

FOR LEASE

MILAM STREET OFFICE SUITES

201-209 MILAM ST, SHREVEPORT, LA 71101



LAUREL RICE BRIGHTWELL, REALTOR®

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

ARNOLD CANNON, REALTOR®

AGENT, COMMERCIAL BROKERAGE & LEASING
318.423.6246 cell | acannon@ulcoleman.com
Licensed by Louisiana Real Estate Commission

ULCOLEMAN
COMPANIES

207 Milam Street, Suite C | Shreveport, Louisiana 71101
318.221.0541 | www.ulcoleman.com
COMMERCIAL BROKERAGE & LEASING | ASSET & PROPERTY
MANAGEMENT | CONSTRUCTION & DEVELOPMENT

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EXECUTIVE SUMMARY



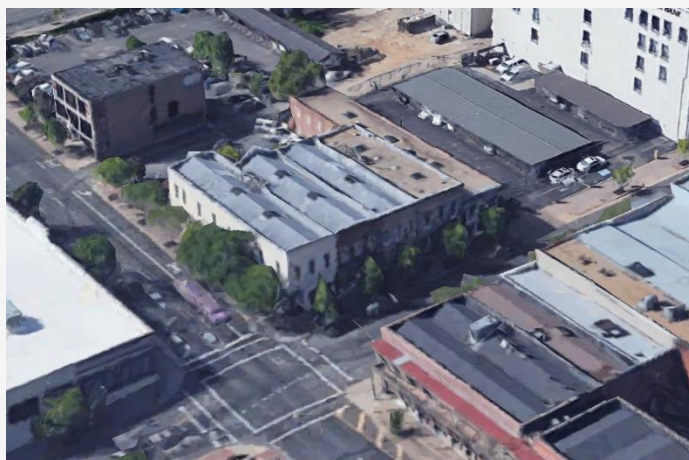
CERTIFIED HISTORICAL RENOVATION in 1980 with authentic archetype aesthetic appeal including exposed brick walls and gorgeous wood trim all in pristine condition. Owner-interest on-site property management and leasing brokerage.

ANNUAL GROSS RENT

\$12.00/sf

ZONING D-1-E (Downtown Entertainment)

OUTSIDE BROKERS PAID 5% COMMISSION



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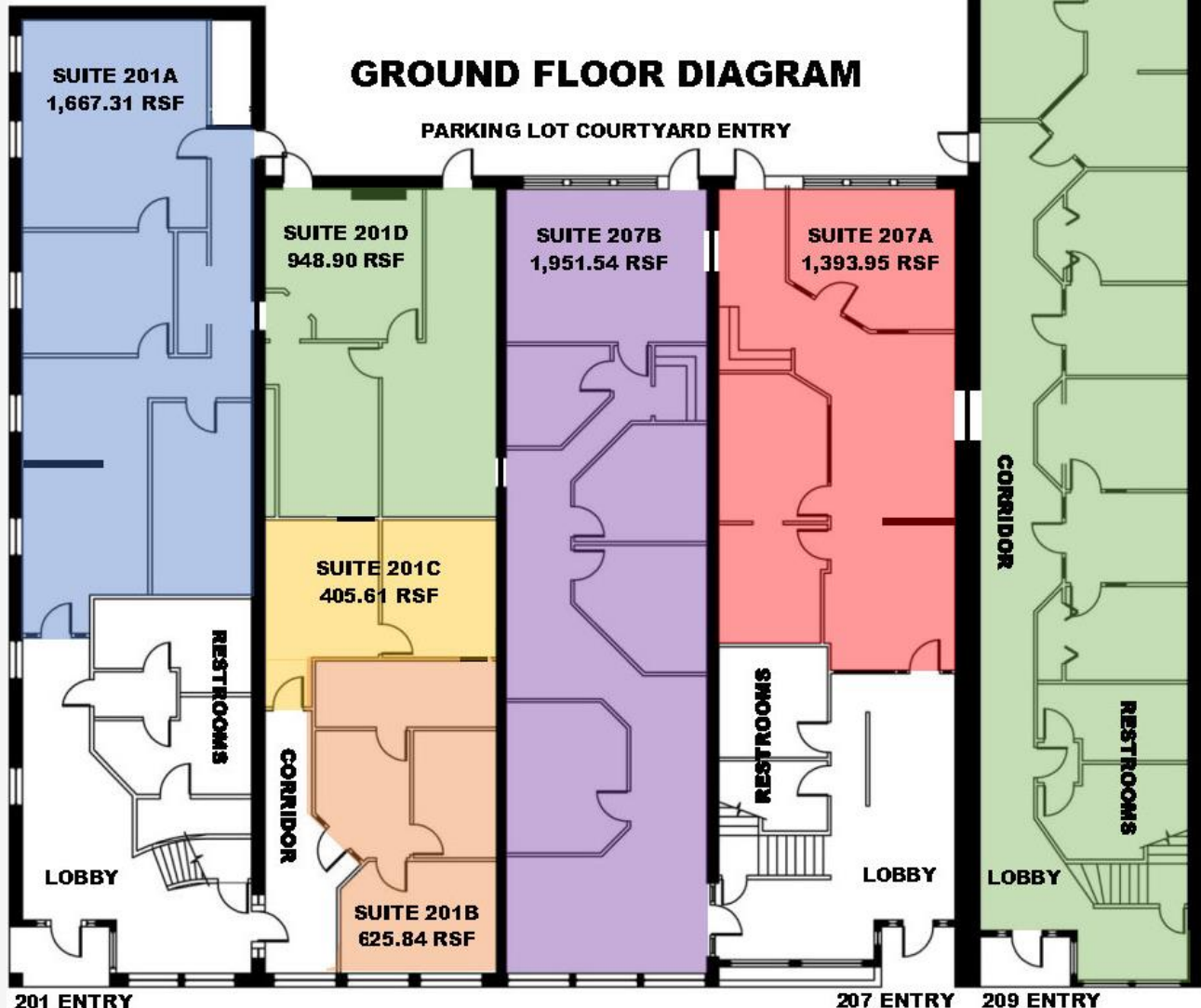
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FLOOR PLANS

