



Offering Summary

Lease Rate:	\$6.00 SF/YR (NNN)
Total Available SF:	24,960 SF
Available SF:	9,701 - 10,666 SF
Lot Size:	2.59 Acres
Zoning:	B2

Location Overview

Located between Southland Park Drive and McAdoo Street, the property is surrounded by primarily single-family and multi-family residential properties with some commercial properties nearby at Mansfield Road. The site is less than 0.5 miles from the major intersection of Bert Kouns Industrial Loop Expressway and Mansfield Road. Offering proximity to LA-3132 Innerloop, the property provides easy access to Interstate 20.

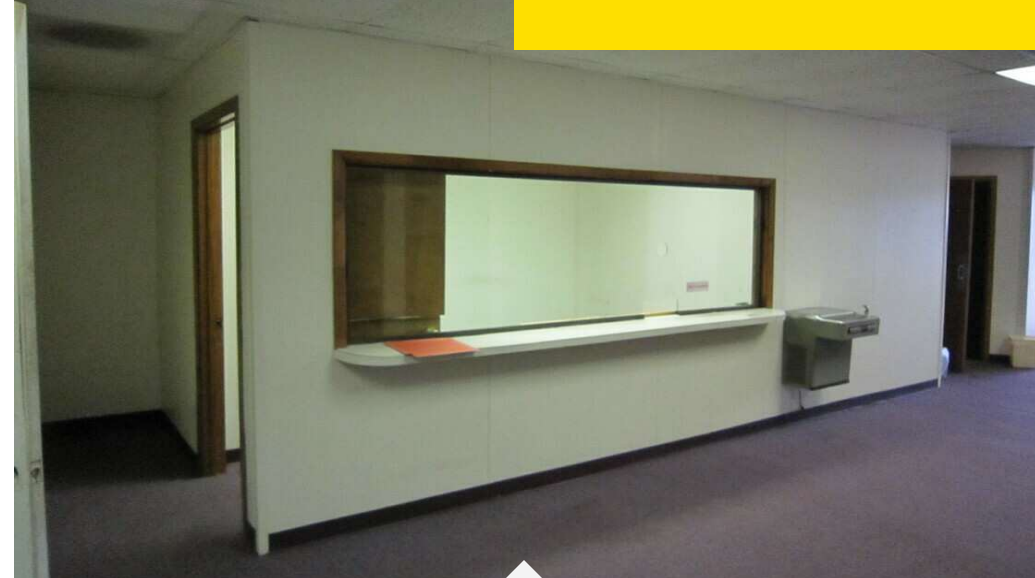
Building Name	9310 Normandie
Property Type	Office
Property Subtype	Office Building
APN	161409009006600
Building Size	24,960 SF
Lot Size	2.59 Acres
Building Class	B
Number of Floors	1
Parking Spaces	148
Tenancy	Multiple

ALSO AVAILABLE FOR SALE \$795,000!

This offering includes a 24,960 multi-tenant building on 2.59 acres on Normandie Drive in Southwest Shreveport.

Suite A offers 9,701 square feet and was previously occupied by the LA DMV. It features 40 offices with two large conference rooms, a file room, a smoking room, a break room, a reception area, and five restrooms.

Suite B offers 10,666 square feet, formerly occupied by the Louisiana Office of Social Services; the suite features built-out cubicle configurations, ample open space, a file room with large built-in shelving, and five restrooms.



- Less than 0.5 miles from Bert Kouns Industrial Loop and Mansfield Road
- Close proximity to 3132 Inner Loop
- Easy access to Interstate 20
- Renovated in 2014 that includes a sprinkler system
- 148 paved parking spaces



Office Building For Lease



Site plan intended for representational illustrations and is not to scale.

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