



STERLING BUSINESS CENTER

2533-2535 BERT KOUNS INDUSTRIAL LOOP
SHREVEPORT, LA 71118



HIGHLIGHTS

- Ideally Located with Close Proximity to I-49, I-20, I-220, and Shreveport Regional Airport
- Situated Within South Shreveport's Medical Corridor
- Highly Visible Signage
- Easy Business Center Access
- Ample Parking
- Suites Individually Climate Controlled
- Local Professional Management
- Flexible Suite Configurations

PROPERTY OVERVIEW

Sterling Business Center is the premier commercial property in southwest Shreveport and offers professional management, excellent signage, a variety of space sizes, ample parking, competitive lease terms, and easy access to Inner Loop 3132, I-49, and Mansfield Rd.

[CLICK HERE FOR MORE INFO](#)

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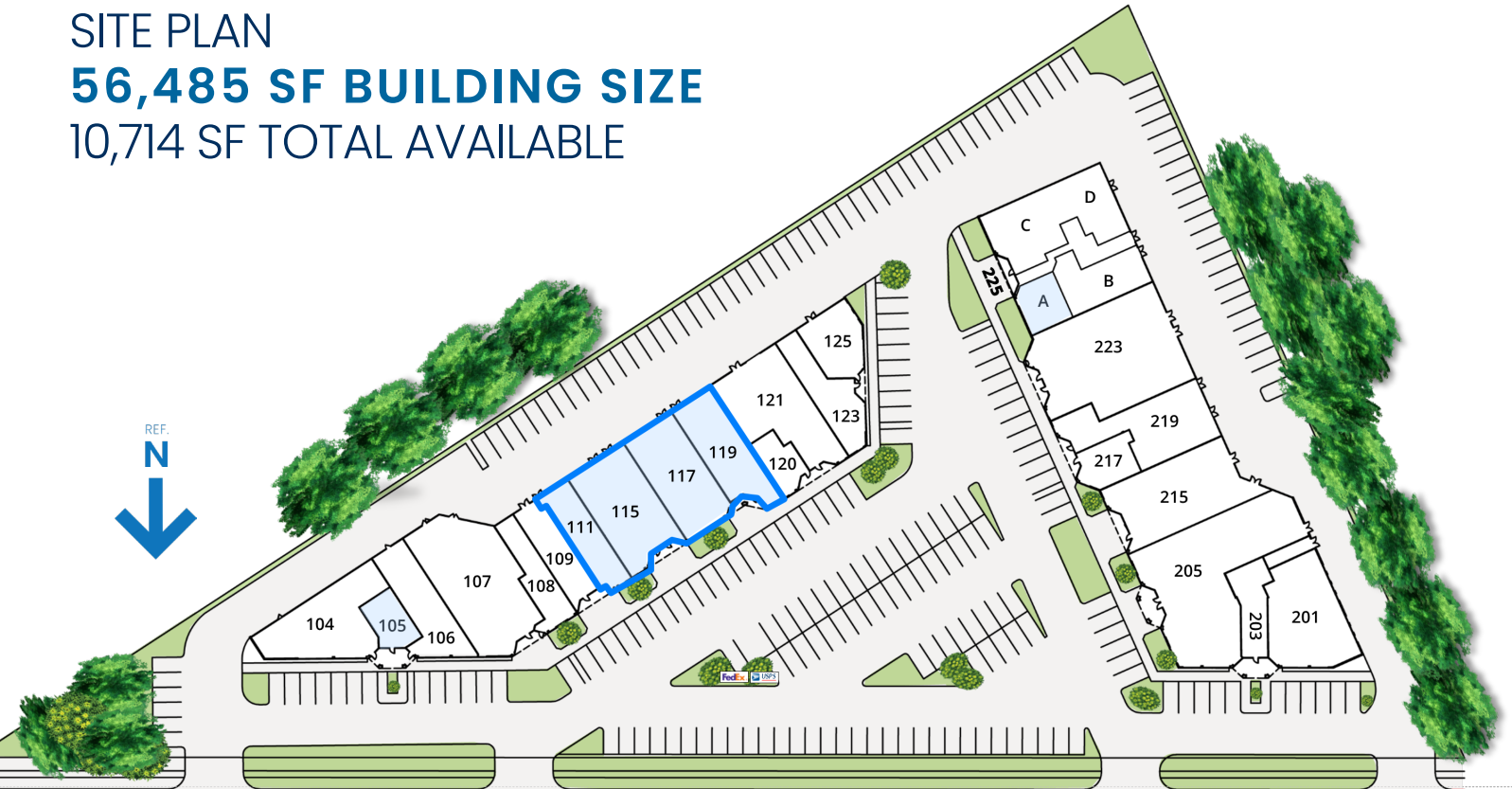
JOE FLEMING

