

# Beauty Salon Space For Lease Downtown

## 624 Texas St, Shreveport, LA 71101



Listing ID: 30647479  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Free-Standing Building, Mixed Use  
Contiguous Space: 2,230 SF  
Total Available: 2,230 SF  
Lease Rate: \$3,500 (Monthly)  
Unit Price: \$18.83 PSF (Annual)  
Base Monthly Rent: \$3,500  
Lease Type: Full Service



### Overview/Comments

Beauty Salon Space for Lease across the Lobby from Rhinos Coffee in the Lofts at 624 Texas Street. Rent includes free parking in the buildings 12,000 sq. ft. parking lot.

### More Information Online

<http://walkeralley.catylist.com/listing/30647479>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 181437120002800  
Retail-Commercial Type: Free-Standing Building, Mixed Use, Street Retail  
Zoning: COMMERCIAL  
Building Name: 624 Lofts

### Available Space

Suite/Unit Number: 102  
Suite Floor/Level: Lobby  
Space Available: 2,230 SF  
Minimum Divisible: 2,230 SF  
Maximum Contiguous: 2,230 SF  
Space Subcategory 1: Mixed Use  
Space Subcategory 2: Power Center  
Space Type: New  
Date Available: 10/01/2020  
Lease Rate: \$3,500 (Monthly)  
Lease Type: Full Service  
Parking Spaces: 10

**Space Description** Beautifully finished Beauty Salon Space off the Lobby inside the Lofts at 624 Texas Street. The space is across from Rhinos Coffee.

**Rent Concession** Free Rent during start up, Tenant Improve Allowance and other Concessions are negotiable. Parking is free in the buildings 12,000 sq. ft. parking lot off Travis Street.

### Area & Location

Retail Clientele: General  
Property Located Between: Texas Street and Louisiana  
Property Visibility: Excellent  
Largest Nearby Street: Texas Street

### Building Related

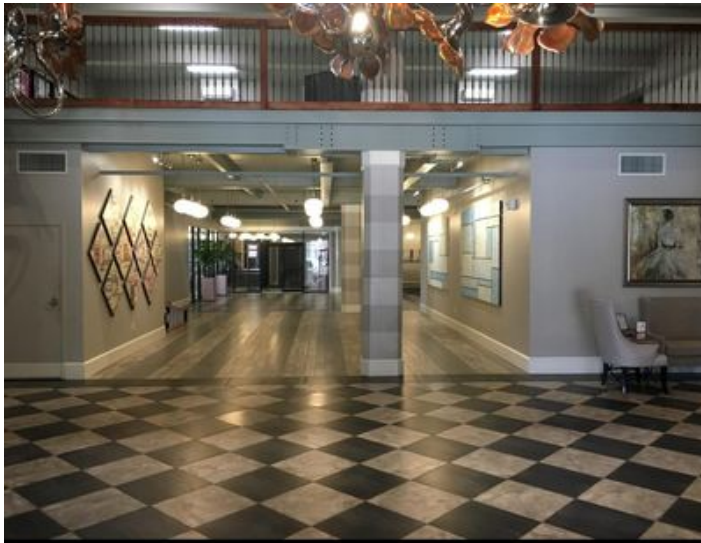
Tenancy: Multiple Tenants  
Total Number of Buildings: 3  
Passenger Elevators: 0  
Freight Elevators: 0

## Location

Address: 624 Texas St, Shreveport, LA 71101  
County: Caddo  
MSA: Shreveport-Bossier City



