



THE CARTHAGE BUILDING CLASS "A" MIXED-USE PROPERTY

2014 PROVENANCE PLACE BLVD., SHREVEPORT, LA 71106

FOR MORE INFORMATION, CONTACT:

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HIGHLIGHTS

- New Class A Suburban Mixed-Use Property
- 9,864+/- Square Feet Available on First Floor
- May be subdivided
- Located within Provenance – a Traditional Neighborhood Development
- Nationally Awarded as a Best Community in America
- Planned Unit Development with Shared Parking and Lush Landscaping
- Easy Access via I-49
- Walkable to restaurants, coffee shop, banking/financial services and entertainment/events



June 2025

For more information, contact:

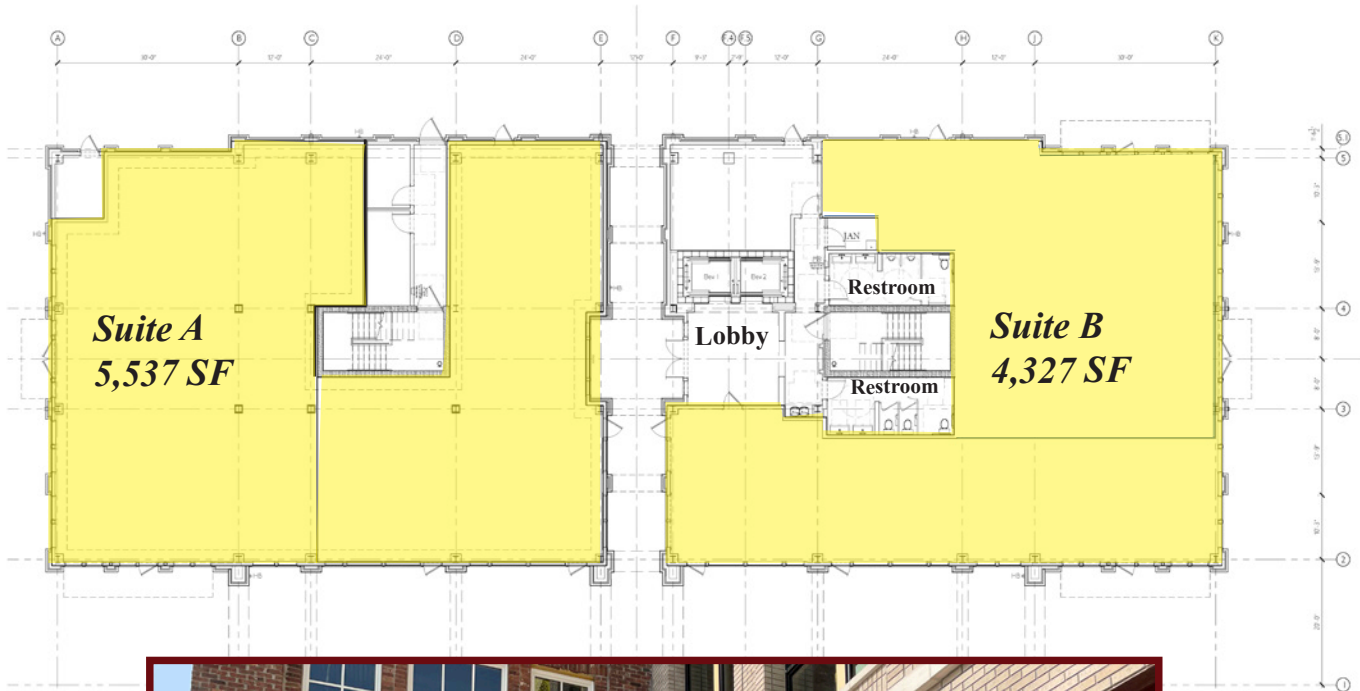
Hilary Bransford | Jason Brady | 318.222.2244

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AVAILABLE SPACE



For more information, contact:

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SUITES A & B INTERIOR



Under Construction in June 2025

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Rooftop Event Center



Lobby area



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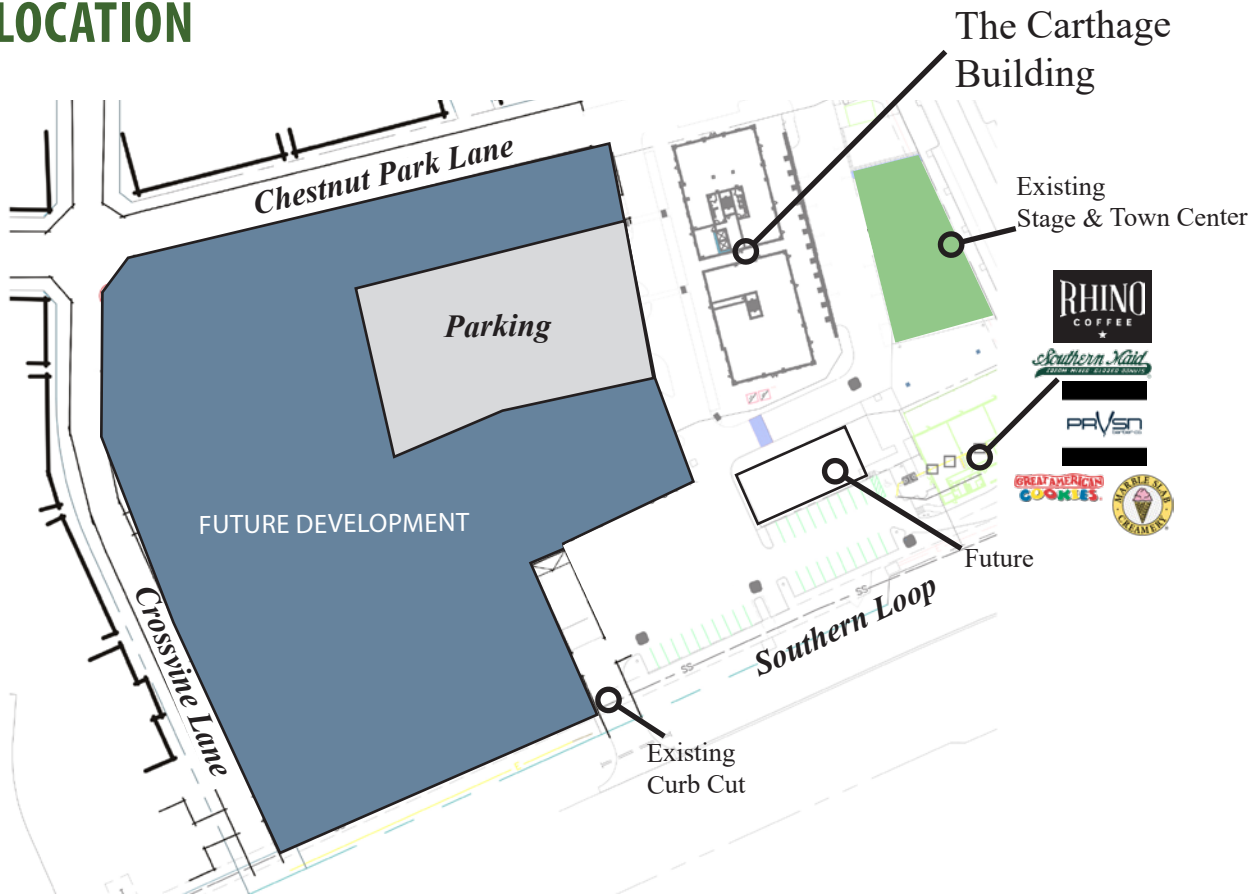
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LOCATION



