



6969 Fern Loop

6969 Fern Loop, Shreveport, LA 71105

Listing ID: 30673321
 Status: Active
 Property Type: Shopping Center For Lease
 (also listed as Office, Retail-Commercial)
 Retail Type: Community Center, Neighborhood Center
 Contiguous Space: 572 - 3,401 SF
 Total Available: 5,249 SF
 Lease Rate: \$16 - 19 PSF (Annual)
 Base Monthly Rent: \$762.67 - 3,093
 Lease Type: NNN



Overview/Comments

6969 Fern Loop is a mixed-use property featuring self-storage, medical, retail and office space near the centrally located corner of Fern Avenue and East 70th Street. Approximately 7,593 sf of retail/office space is available for lease. Common building amenities include a conference room that seats ten, a full kitchen/breakroom, separate men's and women's restrooms with multiple stalls, and ample, surface parking with approximately 204 spots. Exterior and interior suites are available. Building exterior signage opportunities are available along with multiple monument signage and LED digital signage facing East 70th Street. NNN expenses are \$3.00 psf annually and include use of all common amenities along with utilities (excluding telecommunications).

More Information Online

<https://stirlingprop.catylist.com//listing/30673321>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 171320122000400
 Retail Type: Community Center, Neighborhood Center, Strip Center
 Zoning: B-3

Available Space

Suite/Unit Number:	201	Date Available:	12/01/2020
Space Available:	1,954 SF	Lease Rate:	\$19 PSF (Annual)
Minimum Divisible:	1,954 SF	Lease Type:	NNN
Maximum Contiguous:	3,401 SF	Kitchen/Breakroom:	Yes
Space Type:	Relet	Parking Spaces:	0

Space Description Exterior retail/office front corner suite with potential for dual front entrances and exterior building signage. Can be combined with suite 202 for a maximum of 3,401 sf.

Available Space

Suite/Unit Number:	202	Space Type:	Relet
Space Available:	1,447 SF	Date Available:	12/01/2020
Minimum Divisible:	1,447 SF	Lease Rate:	\$19 PSF (Annual)
Maximum Contiguous:	3,401 SF	Lease Type:	NNN

Space Description Exterior retail/office suite with private entrance. Building signage available. Can be combined with Suite 201 for a maximum of 3,401 sf.

Available Space

Suite/Unit Number:	209/210	Minimum Divisible:	1,276 SF
Space Available:	1,276 SF	Maximum Contiguous:	1,276 SF

Space Type:	Relet	Lease Rate:	\$16 PSF (Annual)
Date Available:	12/01/2020	Lease Type:	NNN

Space Description Interior office suite with an open floor plan ready to be built out for your needs. Can be combined with suite 211 for a maximum of 1,848 sf.

Available Space

Suite/Unit Number:	211	Space Type:	Relet
Space Available:	572 SF	Date Available:	12/01/2020
Minimum Divisible:	572 SF	Lease Rate:	\$16 PSF (Annual)
Maximum Contiguous:	572 SF	Lease Type:	NNN

Space Description Interior office suite with an open floor plan ready to be built out for your needs. Can be combined with suite 209/210 for a maximum of 1,848 sf.

Area & Location

Property Located Between: Fern Avenue and East 70th Street
Property Visibility: Good

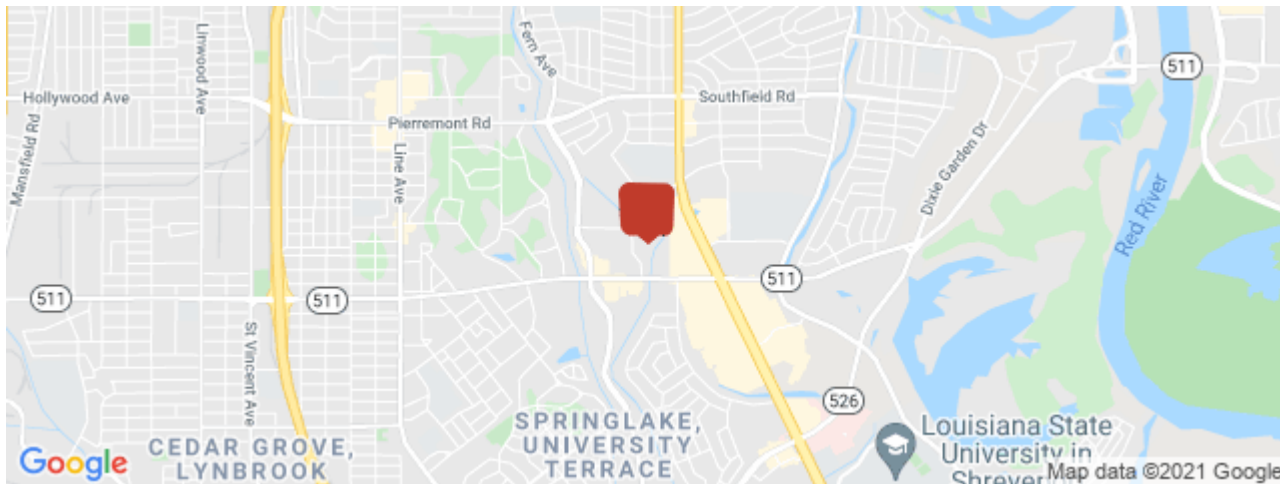
Area Description Centrally located near the corner of Fern Avenue and East 70th Street. Nearby tenants include: Whole Foods, Fairfield Grocery and Market, Orr BMW, McCary's Jewelers, Origin Bank, and many others.

Building Related

Property Condition:	Excellent	Total Parking Spaces:	204
Year Built:	2008	Passenger Elevators:	0
Parking Type:	Surface	Freight Elevators:	0

Location

Address: 6969 Fern Loop, Shreveport, LA 71105
County: Caddo
MSA: Shreveport-Bossier City



Property Images



6969 Fern 2



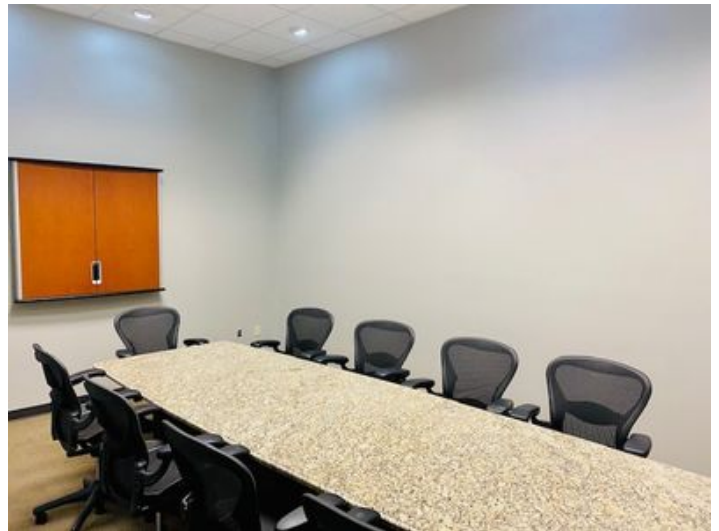
6969 Fern 3



6969 Fern 4



6969 Fern 5



6969 Fern 6

Property Contacts



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