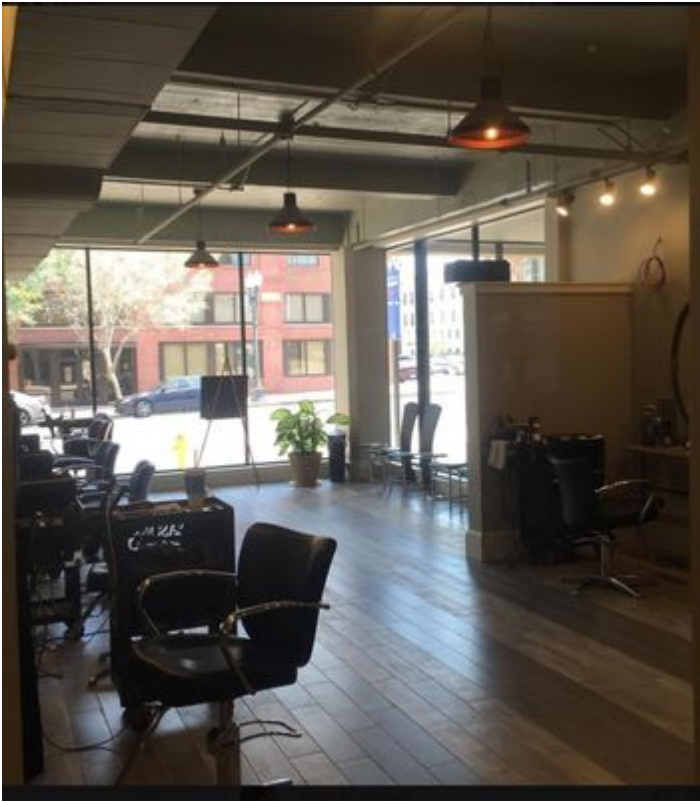
## Property Images



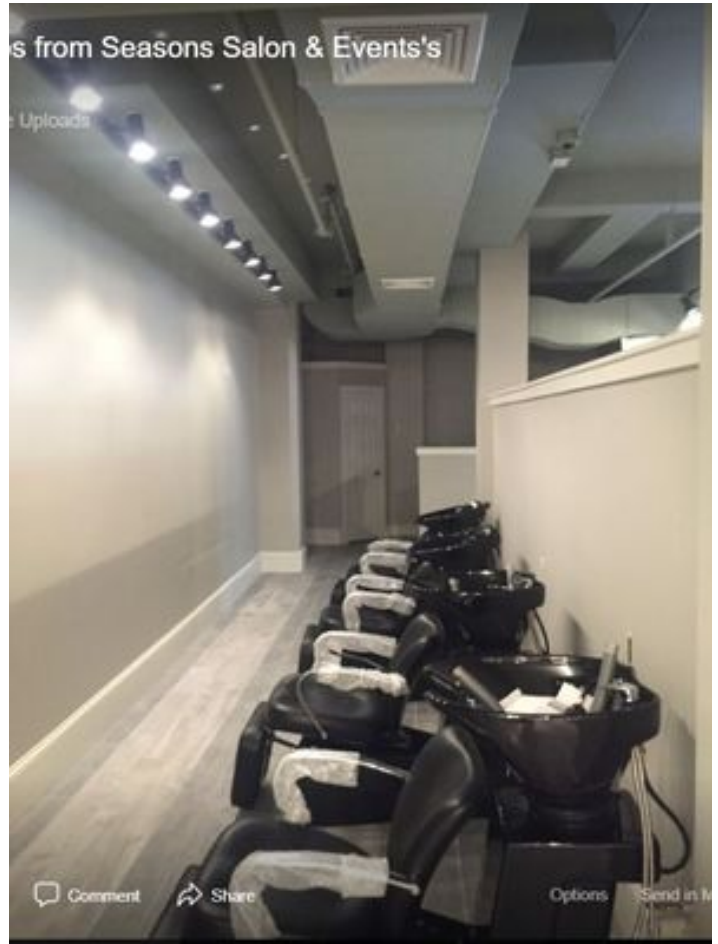
21570766\_624\_Texas\_St\_1st\_Entrance



Salon Space Entrance2



Salon Space Texas St Room



Salon Suite Rinse Station



Salon Space Shampo Room

## Property Contacts

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### **Chris Stokes**

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