FOR SALE

631 Milam Street
Shreveport, Louisiana

HISTORIC DOWNTOWN BUILDING

With 51 parking spaces

- *19,108 total rentable square feet*
- *Ideal for owner occupant office investment*
- *Currently 85% occupied by office users*
- *Potiential conversion to residential*
- *Available for lease– 2,896 square feet*

Sales Price - $1,775,000.00

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Walker-Alley & Associates, LLC
REAL ESTATE RESOURCES



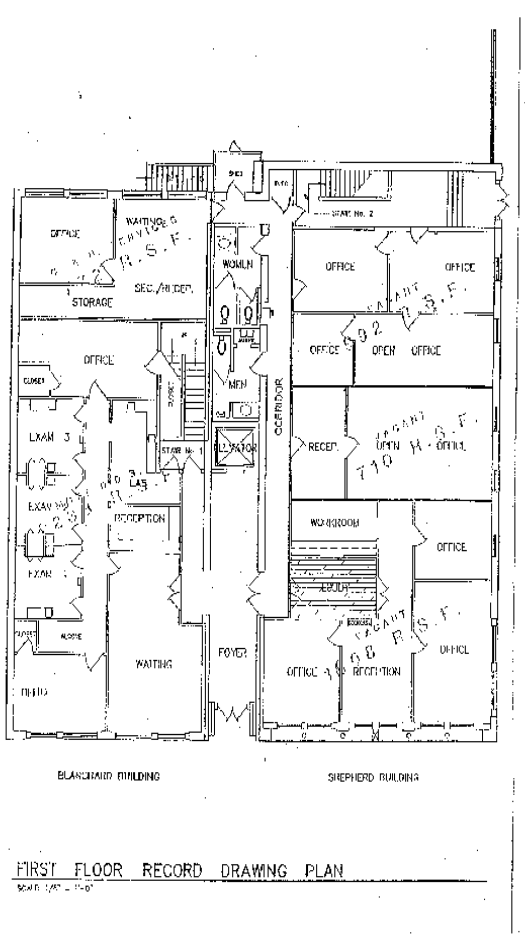


All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees Nov. 2026

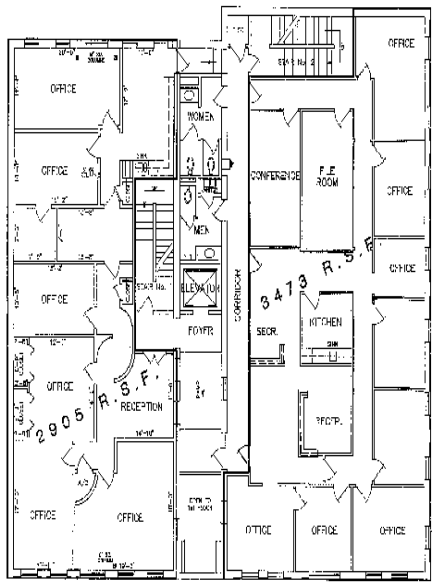
631 Milam Street
Shreveport, Louisiana
with Parking



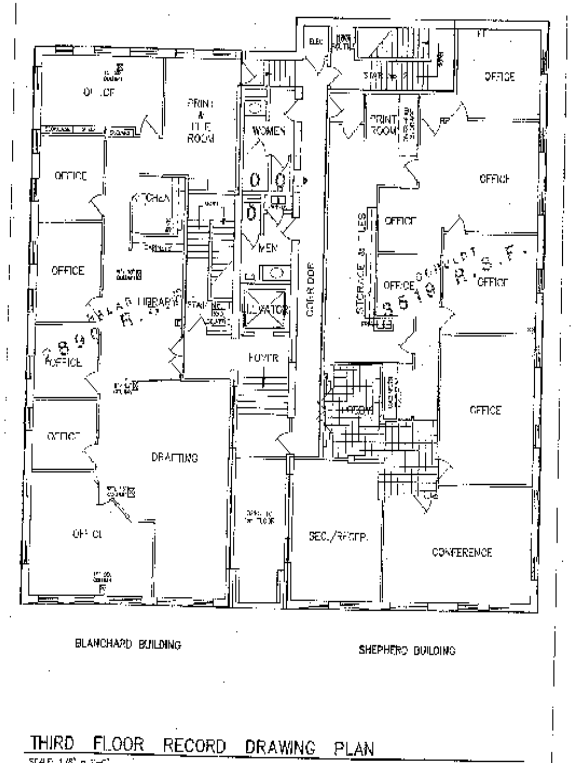
631 Milam Street
Shreveport, Louisiana
Floor plans



FIRST FLOOR RECORD DRAWING PLAN



SECOND FLOOR PLAN



THIRD FLOOR RECORD DRAWING PLAN






BATAR











Shreveport is the central hub of the Ark-La-Tex Region. It is the largest city and the center of business and commerce for Northwest Louisiana, East Texas, Southeast Oklahoma and Southwest Arkansas. One of Shreveport's major assets for businesses is its location, just three hours from Dallas/Fort Worth and approximately five hours from Houston, Baton Rouge, New Orleans, Litte Rock, Tulsa Lafayette and Jackson.

Some of the major employers in the area include Global Strike Command and Barksdale Air Force Base, the Port of Caddo Bossier, Ochsner LSU Medical Center, Willis Knighton Hospital, and Christus Health Hospitals, SLB, and Amazon Robotic Distribution facilty. Along with the oil and gas industry Haynesville Shale. Plus, the recently announced multi-campus Amazon Data Centers.

Shreveport is fortunate to have a variety of institutions of learning that provide both higher education, vocational and technical training, including Louisiana State University Shreveport, Southern University Shreveport, Centenary College, Louisiana Tech University, Northwestern School of Nursing and LSU Health Shreveport.

