

# 525 MILAM STREET PREMIUM OFFICE SPACE

SHREVEPORT, LOUISIANA 71101



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# AVAILABLE

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The CenterPoint Energy Building is ideally located in the Shreveport CBD at the intersection of Milam and McNeil Streets, located within a National Register Historic District, it is directly across from the Caddo Parish Court House, Local, State and Federal courthouse and only a couple of blocks from the City and Parish Administrative Building. It is within easy walking distance to the Shreveport Convention Center, Riverfront Entertainment District and many of the new retail shops and venues located in the West End of the CBD. The building was once the headquarters for Arkansas – Louisiana Gas Company and today houses the regional offices of CenterPoint Energy Arkla, CenterPoint Energy Gas Transmission Company, and CenterPoint Energy Field Services.



## HIGHLIGHTS

- 14 Story, 244,779 square foot building
- Constructed in 1950, recent renovations
- Well-Maintained, upscale finishes throughout
- Outstanding Location and Visibility
- Easy Access to I-20, I-220 and I-49
- Two-Level Basement Garage & Surface Level Parking Available
- State-of-the-Art Systems and Security



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-  525 Milam Building Outline
-  Leased Parking Lots
-  Owned Parking Lots



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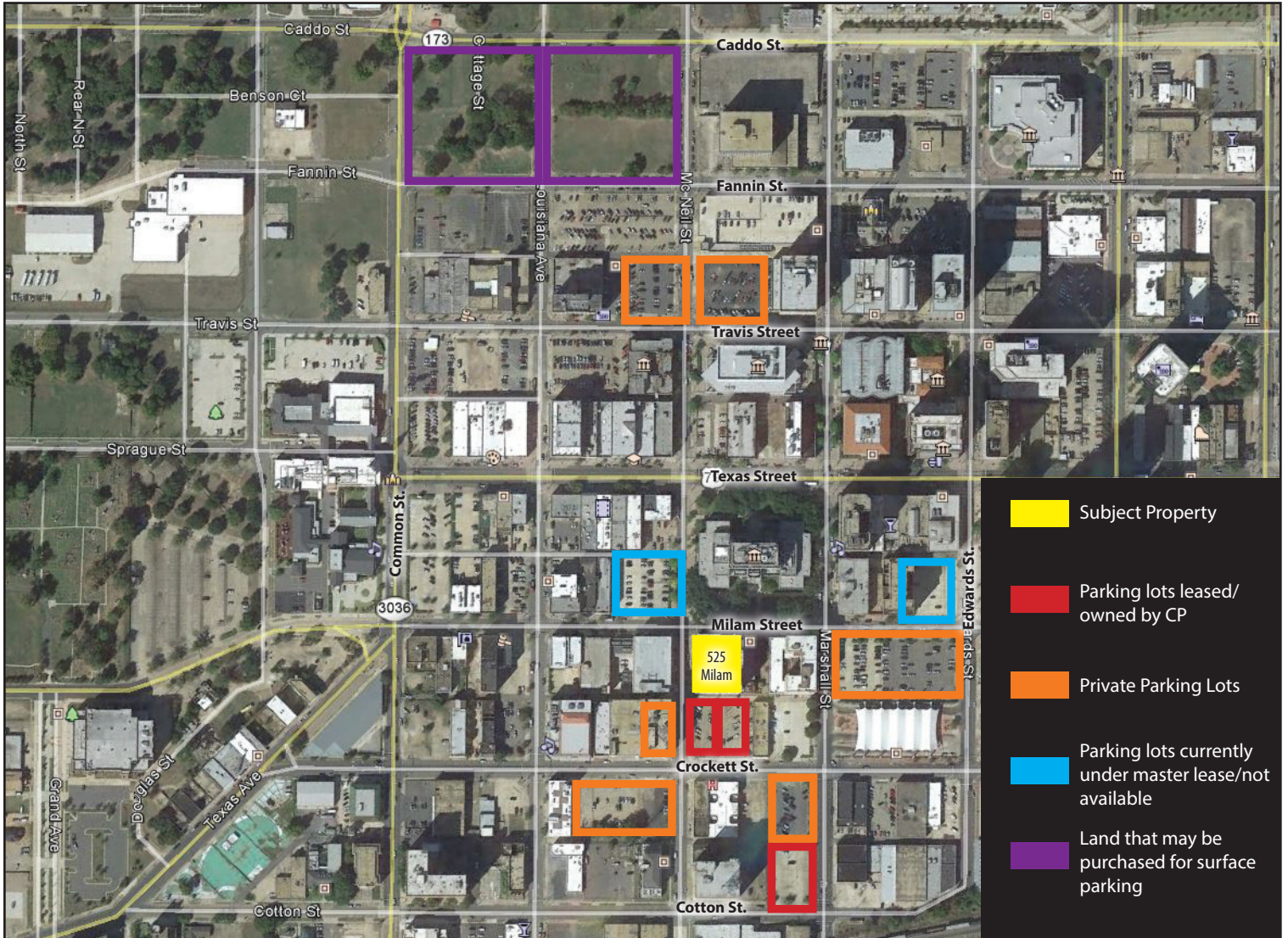
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## ADDITIONAL PARKING OPTIONS



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## OVERVIEW

The Class B 14-story office building containing 244,779 square feet of net rentable area. The building was originally constructed in 1950, recently renovated and has been well maintained.

## OCCUPANCY

The building is occupied by CenterPoint Energy with an approximate occupancy of 40%.

## PARKING

The property includes a lower level two-tier parking garage for 17 cars. Additional parking includes the adjacent surface level lot which is under lease by CenterPoint Energy and offers 72 reserved parking spaces. In addition, CenterPoint Energy owns a 56 car surface level parking lot conveniently located across the street from the rear entrance of the property.

## ZONING

The site is zoned B-4, Central Business District. The site is also located within a National Register Historic District, making it eligible for tax credits through various programs.

## SITE

The site is composed of Lots 9 and 10 plus the southwesterly 39.27' of Lot 11 Block 24 Caddo Parish, Shreveport, Louisiana.

## UTILITIES

Water:	City of Shreveport
Sanitary Sewer:	City of Shreveport
Electricity:	AEP/SWEPSCO
Telephone:	South Central Bell
Gas:	CenterPoint Energy

## FOUNDATION

Reinforced concrete slab

## STRUCTURAL FRAMING

Constructed on a steel frame with steel floor pans and poured concrete. The basement has a concrete encased, steel frame with poured concrete decks.

## INTERIOR

The interior wall partitions are metal stud walls with gypsum board, textured and painted with some vinyl paper in Executive and Common Areas. The floors have commercial grade carpet in most office areas, with tile in many Common Areas and restrooms and exposed concrete in Mechanical Rooms. Lighting is recessed fluorescent.

## RESTROOMS

There are two restrooms per floor with multiple stalls and sink basins in each. All restrooms are ADA accessible. Coffee bars/break rooms on most floors.



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## ELEVATORS

Six 3,000-ton passenger elevators service the building as well as a lift in the basement which services entry from the rear of the building. One freight elevator is located in the rear portion of the building that has access up to the 1<sup>st</sup> and 2<sup>nd</sup> floors.

## SECURITY

The building has a 24-hour manned guard station located at the rear basement entrance and an additional guard station at the front entrance which is manned during regular business hours. A state-of-the-art card-access system, including camera surveillance, is located throughout the building on several floors.

## TELECOMM DATA CENTER

The building has a Data Center in place on the second floor which includes: 7 Liebert units, UPS power backup system, Halon Fire Prevention System, fiber connectivity to KMC, copper connectivity to Bell, raised floor for cabling, and a state-of-the-art security system.

## GENERATOR

The building is equipped with emergency back-up generators.