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SITE PLAN

56,485 SF BUILDING SIZE

10,714 SF TOTAL AVAILABLE

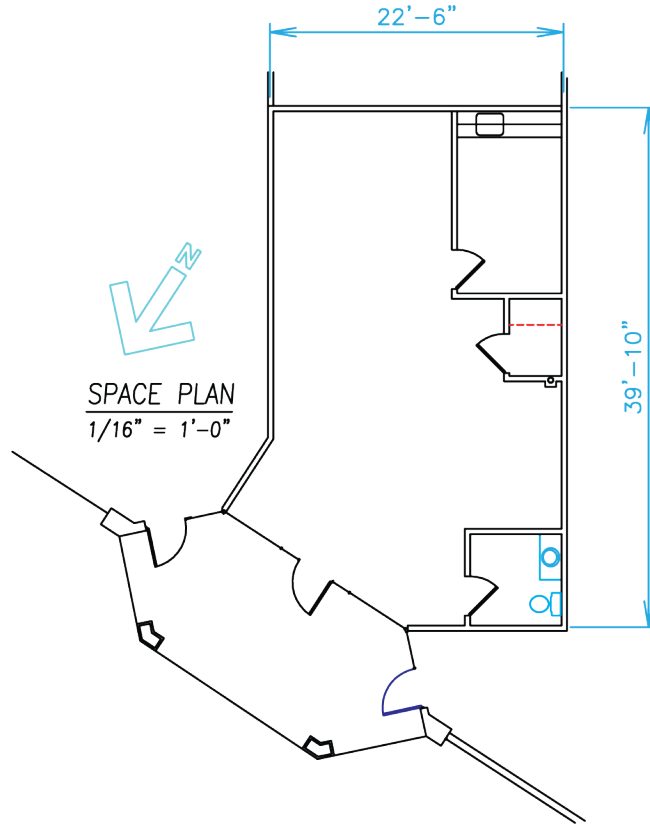
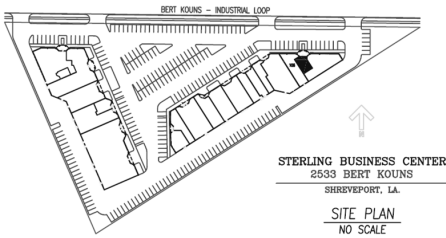