SUITE	LESSEE	RENTABLE SQ. FT	REMARKS
22,397.51 GROSS LEASING AREA MILAM STREET LOBBY FRONT ENTRY			
201A	AVAILABLE	1,667.31	Parking lot entry, reception, open office, private office, breakroom with sink, multi-user office/conference room, many exterior windows.
201B	AVAILABLE	625.84	Reception, office, storage/office with built-in desk and shelves, conference room/office.
201C	Architectural Lighting Alliance	405.61	Reception plus one office.
201D	U. L. Coleman Properties	948.90	
207A	Allied Universal	1,393.95	Parking lot entry, reception, open office, 3 offices, sink break area, contiguous with 207B.
207B	Carolyn A. Moore, Executive Coaching & Consulting and Sequoia Construction	1,951.54	Parking lot entry, reception, 4 offices, storage/office with built-in desk and shelves, sink break area, contiguous with 207A.
207C	U. L. Coleman Properties	12,497.88	Upstairs
209	U. L. Coleman Properties	2,857.48	



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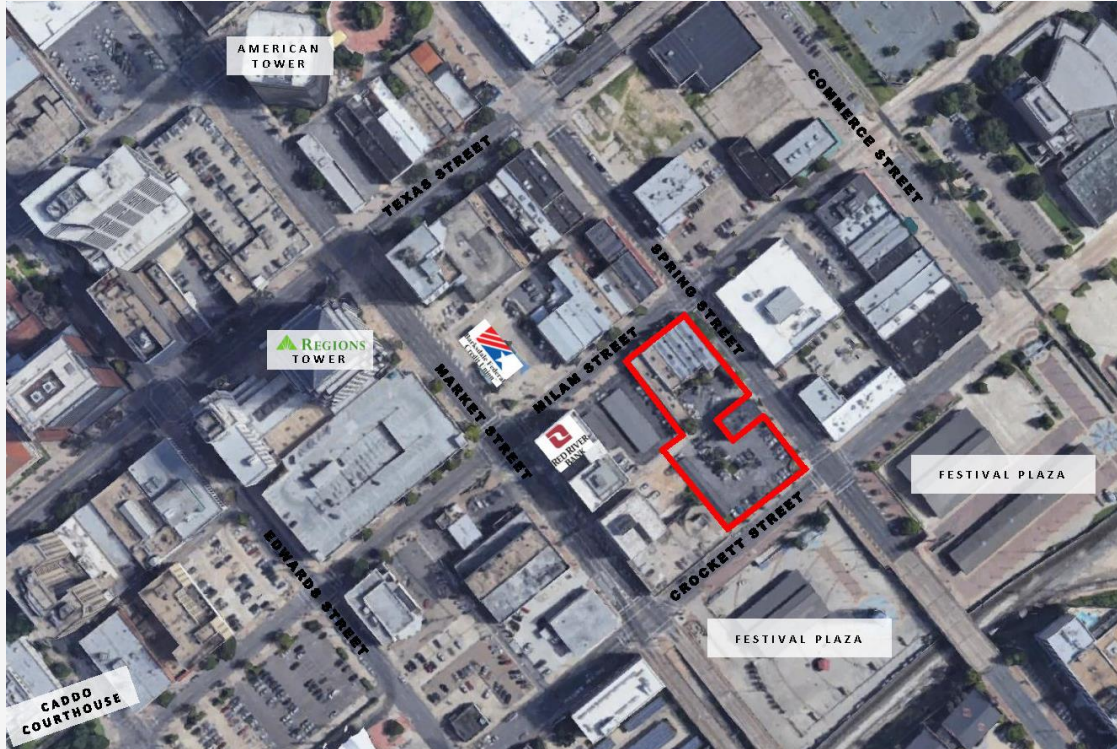
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AREA MAP