*Rear Basement Entrance Guard Desk*



*Telecomm/Data Center with Halon System*



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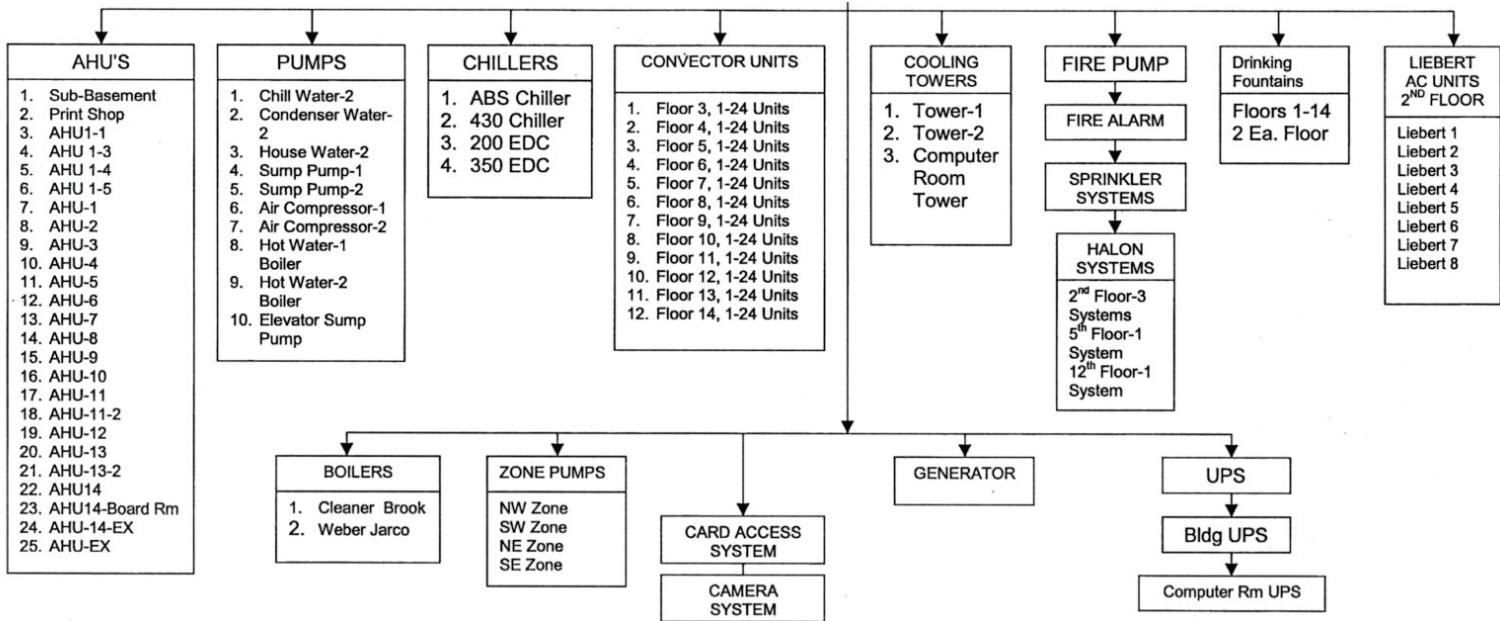
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## Building Equipment Details



New Chillers in Mechanical Room



New Pumps in Mechanical Room

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## Photos



1st Floor Elevator Lobby



Rear Garage Entrance



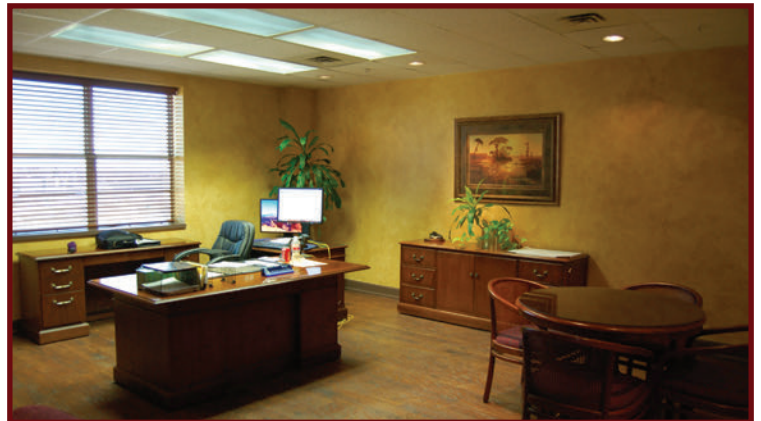
Conference Room



Executive Board Room



Private Office



Executive Office

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## Photos



14th Floor Dining Room



Break Room



Open Floor Plans with Secure Card-Access Doors



Open Floor Plans with Secure Card-Access Doors



Open and Light-Filled Office Spaces



Large Windows with Beautiful Views Throughout

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## Stacking Plan

16				
15				
14	Vacant - 1,910 RSF; CNP 15,317 Office Space			
13	Vacant - 17,227 RSF			
12	Vacant - 17,227 RSF			
11	Vacant - 17,214 RSF			
10	Vacant - 17,221 RSF			
9	Vacant - 17,209 RSF			
8	Vacant - 17,215 RSF			
7	CNP - 17,132 RSF			
6	Vacant - 14,305 RSF			
5	Vacant - 19,005 RSF			
4	Vacant - 19,013 RSF			
3	Vacant - 19,020 RSF			
2	CNP (Office) - 2,180 RSF		CNP 4,024 RSF (Data)	Vacant - 12,398 RSF
1	Vacant - 13,328RSF		CNP (Office) - 86 RSF	
bsmt/sub	CNP Sub-Basement 6,807 RSF		CNP Basement - 5,704 RSF	



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## Sub Basement



  
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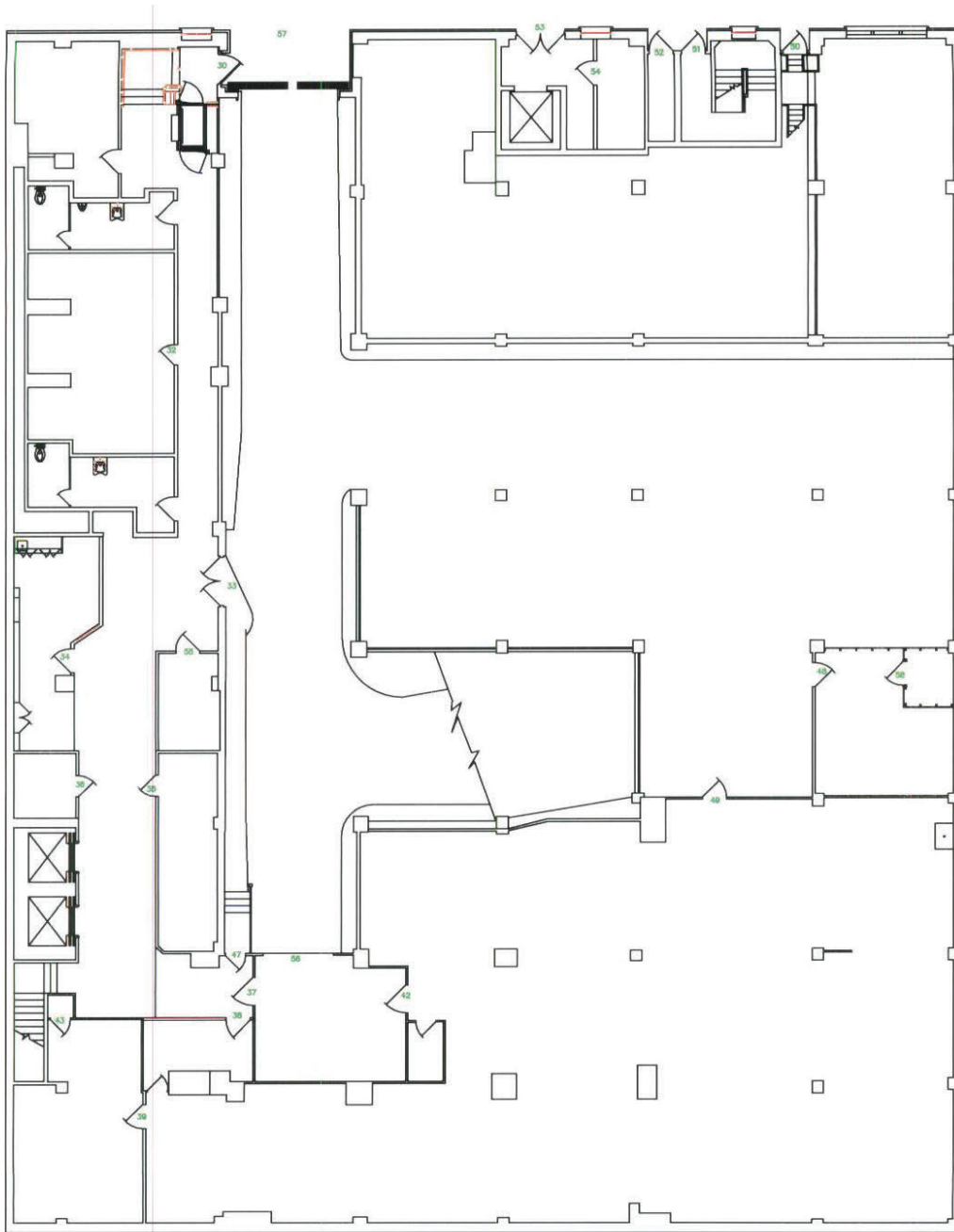
  