W BERT KOUNS INDUSTRIAL LOOP

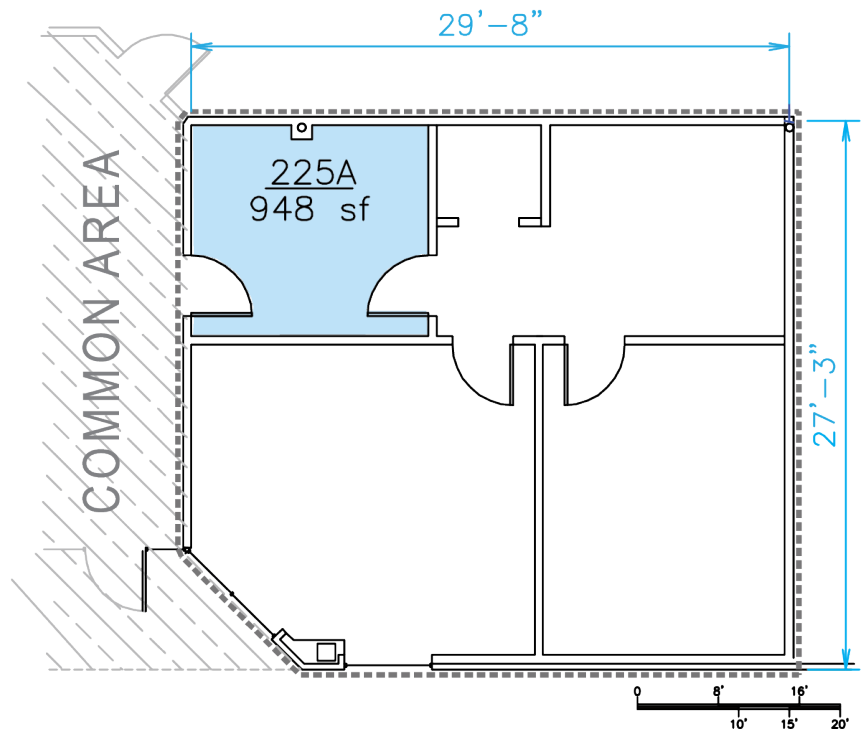
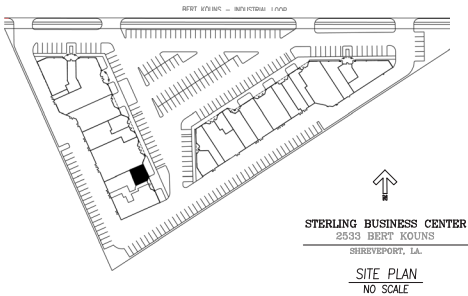
AVAILABILITY	SPACE	SF	LEASE RATE (ANNUAL) NNN
	Suite 105	913 SF	\$12.00 / SF
	Suite 111	1,360 SF	\$11.00 / SF
	Suite 115	2,869 SF	\$ 9.50 / SF
	Suite 117	2,457 SF	\$ 9.50 / SF
	Suite 119	2,167 SF	\$12.00 / SF
	CONTIGUOUS Suite 111-119	1,360 SF - 8,853 SF	\$10.50 / SF
	Suite 225A	948 SF	\$12.00 / SF

