

Lofts @ 624 Office Space

616-624 Texas St - Retail Office For Lease, Shreveport, LA 71101



Listing ID: 30381494
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Day Care Facility, Mixed Use
Contiguous Space: 445 - 8,575 SF
Total Available: 20,818 SF
Lease Rate: \$8,400 - 102,900 (Annual)
Unit Price: \$12 - 19.20 PSF (Annual)
Base Monthly Rent: \$700 - 8,575
Lease Type: Ground Lease, Gross Lease



Overview/Comments

Beautifully restored space available for lease in historic downtown Shreveport. The residential Lofts @ 624 downtown are fully leased. The Retail space available includes the following;

8,575 sq. ft. of office or retail at the "Status Level" of 624 Texas St very flexible space

4,349 sq. ft of office or retail on the first floor of 620-622 Texas St

4,200 sq. ft of office or retail on the first floor of 616-618 Texas St

Free Parking available in the property's 12,000 sq. ft. fenced parking lot off Travis Street

More Information Online

<http://walkeralley.catylist.com/listing/30381494>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN: 181437197003A00
Retail-Commercial Type: Day Care Facility, Mixed Use, Restaurant, Street Retail, Tavern/Bar/Nightclub, Other

Zoning: CBD
Building Name: The Lofts @ 624
Gross Building Area: 84,000 SF

Available Space

Suite/Unit Number:	616 Texas St	Space Subcategory 2:	Mixed Use
Suite Floor/Level:	1	Space Type:	New
Space Available:	4,200 SF	Date Available:	02/11/2019
Minimum Divisible:	4,200 SF	Lease Rate:	\$12 - 14 PSF (Annual)
Maximum Contiguous:	4,200 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Flex Space		

Space Description The space is a historically renovated retail space. Includes large walk in display cases on Texas Street, restrooms, dressing room, built in close racks and storage space. Short term leases are possible for the right tenant.

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street, high speed internet & common area maintenance.

Available Space

Suite/Unit Number:	618 Texas St	Space Description:	Beautiful Space on the 2nd Floor 618 Texas. Rent includes all utilities including electricity and free parking.
Suite Floor/Level:	2nd	Space Type:	New
Space Available:	2,100 SF	Date Available:	08/01/2019
Minimum Divisible:	2,100 SF	Lease Rate:	\$14 - 19 PSF (Annual)
Maximum Contiguous:	2,100 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Office Building		
Space Subcategory 2:	Flex Space		

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street, high speed internet & common area maintenance.

Available Space

Suite/Unit Number:	620 Texas St	Space Subcategory 2:	Flex Space
Suite Floor/Level:	1	Space Type:	New
Space Available:	4,349 SF	Date Available:	05/08/2019
Minimum Divisible:	2,500 SF	Lease Rate:	\$16 - 19 PSF (Annual)
Maximum Contiguous:	4,349 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Mixed Use		

Space Description Historic downtown retail space with two Texas Street entrances. This beautiful space has 20 foot exposed ceilings with historic red brick exposed walls, two restrooms and can be subdivided.

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street, high speed internet & common area maintenance.

Available Space

Suite/Unit Number:	624 Texas	Space Type:	New
Suite Floor/Level:	Mezzanine	Date Available:	01/01/2020
Space Available:	649 SF	Lease Rate:	\$1,000 (Monthly)
Minimum Divisible:	649 SF	Lease Type:	Gross Lease
Maximum Contiguous:	649 SF	Offices:	1
Space Subcategory 1:	Office Building	Rent Escalators:	Fixed Lease
Space Subcategory 2:	Flex Space		

Space Description The Mezzanine in the Lofts at 624 is a unique space with 14 private offices. It's beautiful, unique and very popular. Included in the Rent is all your utilities, common area maintenance and free parking.

Rent Escalators Description Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street & common area maintenance.