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## Basement



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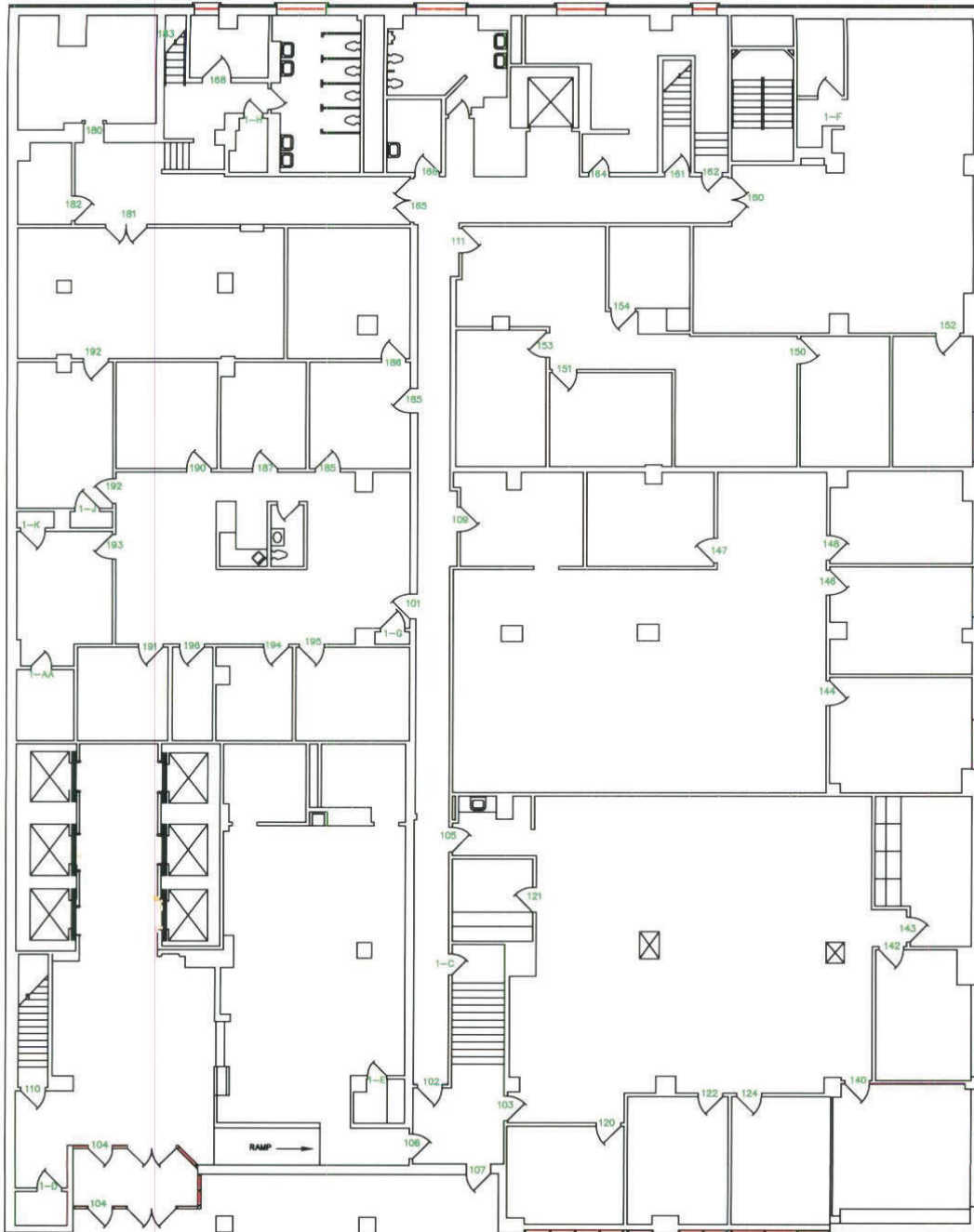
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## First Floor