* NNN EXPENSES = \$5.24/ SF

SPACE PLAN SUITE 105 913 SF



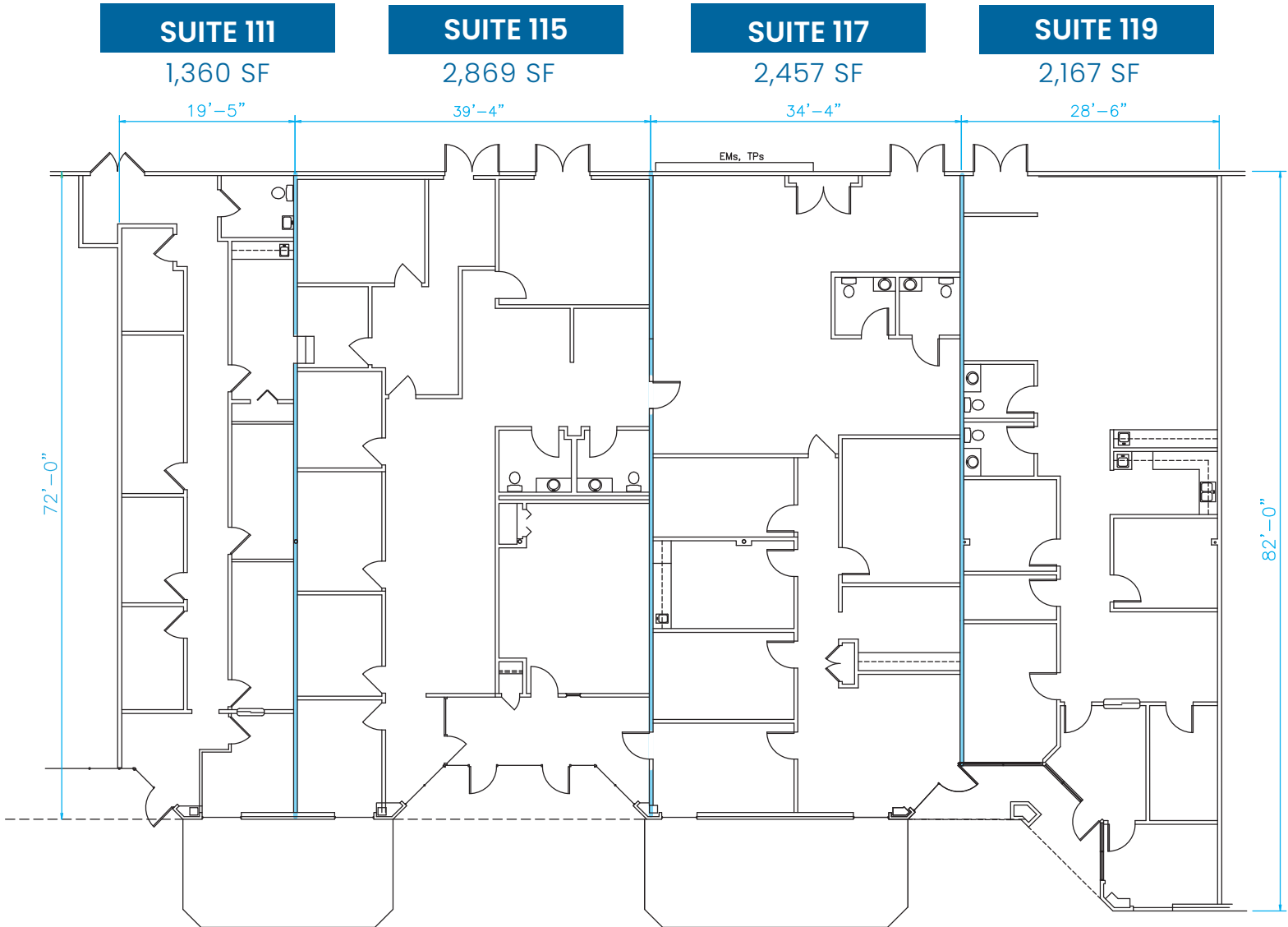
SPACE PLAN SUITE 225A 948 SF



