

FOR LEASE

**DOWNTOWN SHREVEPORT
MIXED-USE OPPORTUNITY**

611 Texas Street
Shreveport, LA 71101

ALL SEASONS CREATIONS MALL
611 TEXAS



WWW.SEALYNET.COM

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EXECUTIVE SUMMARY



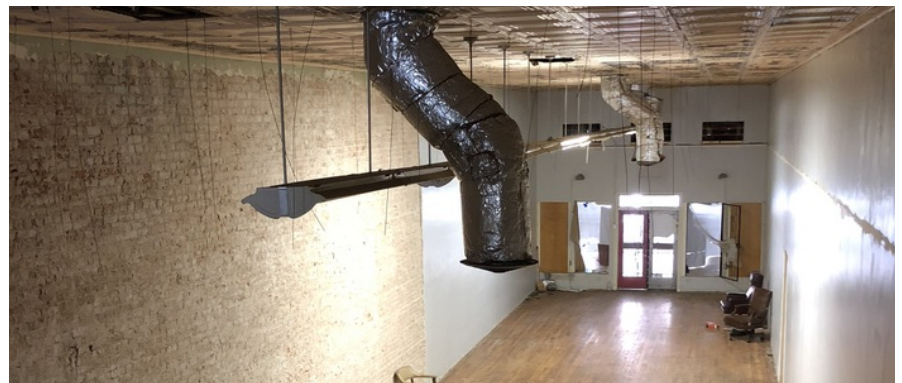
OFFERING SUMMARY

Available SF: 7,680 SF

Lease Rate: \$10.00 SF/yr (NNN)

Building Size: 7,680 SF

Zoning: D-1-CDB



PROPERTY OVERVIEW

Central to all the downtown amenities, the property is adjacent to the notable Robinson Film Center and across from the newly-developed Lofts@624. The property includes three floors that offer 7,680 SF of mixed-use space in downtown Shreveport area.



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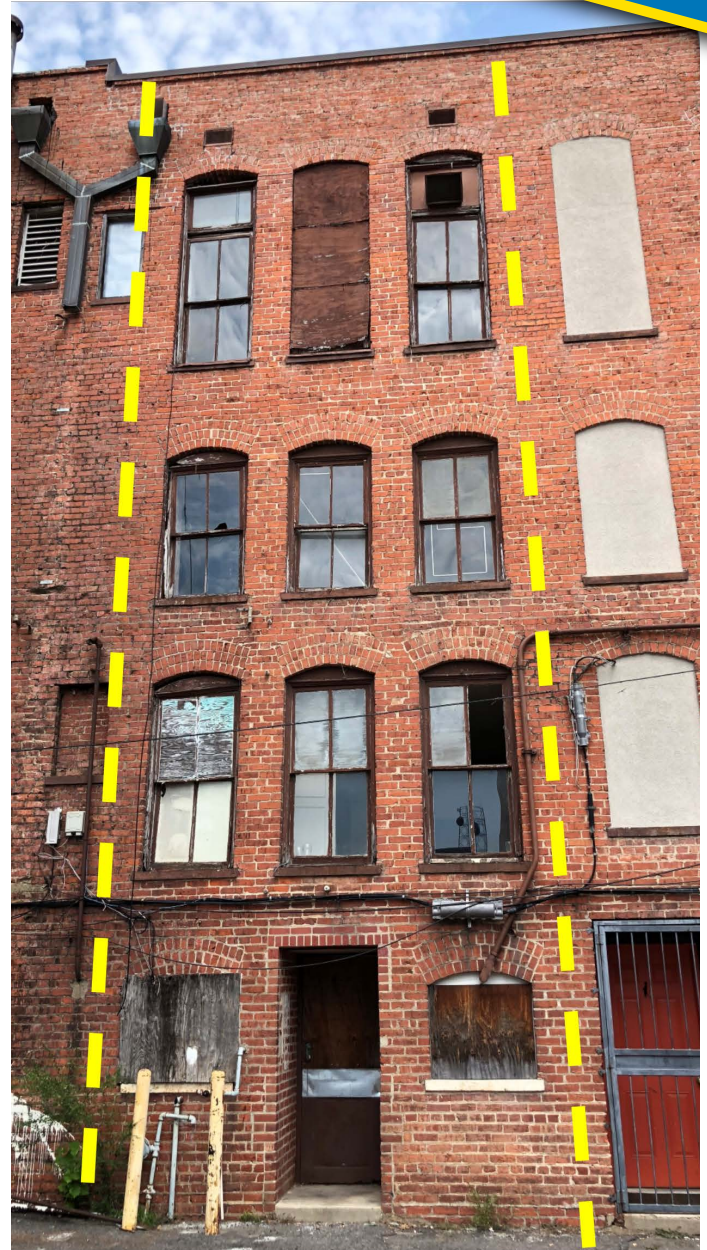
PROPERTY DETAILS & HIGHLIGHTS