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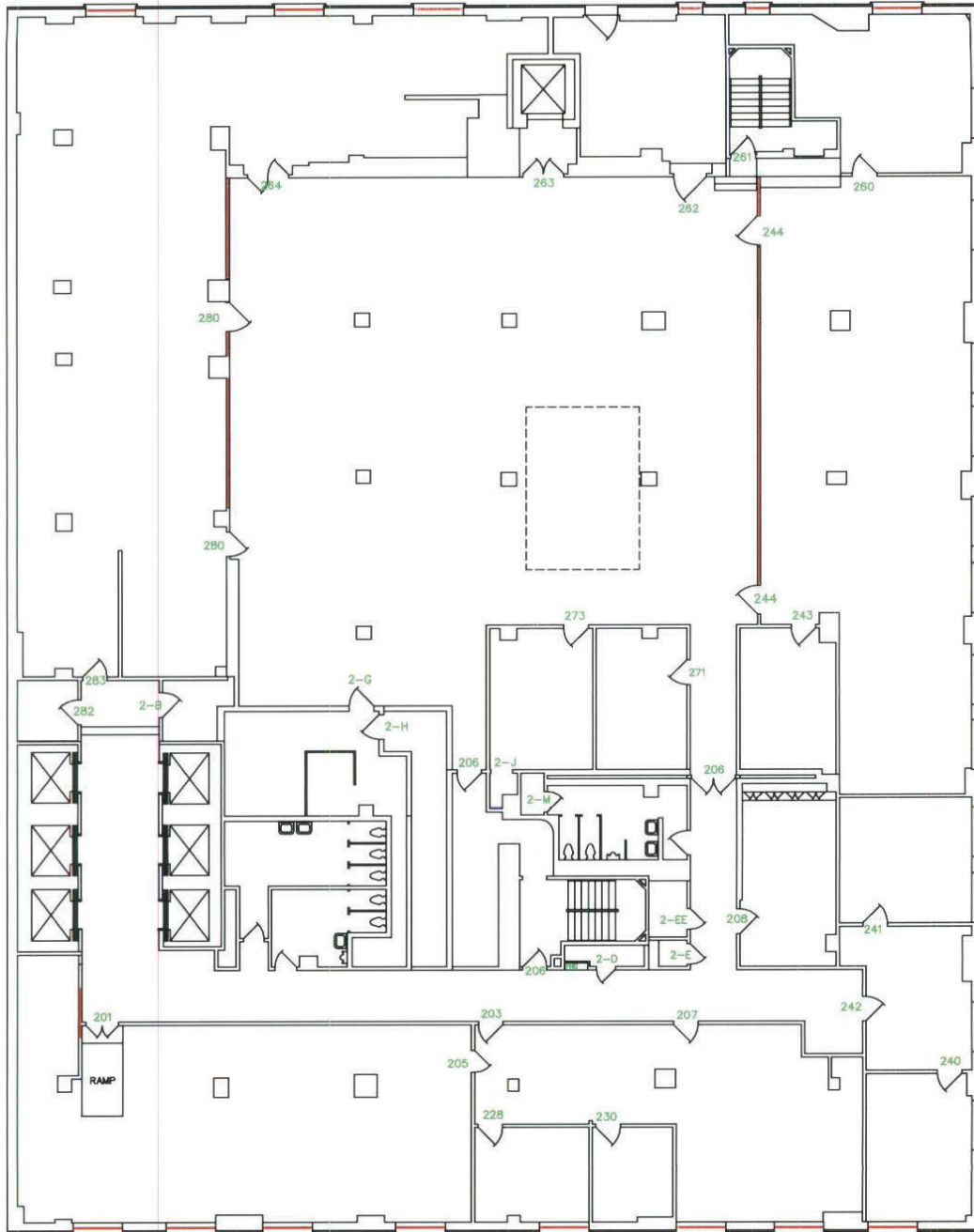
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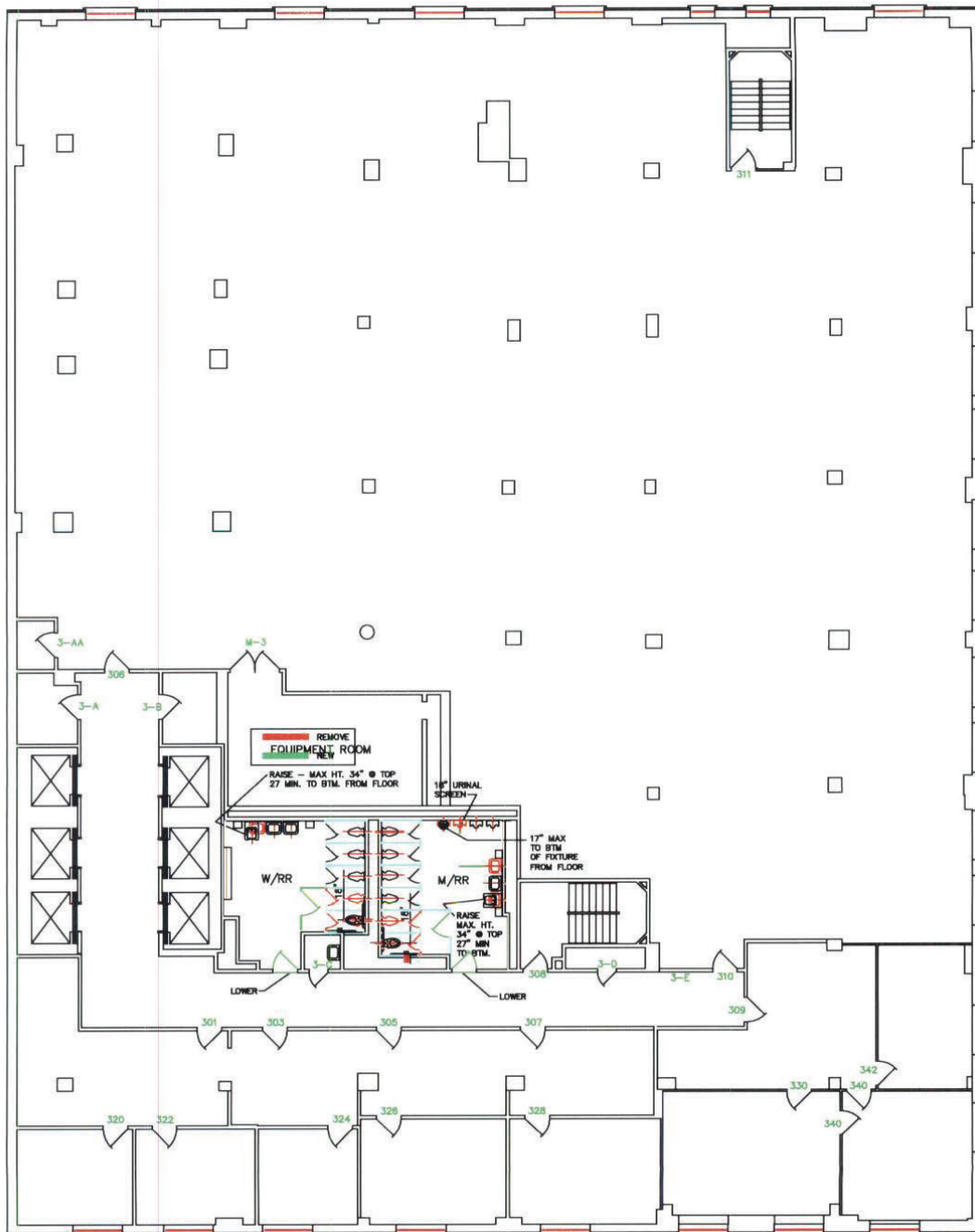
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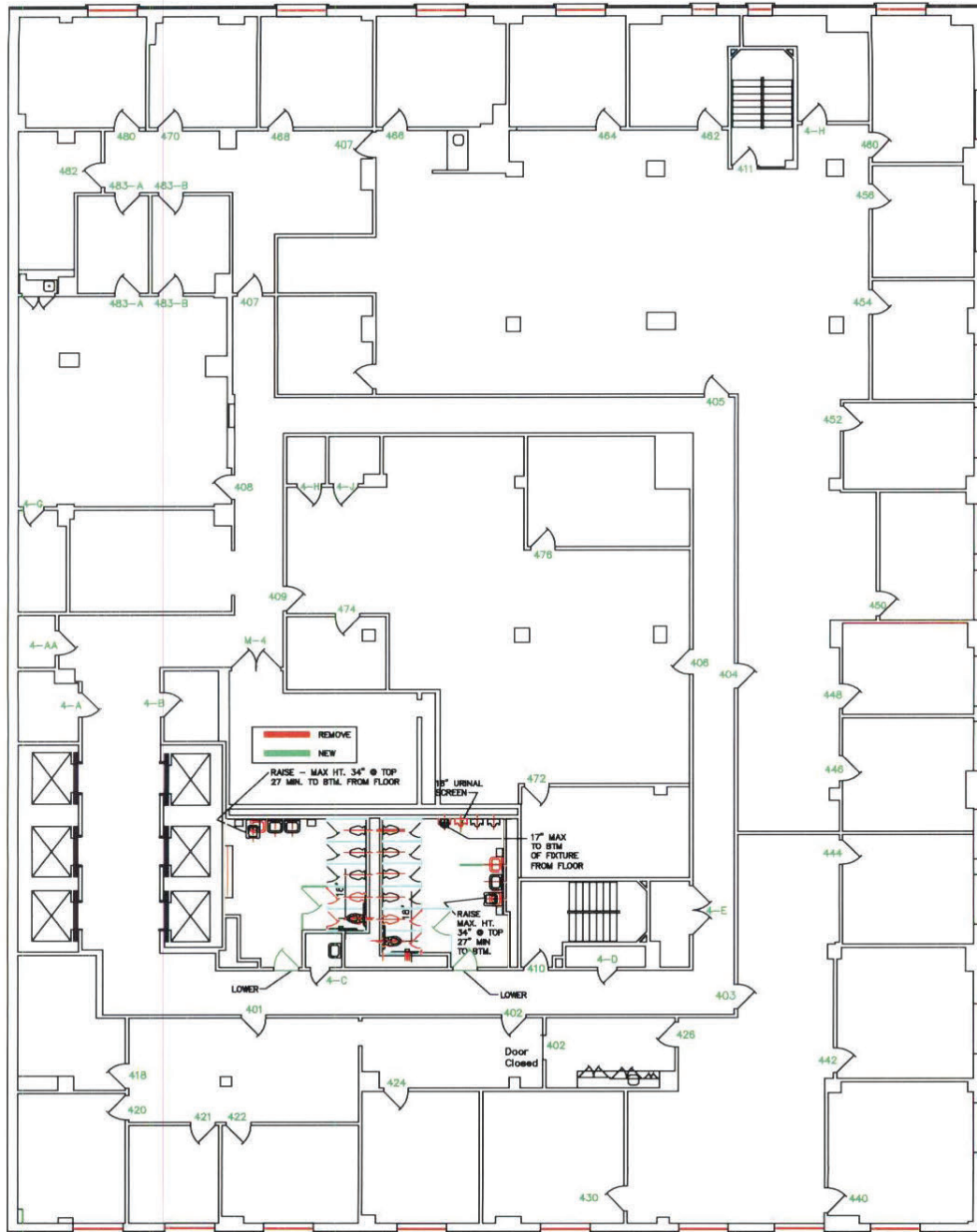