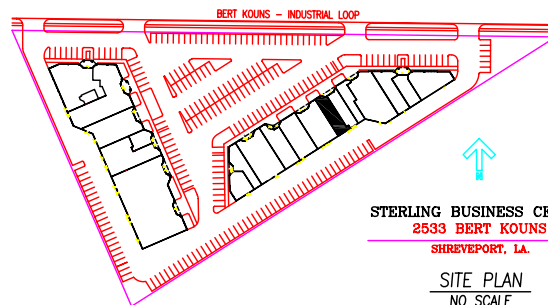
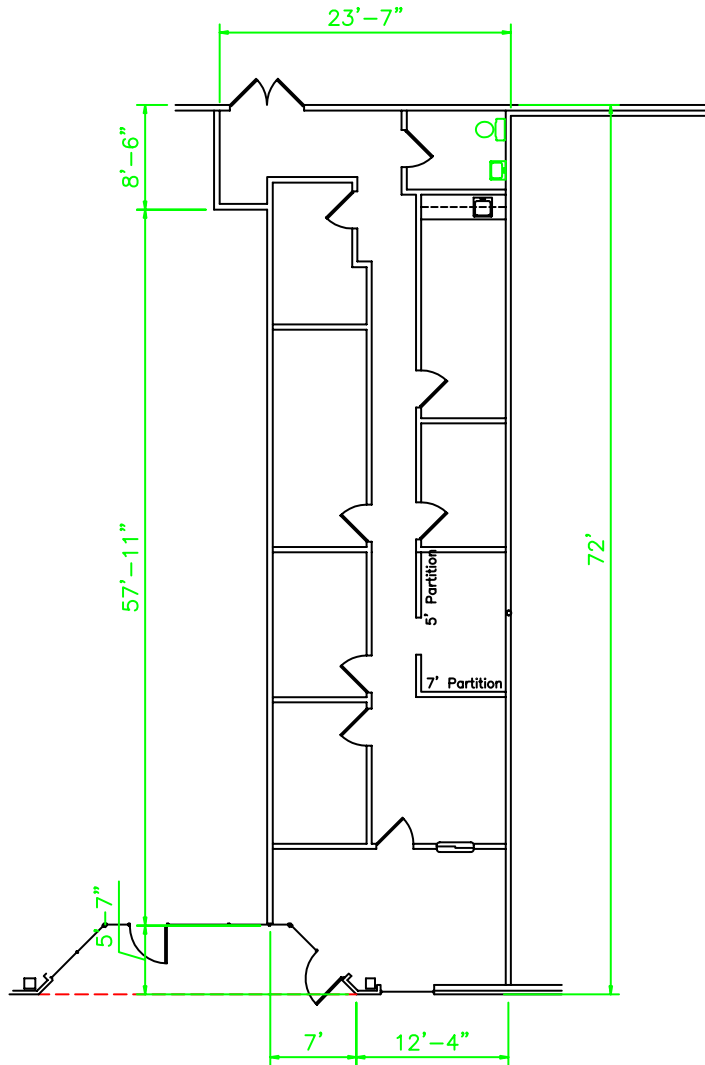
CONTIGUOUS SPACE PLAN