| | |
|--------------------|--|
| Property Address: | 611 Texas Street, Shreveport, LA 71101 |
| Property Type: | Mixed-Use |
| Building Size: | 7,680 SF |
| Zoning: | D-1-CDB |
| Number of Stories: | 3 |

LOCATION OVERVIEW

Situated within the Central Business and Cultural Arts districts, 611 Texas Street is located on the main street of downtown Shreveport. It's within close proximity of the Caddo Parish Courthouse, Government Plaza, Southern University and over 1,685 businesses and 14,000 downtown workers. The property's location is an excellent business opportunity that offers quick access to both I-20 and I-49 interstates. Central to all the downtown amenities, the property is adjacent to the notable Robinson Film Center, and across from the newly-developed Lofts@624 and Rhino coffee.

Digital View: See LACDB Listing No. 30298844 Here



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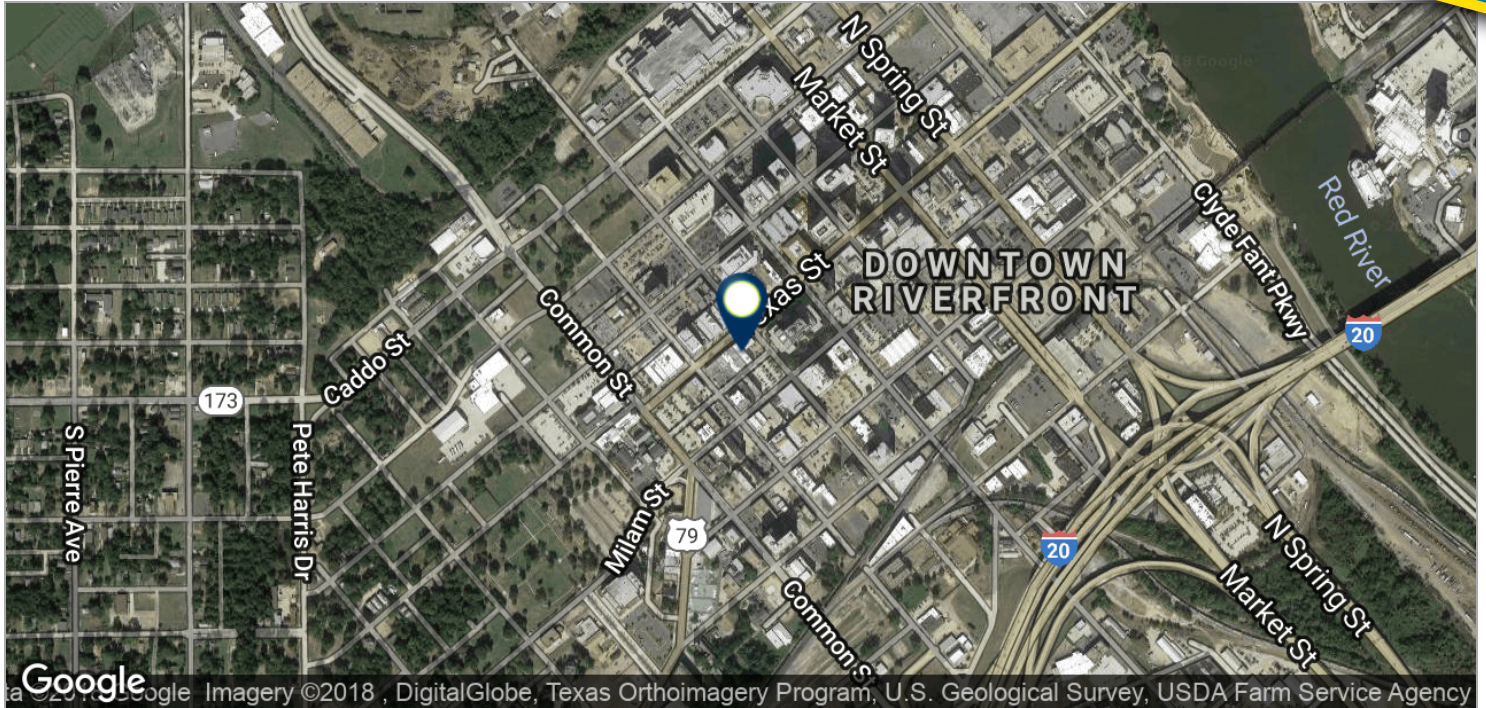
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LOCATION MAPS