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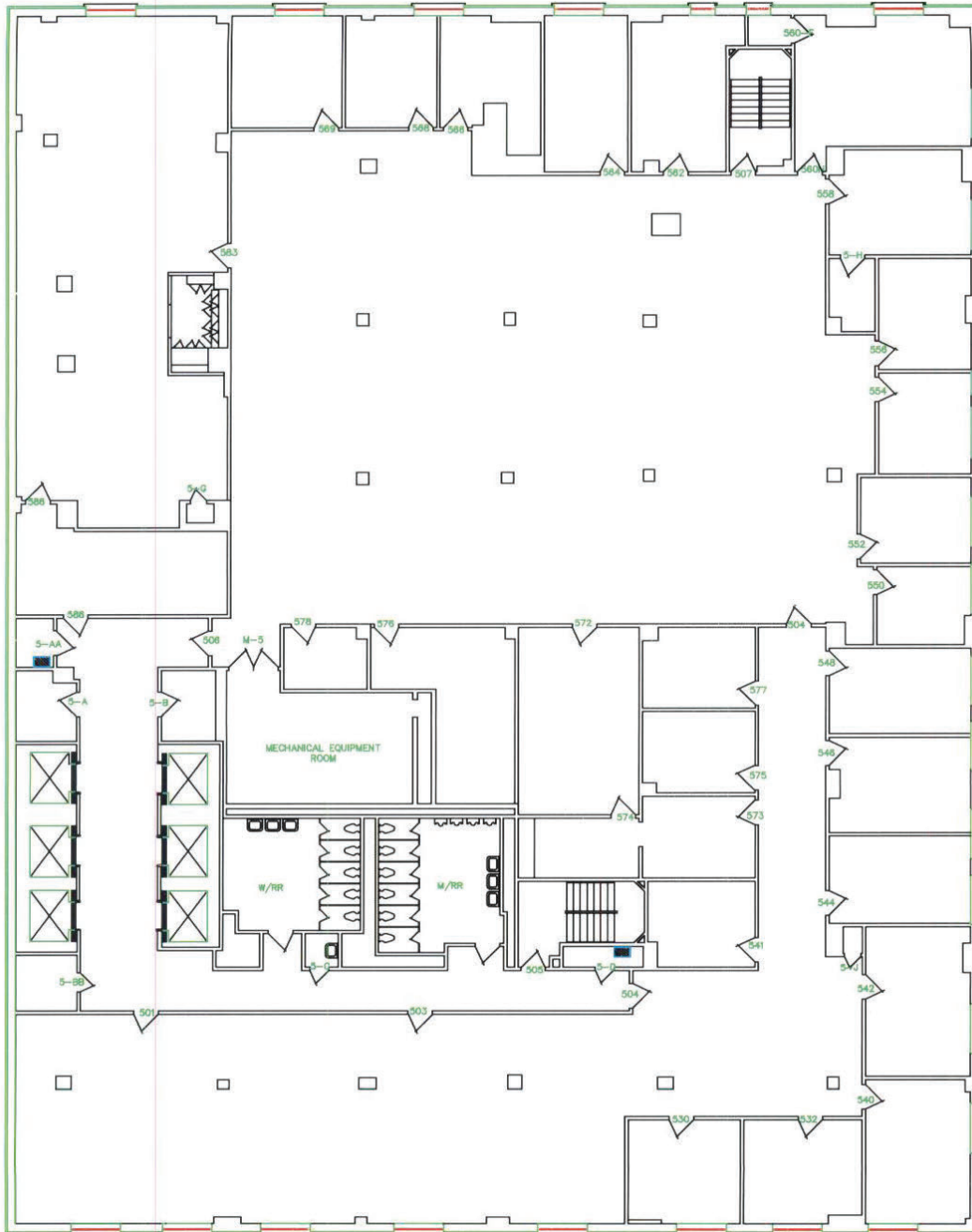
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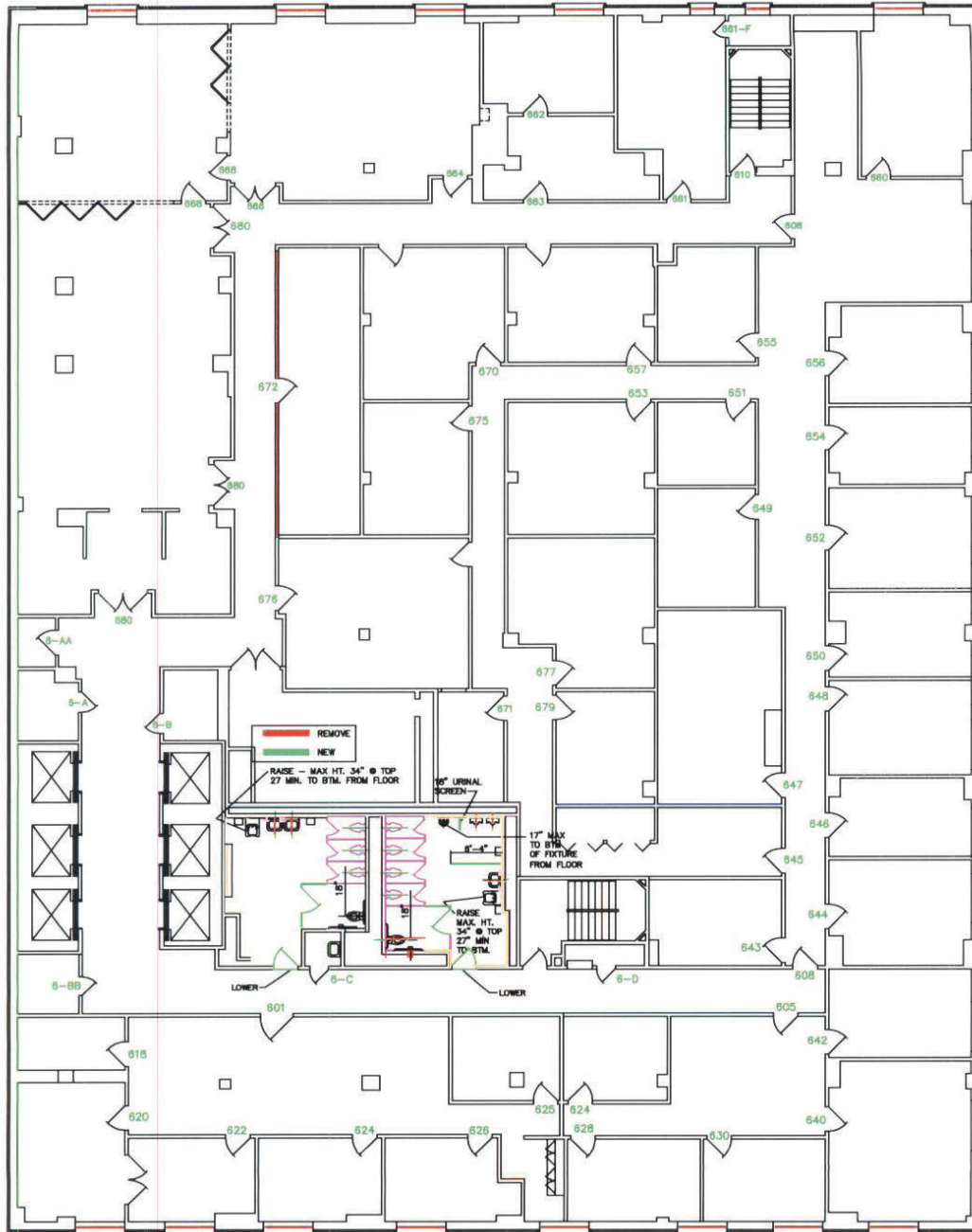
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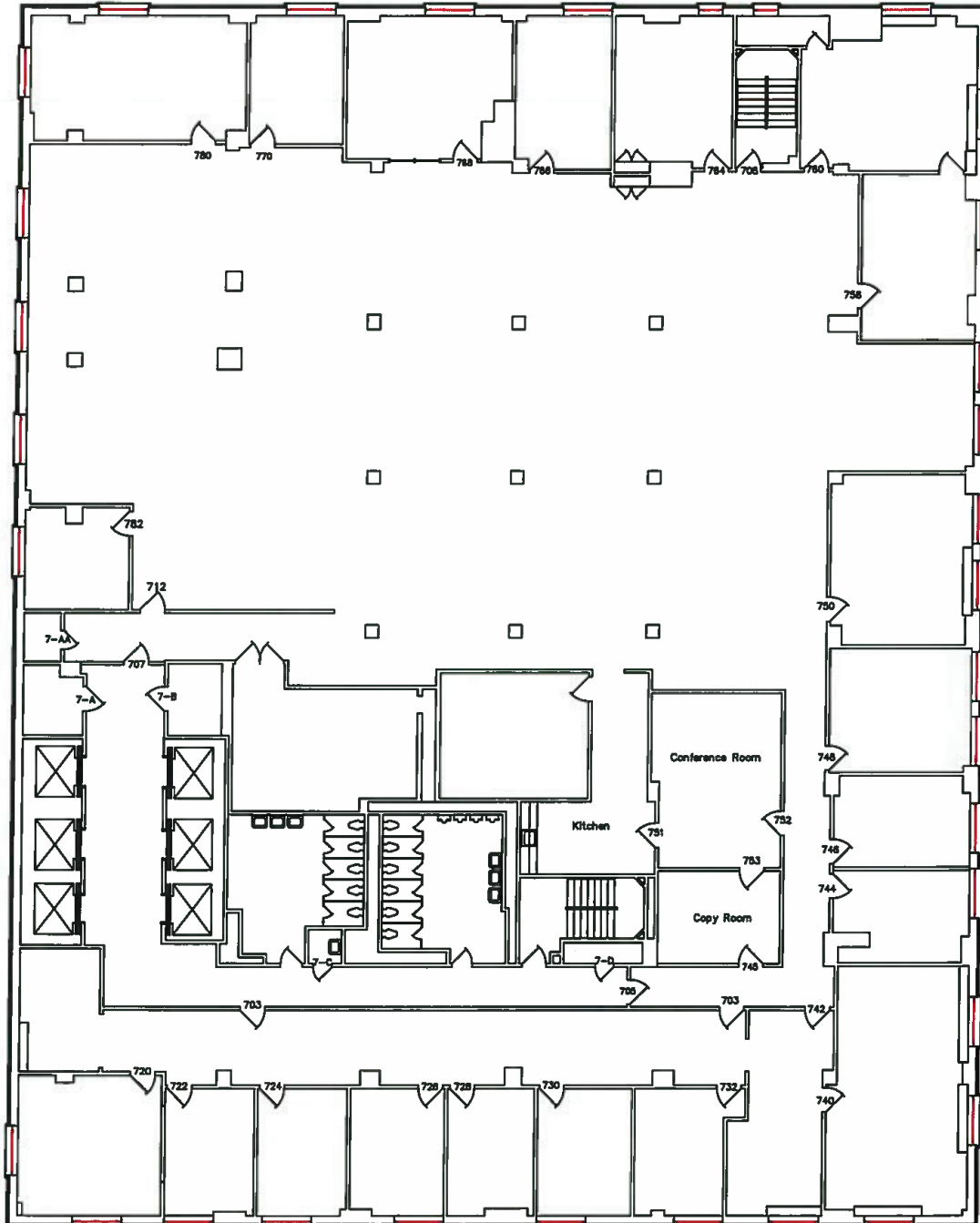
