SEALY & COMPANY

725 N Ashley Ridge Loop
Shrevport, LA 71106

Office Building
For Lease



725 N Ashley Ridge Loop
Medical Office Space

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

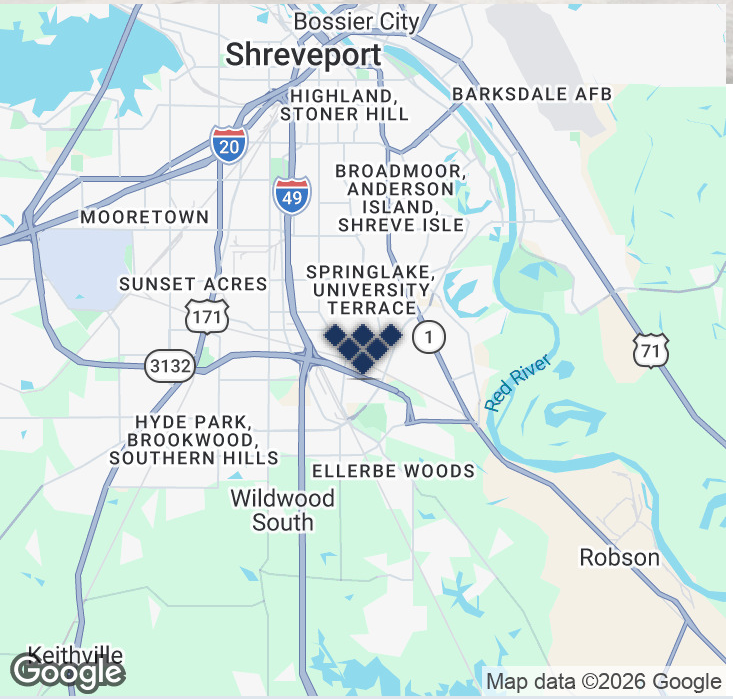
All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

SEALY & COMPANY

725 N Ashley Ridge Loop
Shreveport, LA 71106

Office Building
For Lease





Offering Summary

Lease Rate:	$25 SF/yr (MG)
Building Size:	9,567 SF
Available SF:	2,288 SF
Available Suites:	1
Price / SF:	$0.00
Class:	A

Property Overview

This multi-tenant medical office building is ideally located within Ashley Ridge Business Park, an architecturally controlled office park with beautiful landscaping and ample parking. Its ideal location at the interchange of Inner Loop (Hwy. 3132) and Ellerbe/Line Avenue provides easy access for clientele. The subject is a multi-tenant medical office building with ample parking and a drive-thru canopy entrance. Each suite features a separate reception/entry accessible via a shared common hallway. Zoned C-3.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

SEALY & COMPANY

725 N Ashley Ridge Loop
Shrevport, LA 71106

Office Building
For Lease



Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

SEALY & COMPANY

725 N Ashley Ridge Loop
Shrevport, LA 71106

Office Building
For Lease



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,288 SF	Lease Rate:	$25 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 400	2,288 SF	Modified Gross	$25.00 SF/yr	This vacant medical office suite offers a functional layout designed for efficiency, featuring a reception area, waiting room, nurse's station, vitals area, five exam rooms, lab room, two private offices, a file room, mechanical closet, and two restrooms.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