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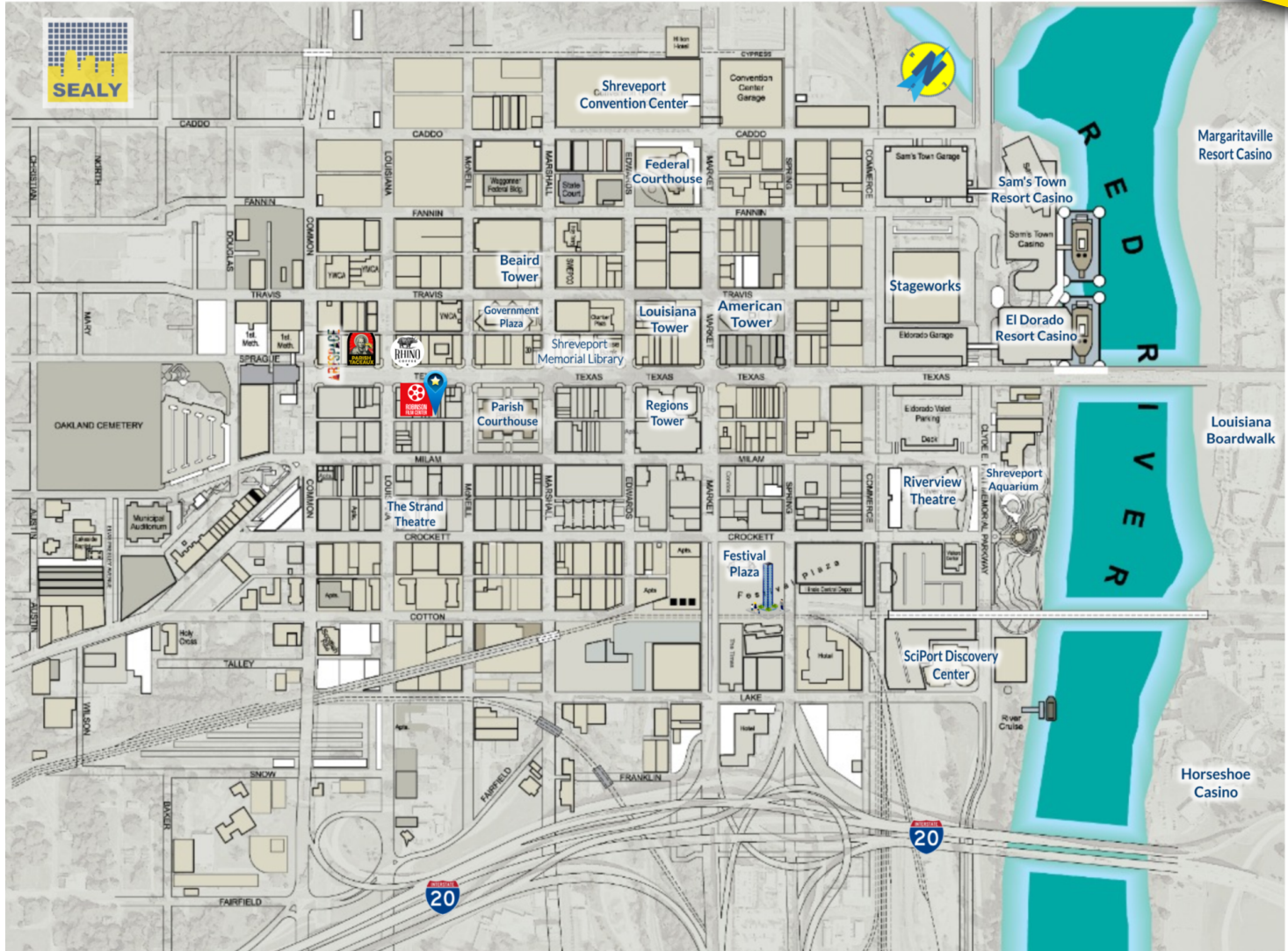
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DOWNTOWN MAP



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ADDITIONAL PHOTOS



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