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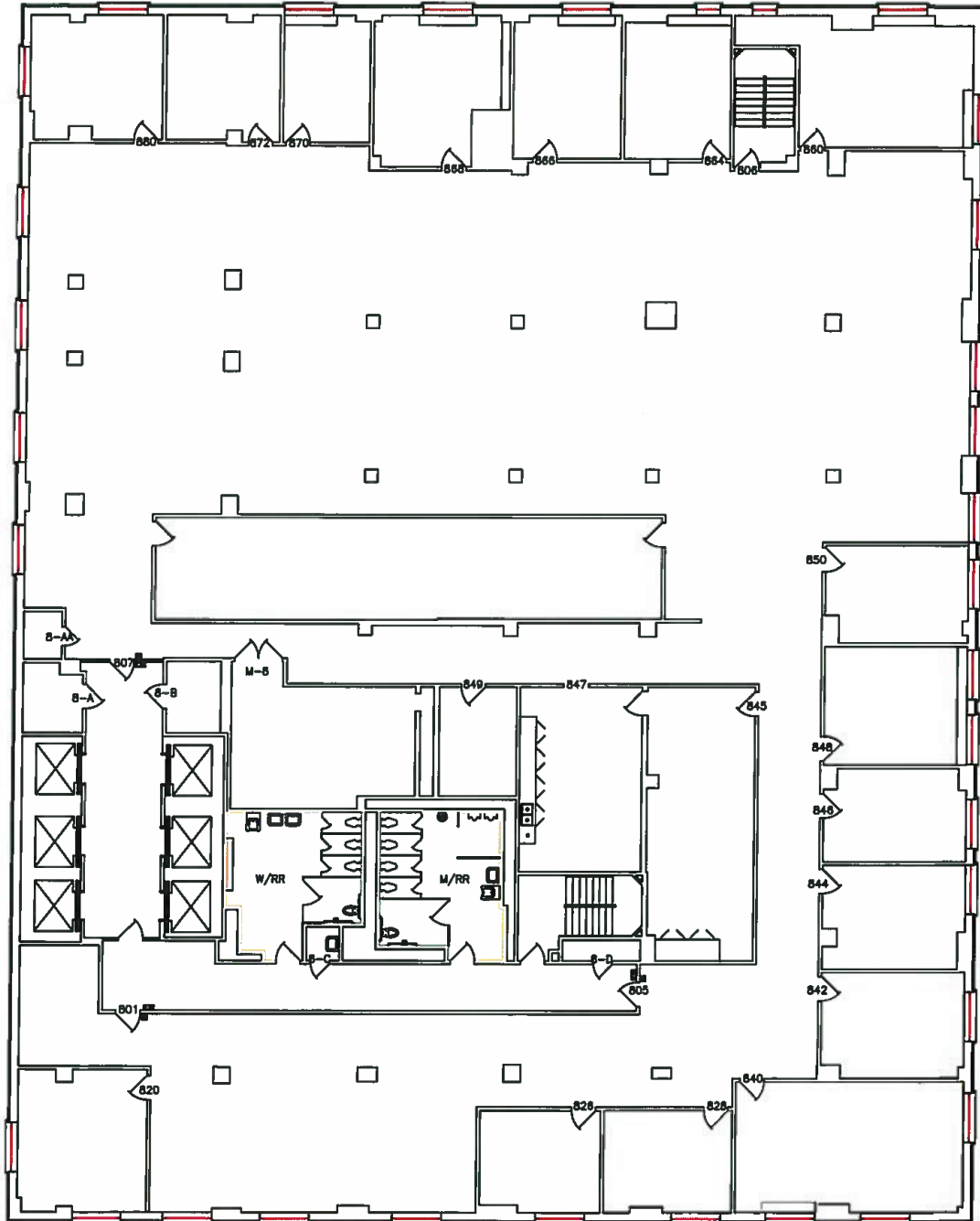
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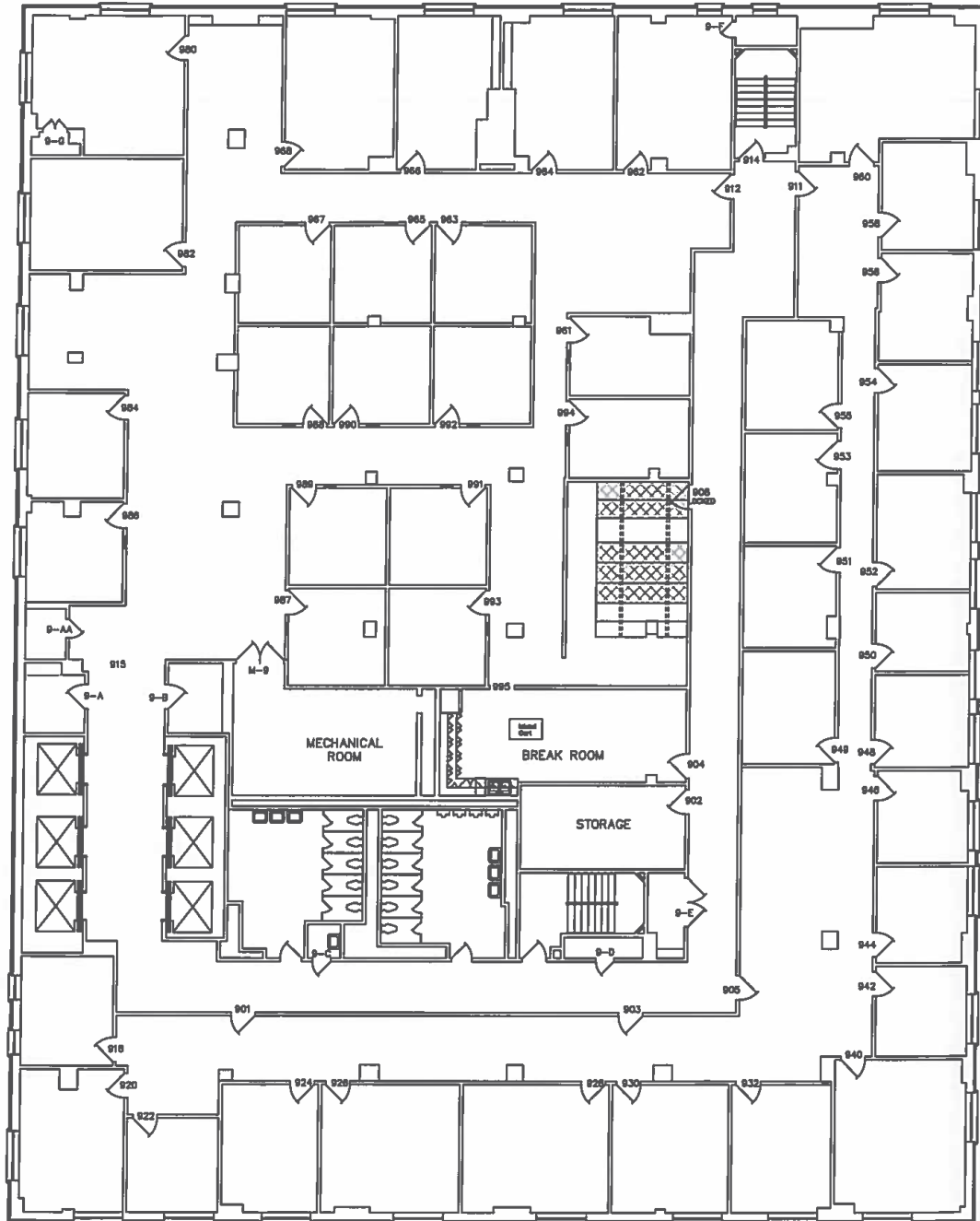
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**Michele Sauls, Associate Broker**