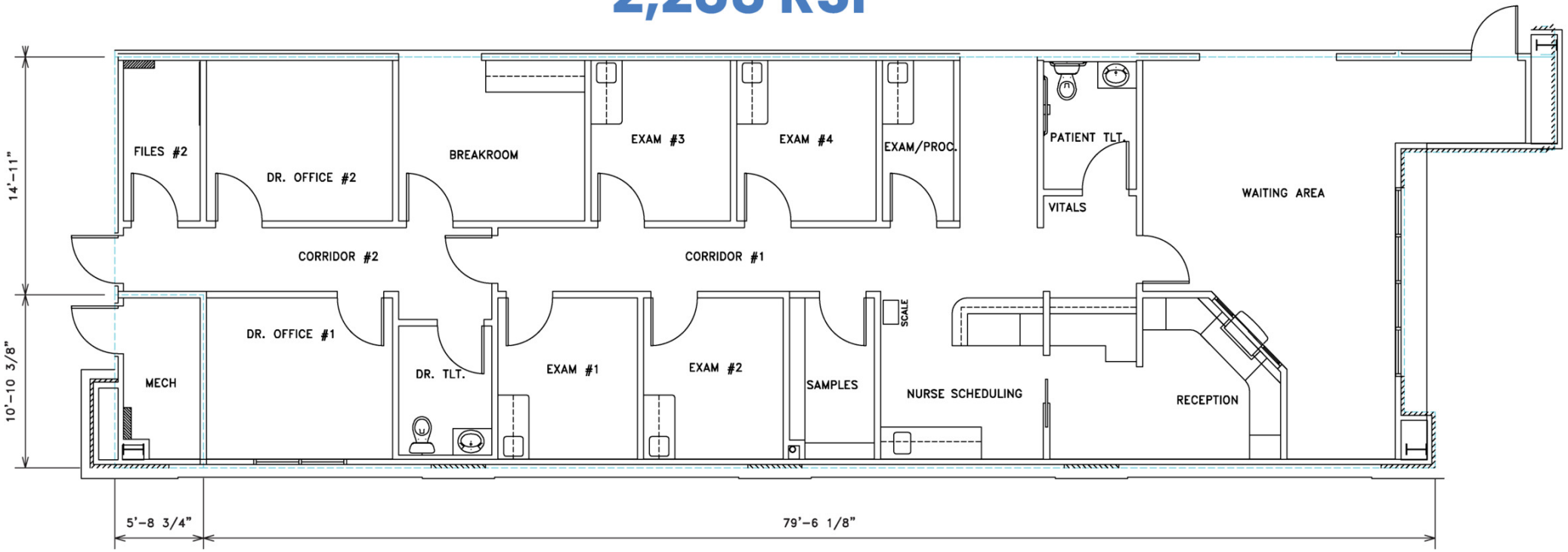
All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

SEALY & COMPANY

725 N Ashley Ridge Loop
Shrevport, LA 71106

Office Building
For Lease

Suite 400
2,288 RSF



Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.

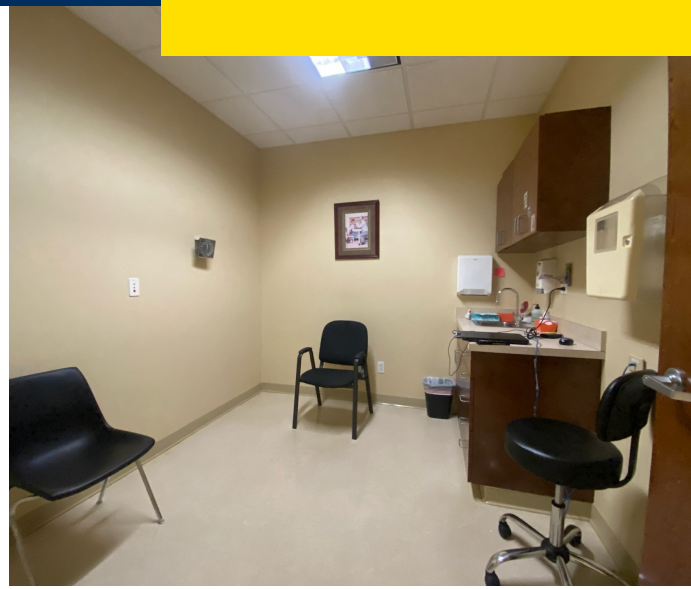
SEALY & COMPANY

725 N Ashley Ridge Loop
Shrevport, LA 71106

Office Building
For Lease

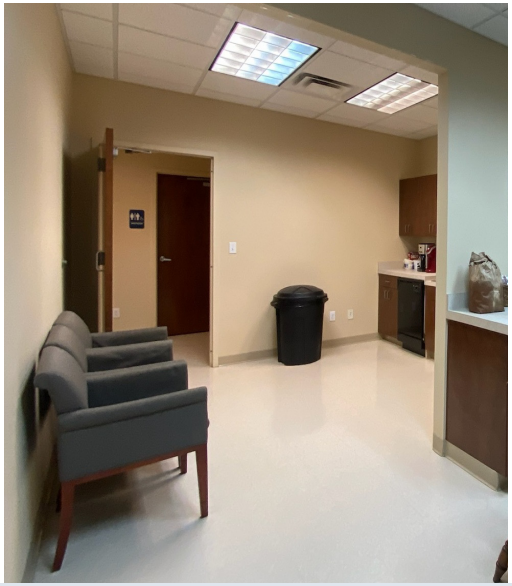














Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

Grant Smith, CCIM
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.