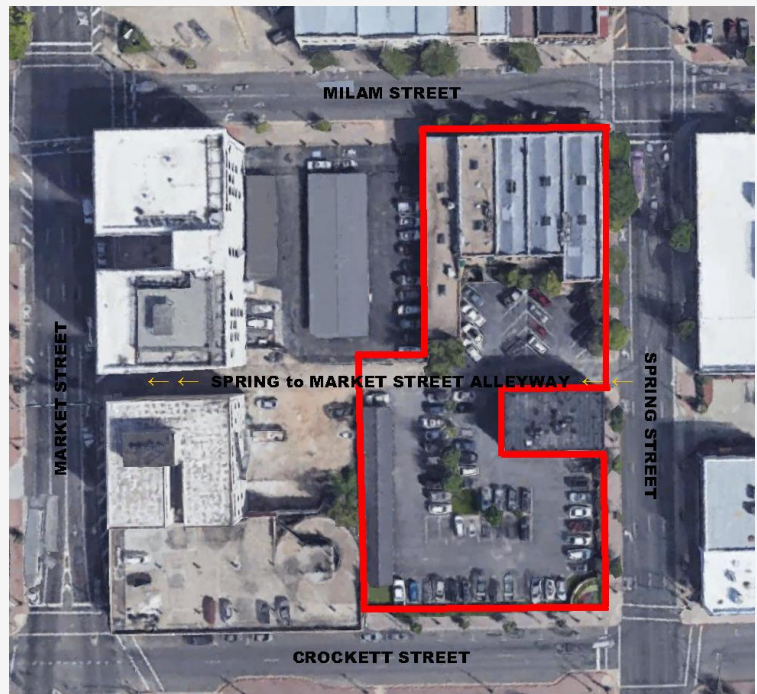
CENTRALIZED DOWNTOWN LOCATION

Just off I-20, blocks from Caddo Parish Courthouse, and along Festival Plaza.

PEDESTRIAN-FRIENDLY access to restaurants, residences, offices, entertainment, riverfront jogging path and parks, retail, and art installations.

PARKING Attached flat private lot. Public on-street spaces.

INGRESS off Spring Street
EGRESS onto Market Street



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BUSINESS INCENTIVE PROGRAMS



DIGITAL INTERACTIVE MEDIA & SOFTWARE tax credit on Louisiana qualified, certified production (25%) and Louisiana resident payroll (35%) expenditures.

MOTION PICTURE INVESTOR transferrable 30% tax credit on total in-state Louisiana expenditures including non-resident labor plus 5% on Louisiana resident payroll. Minimum spend requirement: \$300,000; no maximum.

MUSICAL & THEATRICAL 25% to 35% production and qualified infrastructure project expenditure tax credit.

SOUND RECORDING INVESTOR 25% tax credit on all in-state Louisiana projects.

LOUISIANA ECONOMIC DEVELOPMENT (LED) FASTSTART free workforce training program for employee recruitment, screening, and training development and delivery.

ANGEL INVESTOR 35% tax credit

ENTERPRISE ZONE income and franchise tax credits for new and existing businesses that create permanent full-time jobs where a minimum 35% are hired from at least one of four targeted groups.

QUALITY JOBS PROGRAM corporate economic development cash rebate for well-paid jobs creation.

RESEARCH & DEVELOPMENT 40% tax credit on Louisiana incurred qualified expenditures.

TECHNOLOGY COMMERCIALIZATION corporate investor 40% refundable tax credit plus 6% payroll rebate for new, direct jobs creation.

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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.

ARNOLD CANNON, REALTOR® AGENT

Arnold Cannon joined U. L. Coleman Companies in the spring of 2005 specializing in commercial brokerage. On a daily basis, he is reviewing property in the Shreveport area for clients to ensure their business needs are met, maintaining current contacts for new listings, and finding new ones.

Arnold is a graduate of Louisiana State University in Baton Rouge with a Bachelor of Arts Degree. He is a member of the National Association of REALTORS®, the Louisiana REALTORS® Association, and the Commercial Investment Division of the Northwest Louisiana Association of REALTORS®. He is also a Notary Public for Caddo Parish.

Before beginning his second career in Commercial Real Estate, Arnold was the past owner and president of A & I Warehouse, Inc. His company owned and operated several locations in Marshall, Texas, and the Shreveport/Bossier City area, specializing in automotive parts and supplies distribution.

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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