



### Property Description

This office building having approximately 4,000 square feet was newly renovated in 2018/2019. The building has multiple large offices with ADA compliant restrooms. The property offers adequate parking and is most suitable for professional office use such as attorney, accounting, medical and other business services. The one remaining vacancy, Suite A has 1,265 square feet.

### Property Highlights

- Recently Renovated
- Spacious Offices
- Ample Parking
- Centrally Located (West of Mansfield Rd/ East of Pines Rd) Minutes from LA-3132 and I-20

### Location Description

This property's location offers very easy access to all areas of west Shreveport. It sits one turn from Highway 526 (W. Bert Kouns Industrial Loop) an 8-minute drive to both I-20 and Highway 3132.

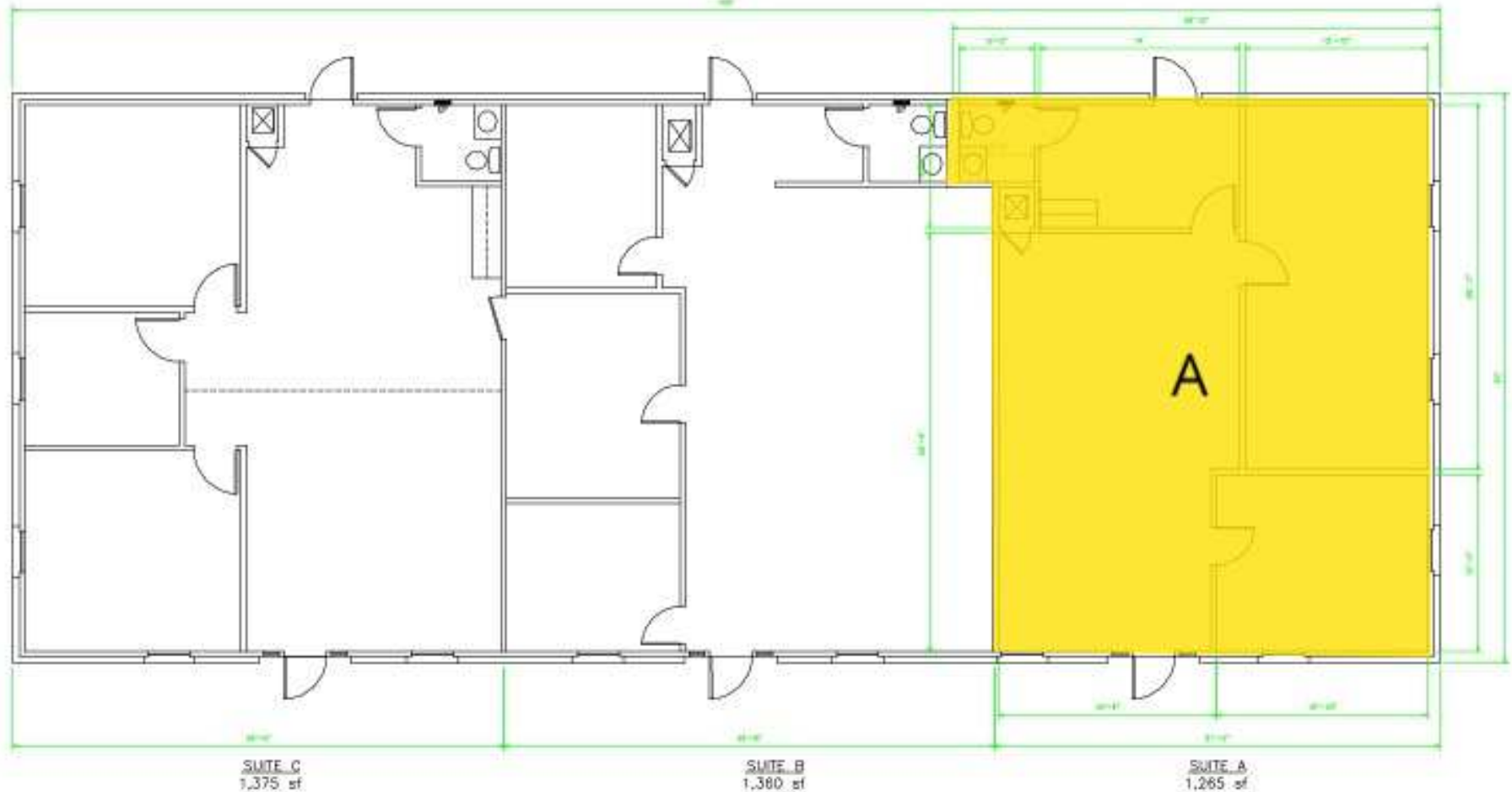
### Offering Summary

Lease Rate/Type:	\$13.00/SF Annual (MG)
Available Lease SF:	1,265 SF - Suite A
Lot Size:	0.82 Acres
Building Size:	4,000 SF
Year Built /Renovated:	1985 / 2018
Zoning:	C-3







**Legend**

Available

