



OFFICE FOR LEASE

2625 Line Avenue
Shreveport, LA 71104

MODERN LINE AVENUE OFFICES AVAILABLE



LEASE SUMMARY

Building Name:	Dethloff & Associates
	167 SF - 306 SF
Lease Rate:	\$13.50 SF/Annual
Base Monthly Rent:	\$187.88- \$344.25
Lease Type:	Modified Gross
Total Available SF:	1,699 SF
Building Size:	6,900 SF
Parking:	Surface Rear Parking
Class:	A

LOCATION OVERVIEW

Located at the corner of Line Avenue And Wilkinson Street, this suburban office building is surrounded by many professional office buildings and is centrally located on Line Avenue near the Line Avenue and King's Highway intersection. Just six minutes away from I-49, and less than a ten-minute drive to downtown Shreveport, this office offers excellent visibility.

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101



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PROPERTY OVERVIEW

Availabilities include the first-floor office space in beautiful South Highlands. There is surface parking in rear of the building. Tenants have access to common conference room and kitchen. Rent is exclusive of janitorial.

HIGHLIGHTS

- Located In Beautiful South Highlands
- Excellent Visibility
- Right off Line Avenue
- Close Proximity to Kings Hwy, I-49, and I-220



AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
101	\$13.50 SF/yr	306 SF
104	\$13.50 SF/yr	262 SF
108	\$13.50 SF/yr	228 SF
110	\$13.50 SF/yr	211 SF
153	\$13.50 SF/yr	195 SF
155	\$13.50 SF/yr	167 SF
156	\$13.50 SF/yr	194 SF
157	\$13.50 SF/yr	177 SF



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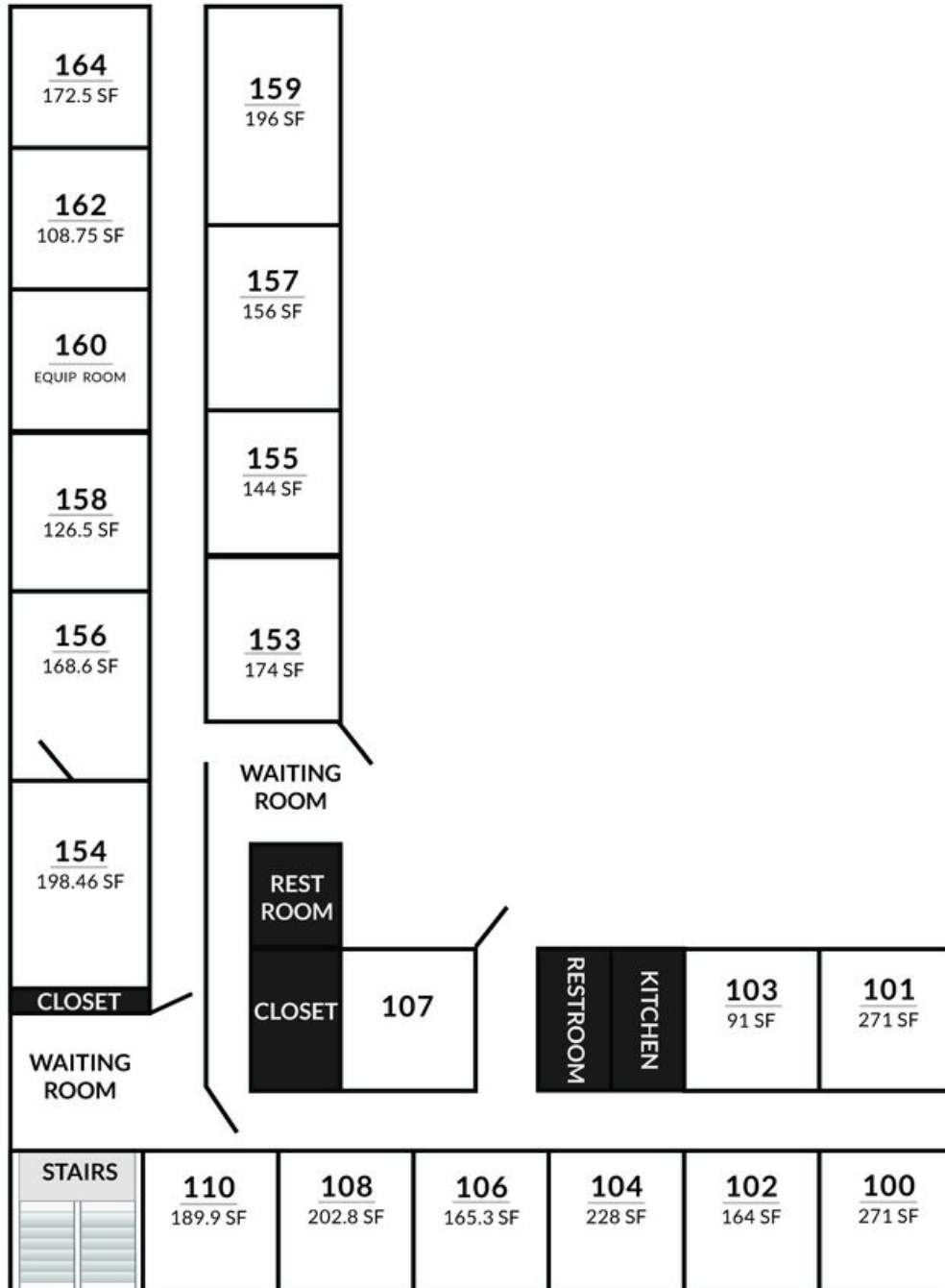
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Roland Ricou has 30+ years of active experience within the commercial real estate industry. He specializes in providing his clients with market analysis, marketing plans, negotiations, and tenant representation. His experience includes transactions with office properties, retail centers and industrial warehouses. Roland's clientele includes key developers, national firms, and many regional businesses. His market knowledge has contributed to his success of many deals brokered at Sealy. Roland graduated from Louisiana State University of Baton Rouge and is a member of the Shreveport/Bossier Board of Realtors and the Louisiana REALTORS® Association, a member of the National Association of REALTORS®.



MELISSA RIDDICK

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Melissa Riddick has been a licensed REALTOR for over 28 years and is active in the sales and leasing of industrial, retail, office and other commercial properties and vacant land. In addition to her brokerage experience, Melissa was a property and asset manager for six years during which time she was responsible for managing retail and industrial properties in Shreveport, Bossier City, Baton Rouge and New Orleans, LA. She also worked in the commercial construction division of Sealy & Company before her commercial brokerage career. Melissa holds a Bachelor of Arts degree from Louisiana State University. She has served as both a past member of the Board of Directors and President of NWLAR. She currently serves as Co-Chair of the 'Buildings and Grounds Committee'. Prior to her impressive career in real estate, Melissa was an account executive for a regional advertising and public relations firm.



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Sealy Real Estate Services (SRES), the brokerage division of Sealy & Company, is a real estate brokerage firm serving commercial, industrial, and investment clients exclusively. Since 1946 Sealy has been committed to providing exemplary professional property brokerage and management services.

The brokerage division has over 270+ years of combined experience and is actively involved in community and professional industry organizations. Sealy does more than simply facilitate your property transaction; we leverage our experience and relationships to bring maximum benefit to your real estate investments. SRES has many in-house resources and capabilities. Our services include: selling or leasing property, site selection services for purchasing property, leasing services, property development services, and property management/accounting services for investment properties. To learn more please visit www.Sealynet.com.

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