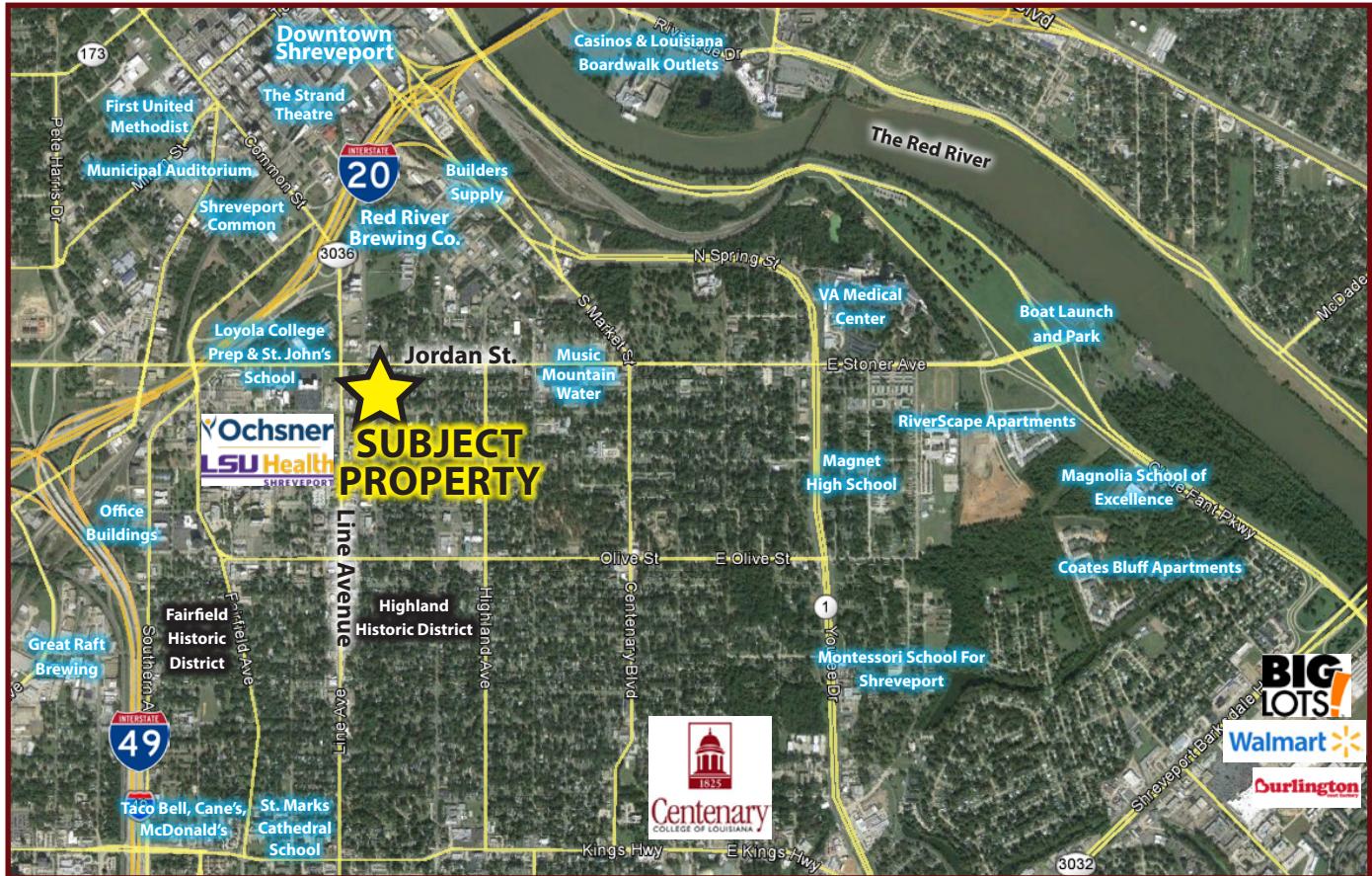
For more information, contact:

Eric Ricard | ericard@vintagerealty.com | 318.222.2244 | vintagerealty.com

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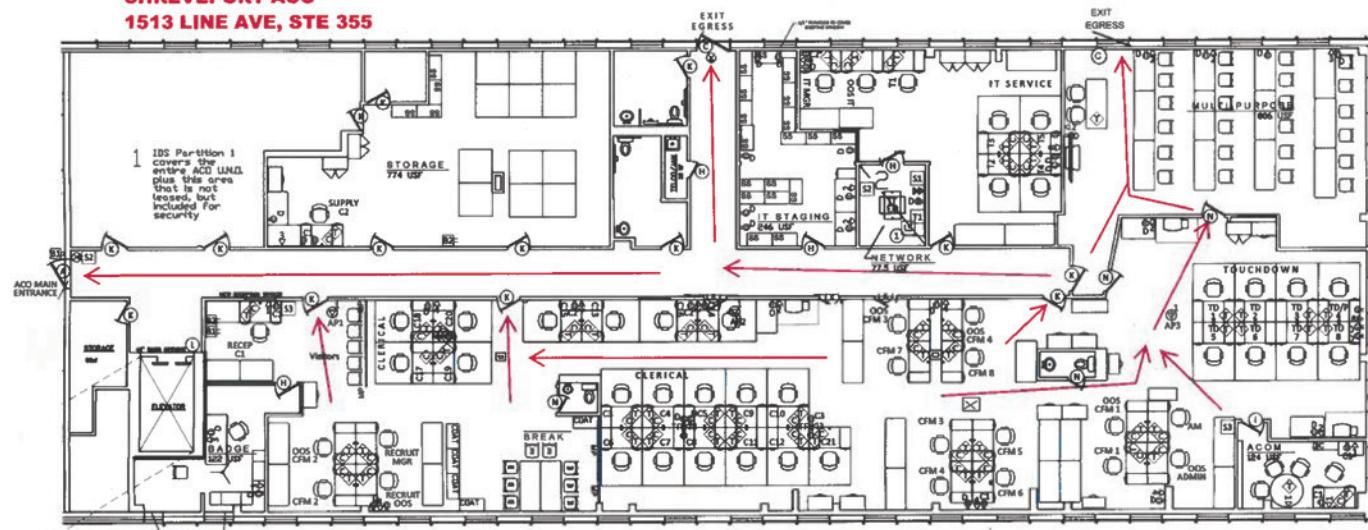
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SHREVEPORT, LA 71101

EMERGENCY EXIT PLAN

**SHREVEPORT ACO
1513 LINE AVE, STE 355**



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REALTY COMPANY



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