Available Space

Suite/Unit Number:	624 Texas	Space Subcategory 2:	Flex Space
Suite Floor/Level:	Mezzanine Suite 206	Space Type:	New
Space Available:	445 SF	Date Available:	01/01/2020
Minimum Divisible:	445 SF	Lease Rate:	\$700 (Monthly)
Maximum Contiguous:	445 SF	Lease Type:	Ground Lease
Space Subcategory 1:	Office Building	Rent Escalators:	Fixed Lease

Space Description The Mezzanine is the Lofts at 624 Texas has 14 office spaces. This is a beautiful, unique and very popular office space. Rent includes all utilities including electricity and free parking.

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street & common area maintenance.

Available Space

Suite/Unit Number:	624 Texas St	Space Description:	Unique space perfect for user who doesn't require windows.
Suite Floor/Level:	Subfloor	Space Type:	New
Space Available:	8,575 SF	Date Available:	05/08/2019
Minimum Divisible:	3,500 SF	Lease Rate:	\$12 PSF (Annual)
Maximum Contiguous:	8,575 SF	Lease Type:	Gross Lease
Space Subcategory 1:	Office Building		
Space Subcategory 2:	Flex Space		

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street, high speed internet & common area maintenance.

Available Space

Suite/Unit Number:	624 Texas Street	Maximum Contiguous:	500 SF
Suite Floor/Level:	Mezzanine	Space Subcategory 1:	Mixed Use
Space Available:	500 SF	Space Subcategory 2:	Flex Space
Minimum Divisible:	500 SF		

Space Description:	Executive Office Space on the prestigious Mezzanine level of 624 Texas Street.	Lease Rate:	\$800 (Monthly)
Space Type:	New	Lease Type:	Gross Lease
Date Available:	08/01/2019	Rent Escalators:	Fixed Lease

Rent Concession Rent includes all utilities including electricity, free parking in the 12,000 sq. ft. parking lot on Travis Street & common area maintenance.

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Convention, Casino	Airports:	Shreveport Regional Airport Downtown Shreveport Airport
Property Located Between:	Texas Street between McNeil and Louisiana	Site Description:	Northwest Louisiana's most iconic renovated historic building.
Property Visibility:	Excellent	Area Description:	Historic Downtown Shreveport
Largest Nearby Street:	Texas Street		
Highway Access:	I-20, I-220 & I-49		

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	3	Parking Description:	Parking Lot and Street
Number of Stories:	7	Passenger Elevators:	2
Property Condition:	Excellent	Freight Elevators:	0
Year Built:	1910	Sprinklers:	Wet
Year Renovated:	2015	Heat Type:	Electricity
Exterior Description:	Historic Renovation	Interior Description:	Historic property newly remolded
Total Parking Spaces:	200		

Location

Address:	616-624 Texas St - Retail Office For Lease, Shreveport, LA 71101
County:	Caddo
MSA:	Shreveport-Bossier City