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# AVAILABLE

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## Ninth Floor



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**Scott Wegmann | 713.204.3438 (cell)**  
andy.spence@cushwake.com | scott.wegmann@cushwake.com  
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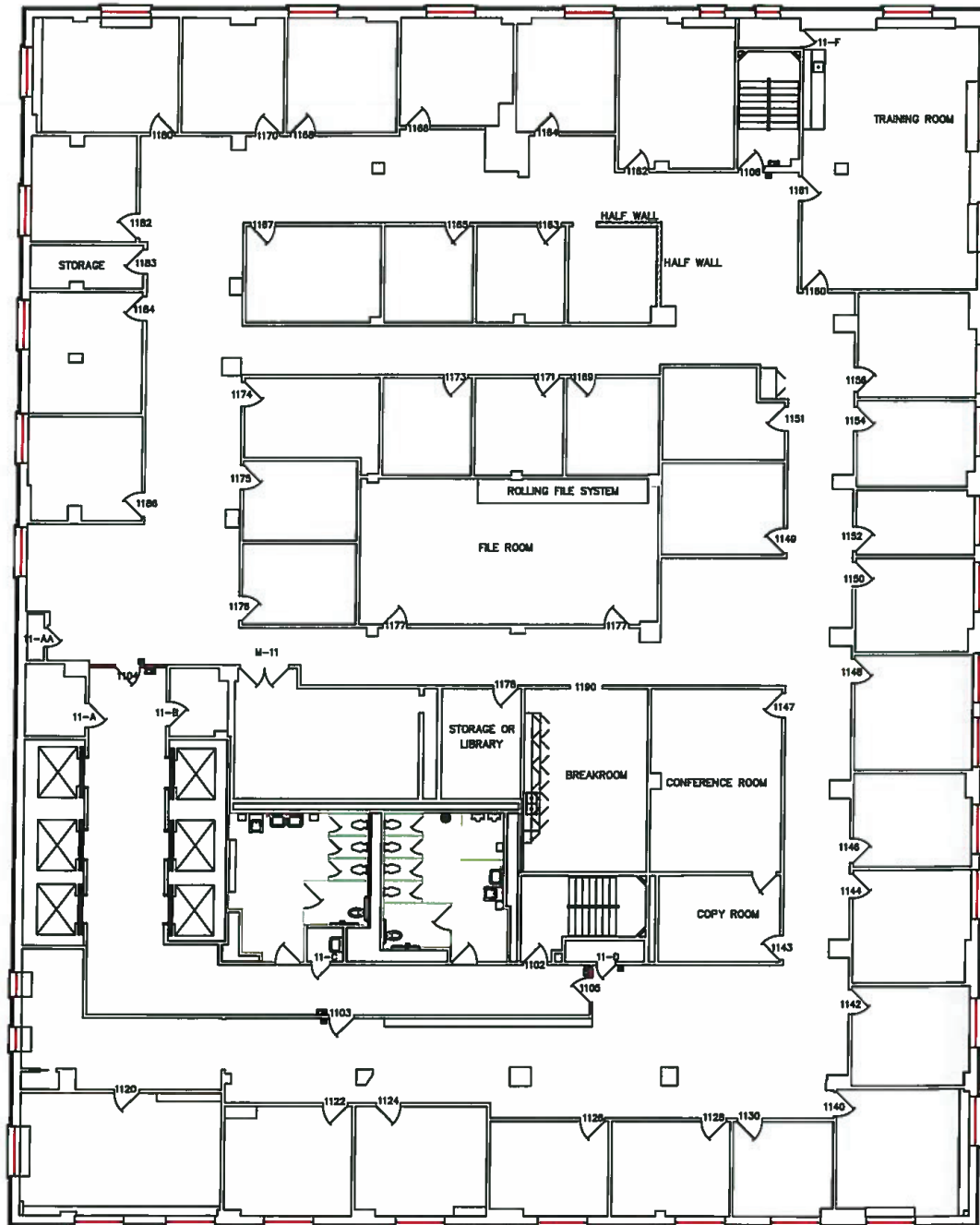
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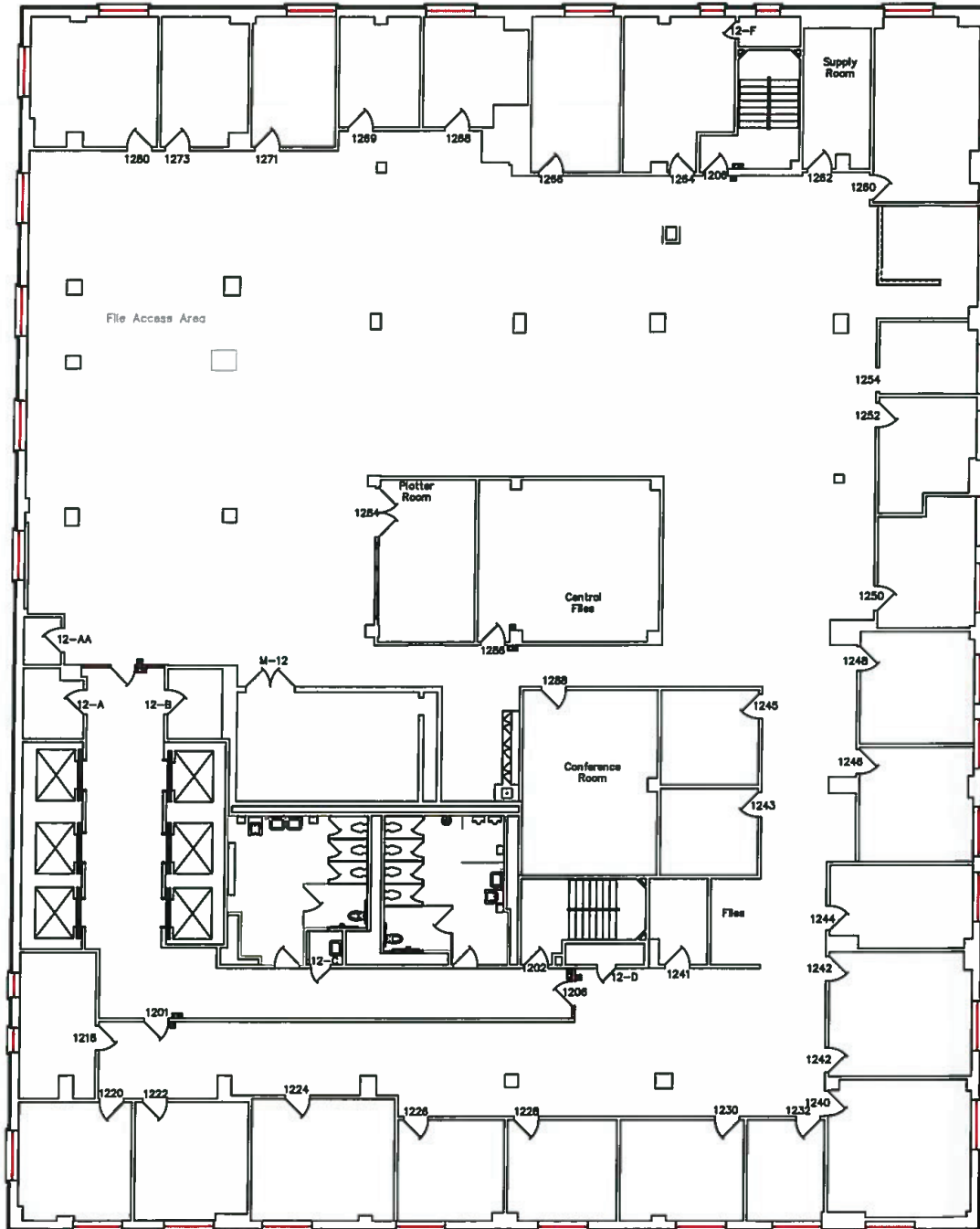
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## Twelfth Floor



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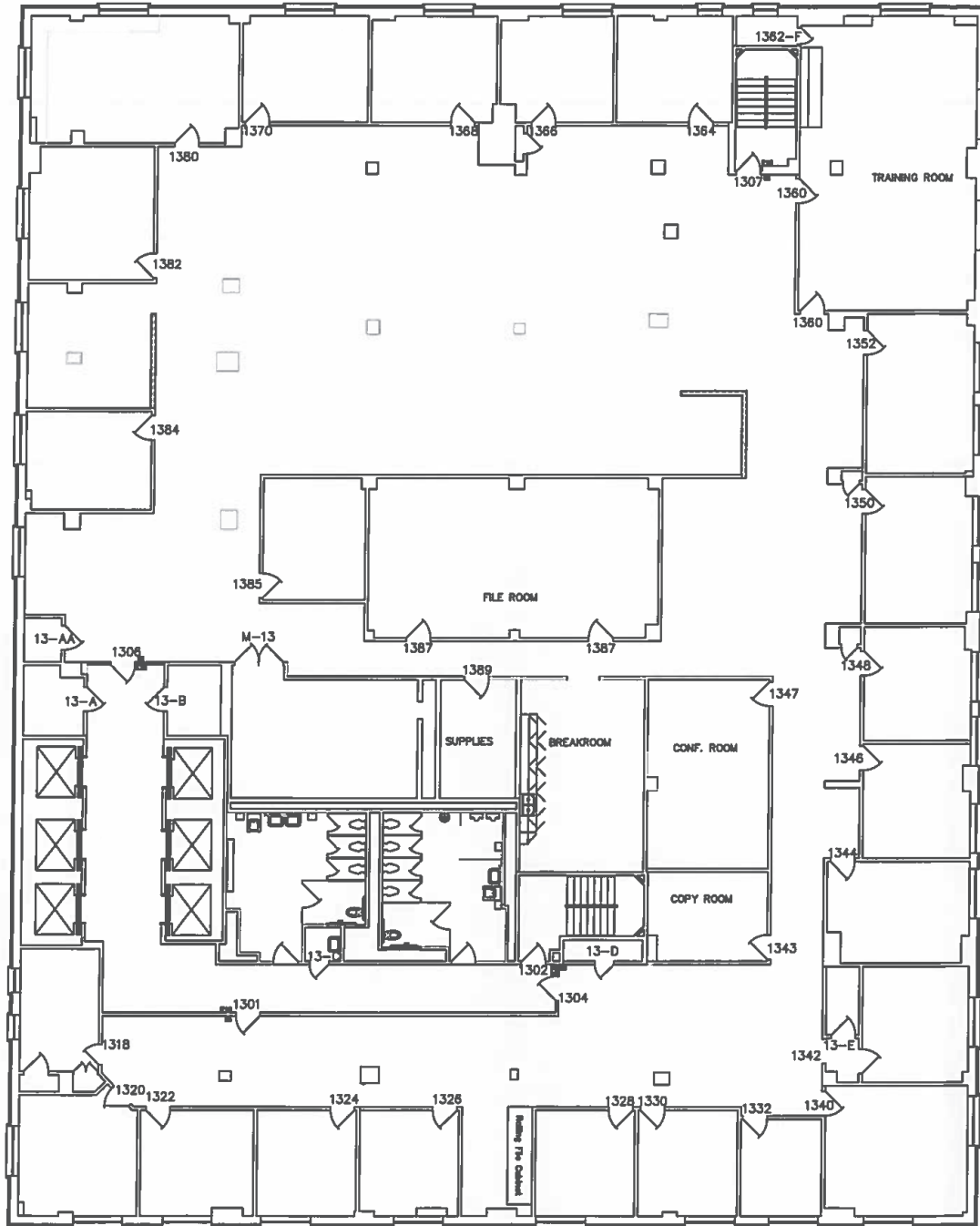
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## Thirteenth Floor