SUITES 111-119

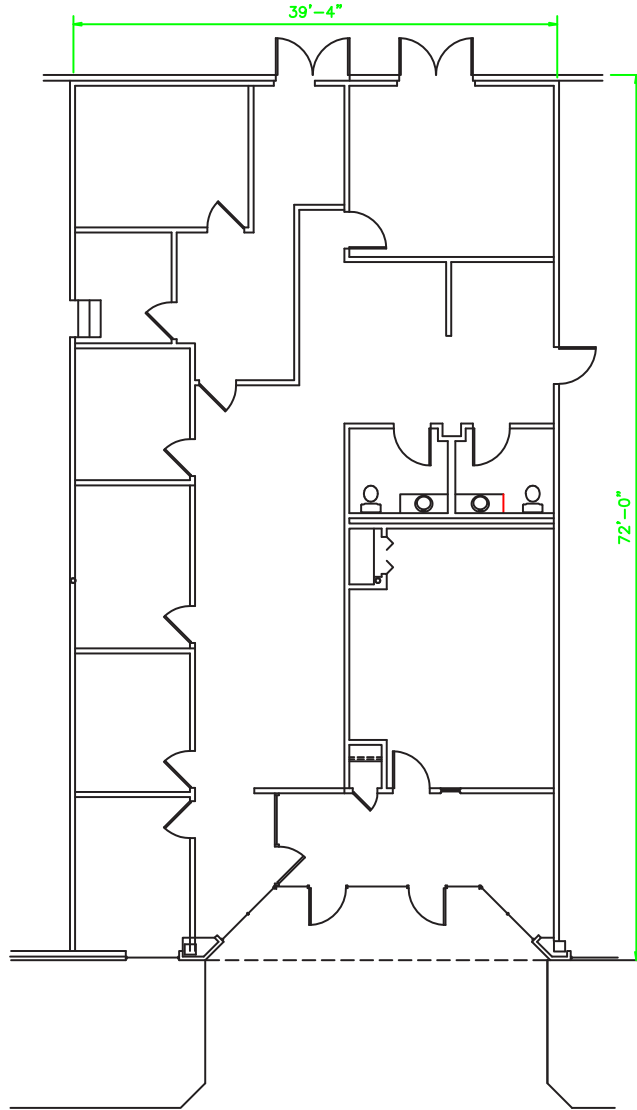
1,360 SF – 8,853 SF



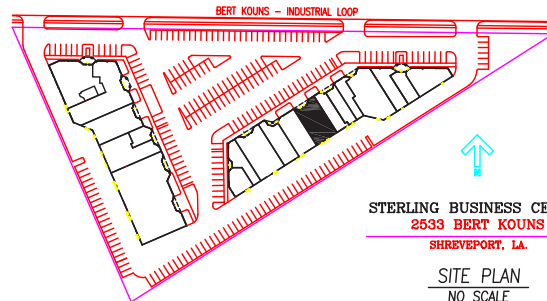
SPACE PLAN SUITE 111 1,360 SF



SPACE PLAN SUITE 115 2,869 SF



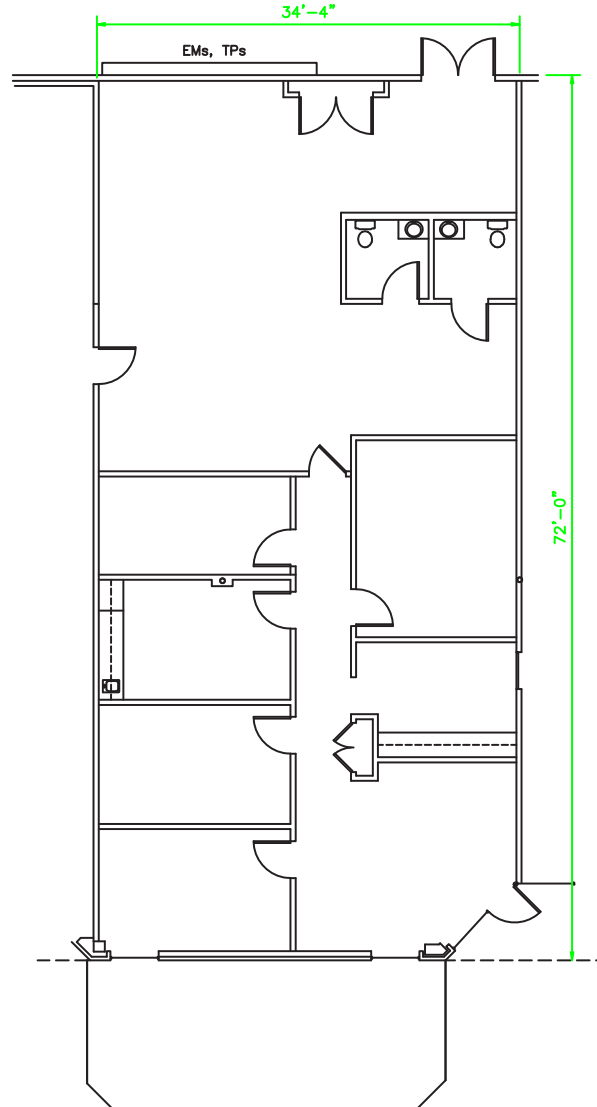
SPACE PLAN
1/16" = 1'-0"



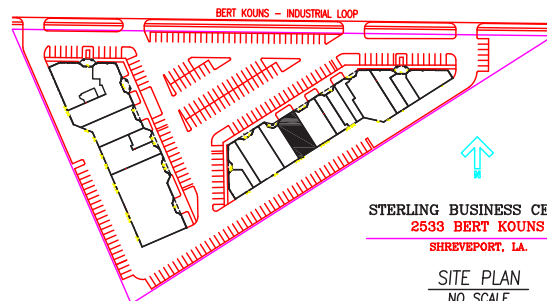
STERLING BUSINESS CENTER
2533 BERT KOUNS
SHREVEPORT, LA.

SITE PLAN
NO SCALE

SPACE PLAN SUITE 117 2,457 SF



SPACE PLAN
1/16" = 1'-0"



STERLING BUSINESS CENTER
2533 BERT KOUNS
SHREVEPORT, LA.

SITE PLAN
NO SCALE

SPACE PLAN SUITE 119 2,167 SF