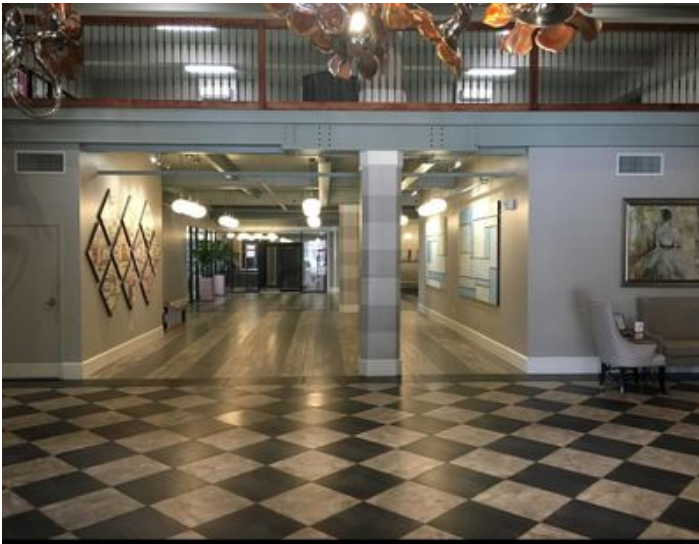
Property Images



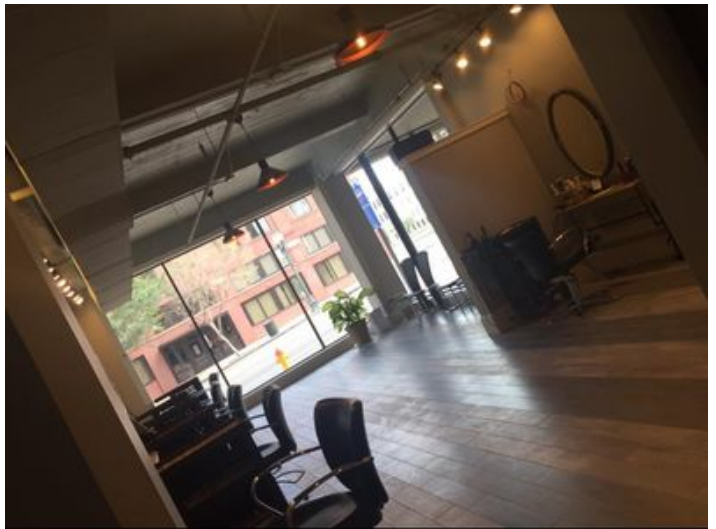
12,000 sq.ft. Parking Lot w Travis St Access



21572572_624_Texas_St_2nd_Floor_Mezzanine



21570766_624_Texas_St_1st_Entrance



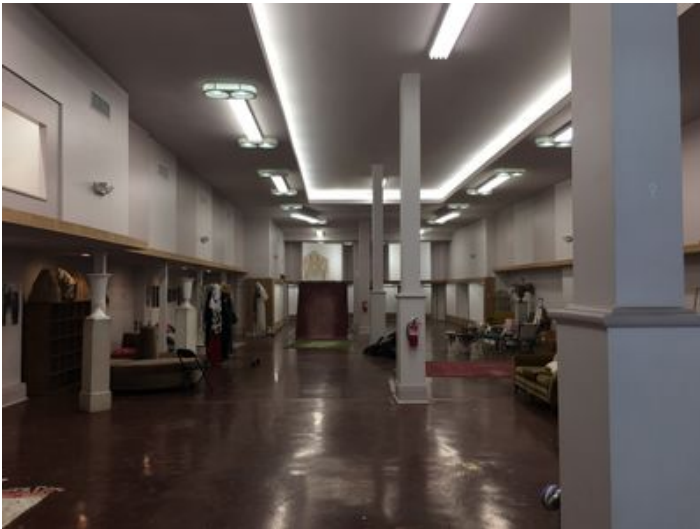
624 Texas St 1st Fl Retail Space Finish Out



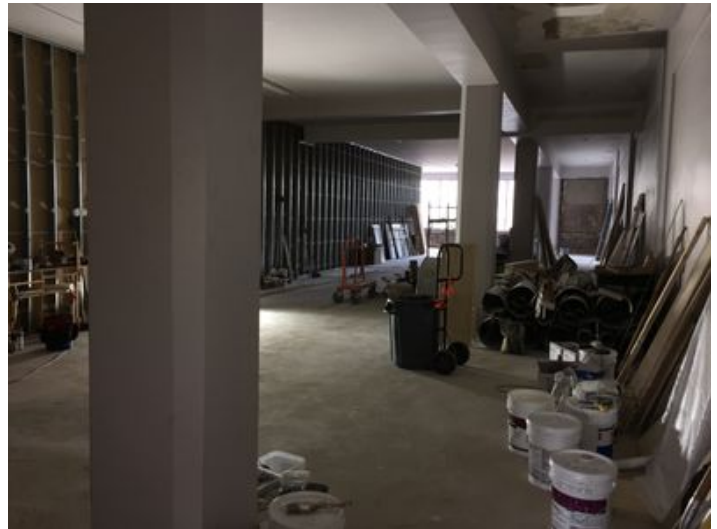
21570767_624_Texas_St_1st_Fl_Retail_Space_Finish_Out



620 Interior View



616-618 Texas St Retail Space Rear View



618 Texas 2nd Floor Office Space 2



616-618 Texas Store Front

Property Contacts



Chris Stokes

Walker-Alley & Associates
318-222-2022 [0]
chris@walkeralley.com