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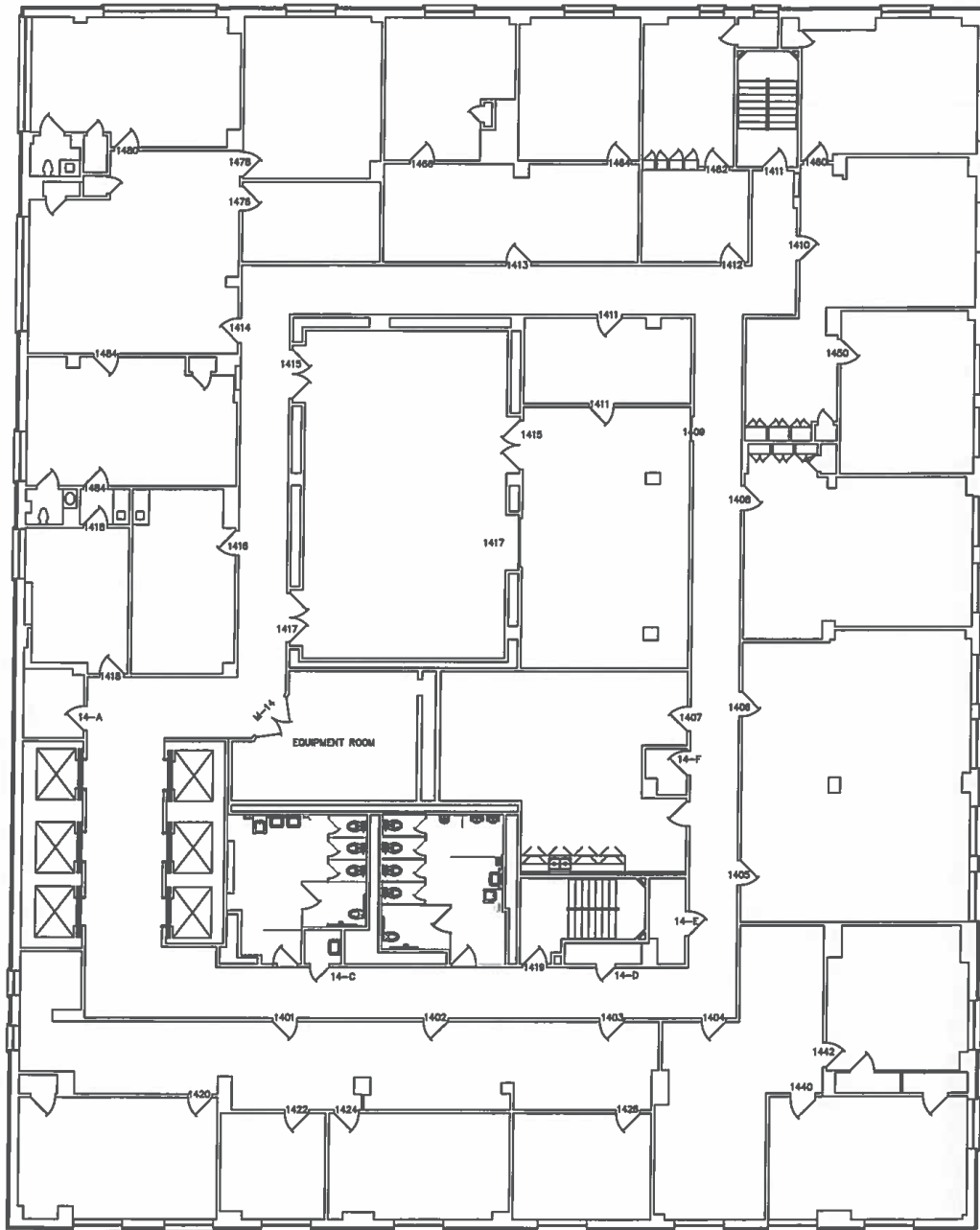
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## Fourteenth Floor



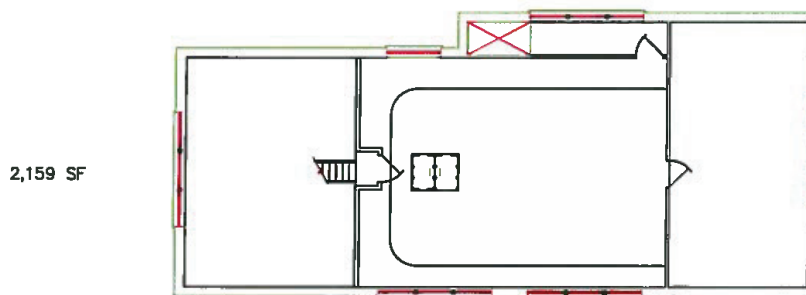
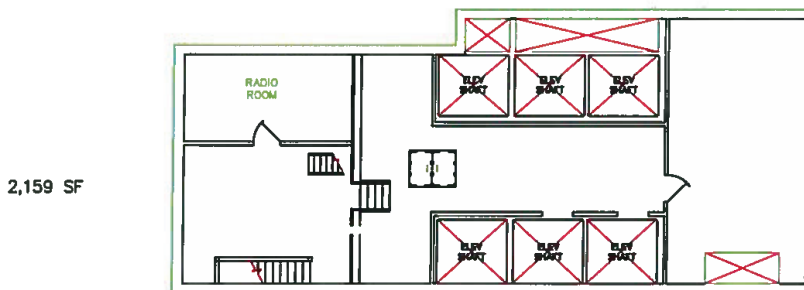
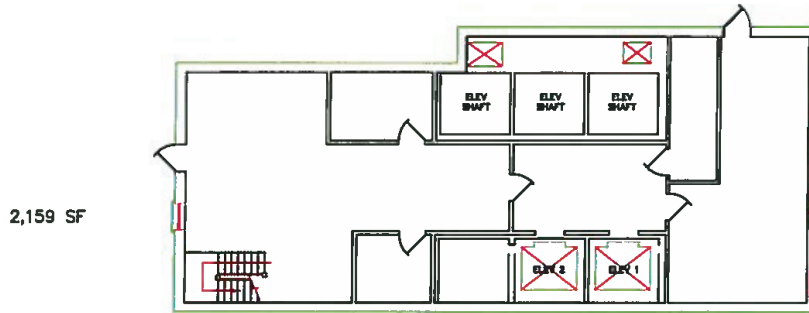
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## 15-17 Floors - Equipment Only



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## SHREVEPORT-BOSSIER OVERVIEW

Shreveport/Bossier City is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the CenturyLink Event Center, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 2 million tourists to the area each year.

North Louisiana's 14 parishes of over 800,000 residents boast some of the most vibrant and diverse economies in the nation. In the 2010 census, the Shreveport/Bossier City's population of 439,811 with a 2021 estimate of 449,389.

Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations, movie filming/entertainment industry and more.

### MAJOR EMPLOYERS (OVER 1,000 EMPLOYEES)

State of Louisiana (Civil Service)	9,338
Barksdale Air Force Base	8,655
Caddo Parish School Board	6,815
LSU Health Sciences Center	6,295
Wal-Mart	5,848
Willis Knighton Health System	5,825
Bossier Parish School Board	2,831
City of Shreveport	2,691
Harrah's Horseshoe Casino & Hotel	2,000
CHRISTUS Health Shreveport-Bossier	1,900
US Support Company Call Center	1,618
Overton Brooks VA Medical Center	1,588
El Dorado Casino	1,400
Sam's Town Casino	1,265
Brookshire's Grocery	1,220
McDonald's Corp	1,183
International Paper Company	1,074

## AREA RANKINGS

### Shreveport-Bossier ranked #2 as Most Cost Competitive Place in US

May 2016 Competitive Alternatives study by KPMG, LLP

### Listed in the Top 19 Places Where It May Be Easier To Make Your Mark

Forbes.com, September 2014

### Shreveport among Top 20 Fastest Growing Cities in U.S.

NerdWallet.com, June 2013

### Shreveport #18 of 150 Best Large Cities to Start a Business

WalletHub, May 2016

### Shreveport ranks in Top 10 Nationally for Economic Potential

Business Facilities' 9th Annual Rankings Report, August 2013

Source: North Louisiana Economic Partnership.



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