

# Eastridge Plaza

371 West Bert Kouns, Shreveport, LA 71106

Listing ID: 29683755  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 (also listed as Shopping Center, Office)  
 Retail-Commercial Type: Mixed Use  
 Contiguous Space: 3,906 - 55,560 SF  
 Total Available: 66,666 SF  
 Lease Rate: \$9 - 12 PSF (Annual)  
 Base Monthly Rent: \$3,906 - 35,581  
 Lease Type: NNN



## Overview/Comments

Located on Bert Kouns, 1/4 mile west of I-49. Co-tenants Harbor Freight, Dal-Tile, CenturyLink, Patterson Dental. Owner-Agent

## More Information Online

<https://www.lacdb.com//listing/29683755>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	161412011000100	Building Name:	Eastridge Plaza Business Center
Retail-Commercial Type:	Mixed Use	Gross Building Area:	113,000 SF
Zoning:	B-3	Building/Unit Size (RSF):	113,000 SF

## Available Space

Suite/Unit Number:	325	Date Available:	10/03/2016
Space Available:	7,200 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	7,200 SF	Lease Type:	NNN
Maximum Contiguous:	7,200 SF	Real Estate Taxes:	\$1.20 PSF (Annual)
Space Description:	Adjacent to Harbor Freight.	Operating Expenses:	\$0.29 PSF (Annual)
Space Type:	Relet	CAM Expenses:	\$0.60 PSF (Annual)

## Available Space

Suite/Unit Number:	349	Date Available:	10/17/2018
Space Available:	3,906 SF	Lease Rate:	\$12 PSF (Annual)
Minimum Divisible:	3,906 SF	Lease Type:	NNN
Maximum Contiguous:	3,906 SF	Kitchen/Breakroom:	Yes
Space Type:	Relet		

## Available Space

Suite/Unit Number:	359	Lease Rate:	\$9 PSF (Annual)
Space Available:	47,442 SF	Lease Type:	NNN
Minimum Divisible:	47,442 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	55,560 SF	Real Estate Taxes:	\$1.20 PSF (Annual)
Space Type:	Relet	Operating Expenses:	\$0.29 PSF (Annual)
Date Available:	12/01/2019	CAM Expenses:	\$0.60 PSF (Annual)

Space Description Occupied by CenturyLink Call Center until November 2019 Adjacent to AT&T Fiber Optic Cable. The equipment to remain in the space after tenant vacates: DESCRIPTION COUNT -130KVA UPS system (installed @1998) 1 -150KVA UPS system (installed @2000) 1 -350KW generator, tank 480/277 volt power with a 400 amp ATS - 7-1/2 ton A/C unit in Secure Telephone/Data room PLUS- 300 Cubicles, 300 chairs, data cabling and ancillary parts

## Available Space

Suite/Unit Number:	371	Space Type:	Relet
Space Available:	8,118 SF	Date Available:	01/01/2015
Minimum Divisible:	8,118 SF	Lease Rate:	\$12 PSF (Annual)
Maximum Contiguous:	8,118 SF	Lease Type:	NNN
Space Description:	Rated quoted on "as-is" basis. Excellent Retail location; can be subdivided	Real Estate Taxes:	\$1.20 PSF (Annual)
		Operating Expenses:	\$0.29 PSF (Annual)

## Area & Location

Property Visibility: Excellent

## Location

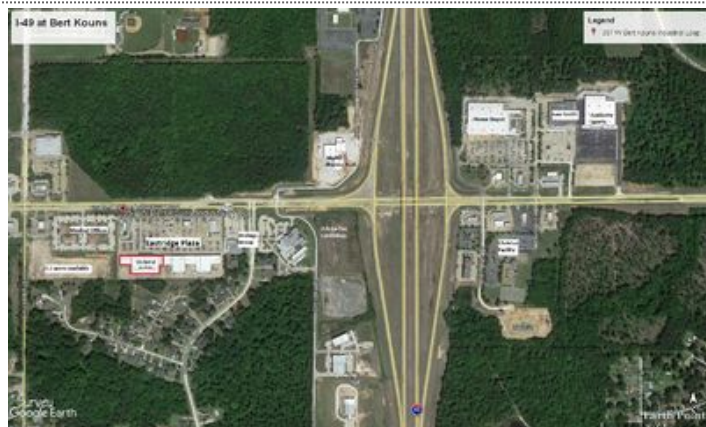
Address: 371 West Bert Kouns, Shreveport, LA 71106  
 County: Caddo  
 MSA: Shreveport-Bossier City



## Property Images



Eastridge Plaza



Eastridge Plaza Area Photo

## Property Contacts

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