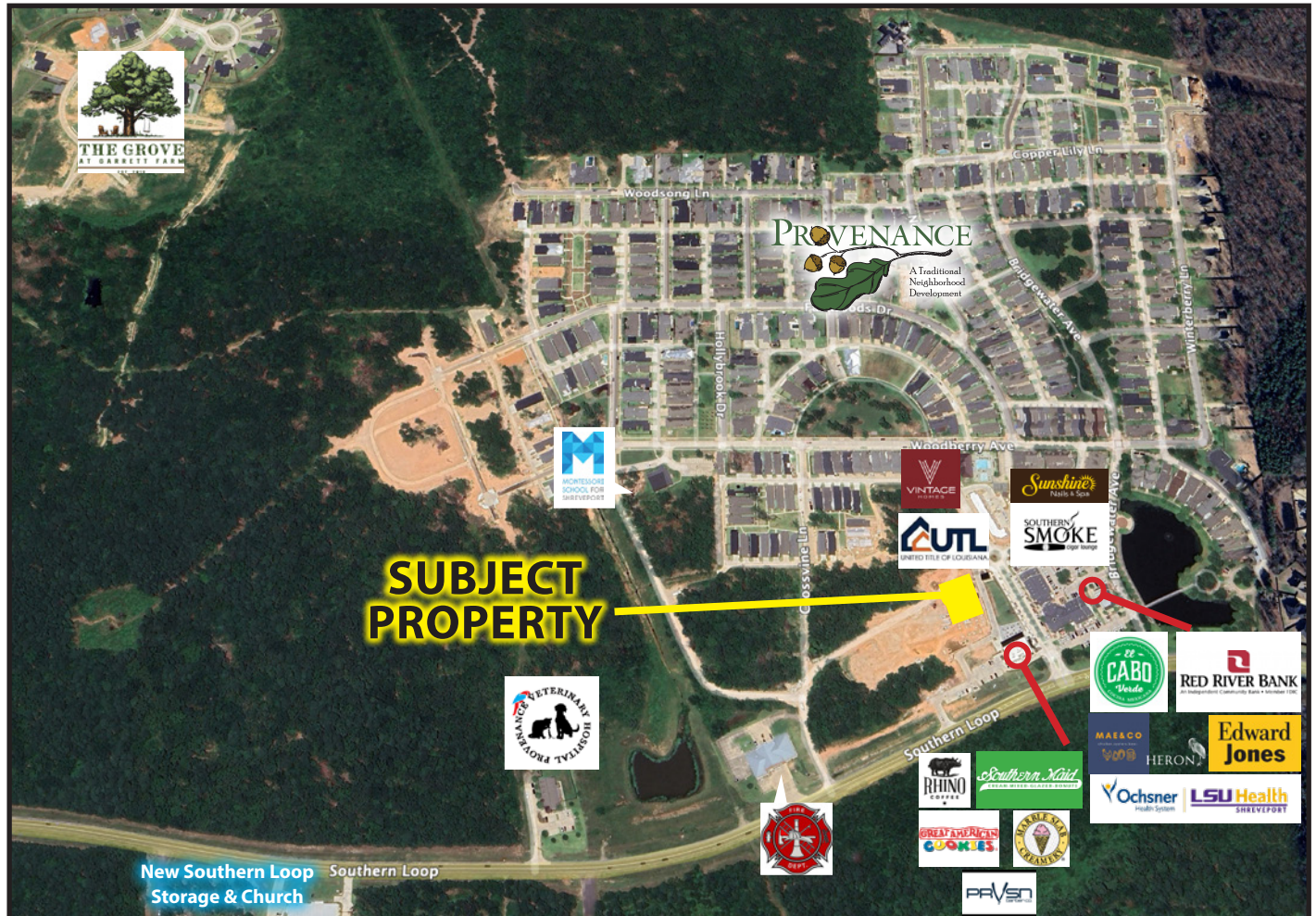
2029 PROJECTED DEMOGRAPHICS

Radius	Number of Households	Avg HH Income	Population
1 mile	985	\$217,847	2,576
3 mile	5,570	\$193,379	14,645
5 mile	18,854	\$121,331	43,743

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Windrush Village Phase 2 Building 1



Patio and landscaped Stage Area

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MASTER PLAN



- | | | | |
|---|---|----|--------------------------------|
| 1 | Windrush Grill, Heron, Mae & Co., El Cabo Verde, Red River Bank, Post Office, Edward Jones, Ochsner Health | 6 | Cottage Courts |
| 2 | RHINO Coffee, Southern Maid Donuts, Marble Slab, Great American Cookies, Provisions Barber, entertainment stage with landscaped lawn for events | 7 | Fire Station |
| 3 | Retail Building with Condo Rentals above | 8 | Future |
| 4 | New 2-story Office Building | 9 | Provenance Veterinary Hospital |
| 5 | Future | 10 | Outparcels |
| | | 11 | Phase IV Residential |

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Windrush Phase 2



Chestnut Park Office Building



Town Center Roundabout



Southern Smoke Cigar Bar & Sunshine Nail Spa



Concerts at Town Center 2025



Town Center Markets 2025

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Red River Bank



Windrush Village Marketplace



Provenance Veterinary Hospital



Homes on Magnolia Park



Award -Winning Garden Cottages



El Cabo Verde's Cinco de Mayo in Windrush Park

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