

OFFICE/RETAIL SPACE FOR LEASE

DOWNTOWN SHREVEPORT

Cooper's Corner 700 Texas St., Shreveport, LA 71101



Exclusively Listed by:

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NEWLY RENOVATED HISTORIC BUILDING WITH PREMIUM INTERIOR FINISHES



COOPER'S CORNER HIGHLIGHTS:

- Newly renovated historic building featuring premium interior finishes
- Prime Downtown Shreveport location at the corner of Texas Street and Louisiana Avenue
- Adjacent to Artspace and directly across from Rhino Coffee
- Premier office and retail destination in the heart of the Central Business District
- Elevator-served building with professionally maintained common areas
- Shared amenities include a welcoming lobby, kitchen, and restrooms
- Walkable to restaurants, coffee shops, businesses, and downtown attractions
- Excellent visibility with prominent corner location
- Ideal for professional office, creative studio, boutique retail, or client-facing business
- Ample parking available for tenants

SPACES AVAILABLE FOR LEASE

Suite 102 -2,149 rsf Includes Open Area, Conference Room, and Corner Window Display

Suite 106 -1,149 rsf Includes Private Office, Open Area, and 2nd Floor Loft Area

- First-floor suites with direct entrance from Louisiana Avenue, Suite 102 also accessible from Texas St.
- Highly visible street-level locations with pedestrian exposure
- Flexible layouts suitable for office, showroom, or retail use
- Impressive 18-foot ceilings create an open, modern feel
- Gleaming Concrete Floors
- Large storefront windows provide abundant natural light
- Move-in ready in one of Downtown Shreveport's most distinctive renovated buildings

ADDITIONAL PRIVATE OFFICES ON 2ND FLOOR AVAILABLE FOR LEASE

- Contact agent for details



Suite 106 Available 1,149 SF



Suite 106 Available 1,149 SF



PROPERTY HISTORY:

Originally opened in the 1890's as the D. Cooper and Co. Mammoth Mule Yard, by Levi Cooper, this building location has a unique history. Until 1922, this building was a wooden structure. Most of that time, since 1896, the building was used as a horse and mule transfer, sale and livery. December 1st, 1922, marked the grand opening of the Central Market. It's from aerial photos and newspaper articles, that Twin Blends photography documented the earliest photos of the brick building, as it exists today.

Developer William O'Brien and a group of investors completed a top-to-bottom rehab of the two-story, 19,000 square-foot building in 2023 that they named Cooper's Corner. Until the renovation, the building was home to many businesses in the prior 101+ years. After the Central Market, it was home to the Houston Furniture store in 1926. The longest tenured anchor tenant was Dan Cohen shoes from 1936 to 1965. The building was purchased by the US Army in 1965 to be used as a Vietnam recruitment center for physical screening, administrative functions, and to house military vehicle transports (See the historical painted markings on the northeast corner of the building "Military vehicle parking only").

The building was owned by the Methodist church from 1980-2004 for the purpose of "Christian services" which primarily involved the collection and distribution of goods for the homeless.

The garage bays located on the northeast side of the building, on Louisiana Street, were leased as a Tire and Service Center from 1935 and until the Vietnam recruitment center was opened in 1965. Several pictures throughout the 1950's show this area to be operated as a Sears Tire and Service Center. The last tenant prior to the historical renovation of Cooper's Corner, 2005-2019, was the Tipitina's Foundation, a non-profit organization established in New Orleans to support local musicians.





Texas Street View Across from Rhino Coffee



Direct entrance from Louisiana Avenue



Suite 106 Modern Industrial Feel



Common Area Elevator



1st floor Common Area Kitchenette



1st floor Common Area Restrooms



2nd Floor Elevator Lobby

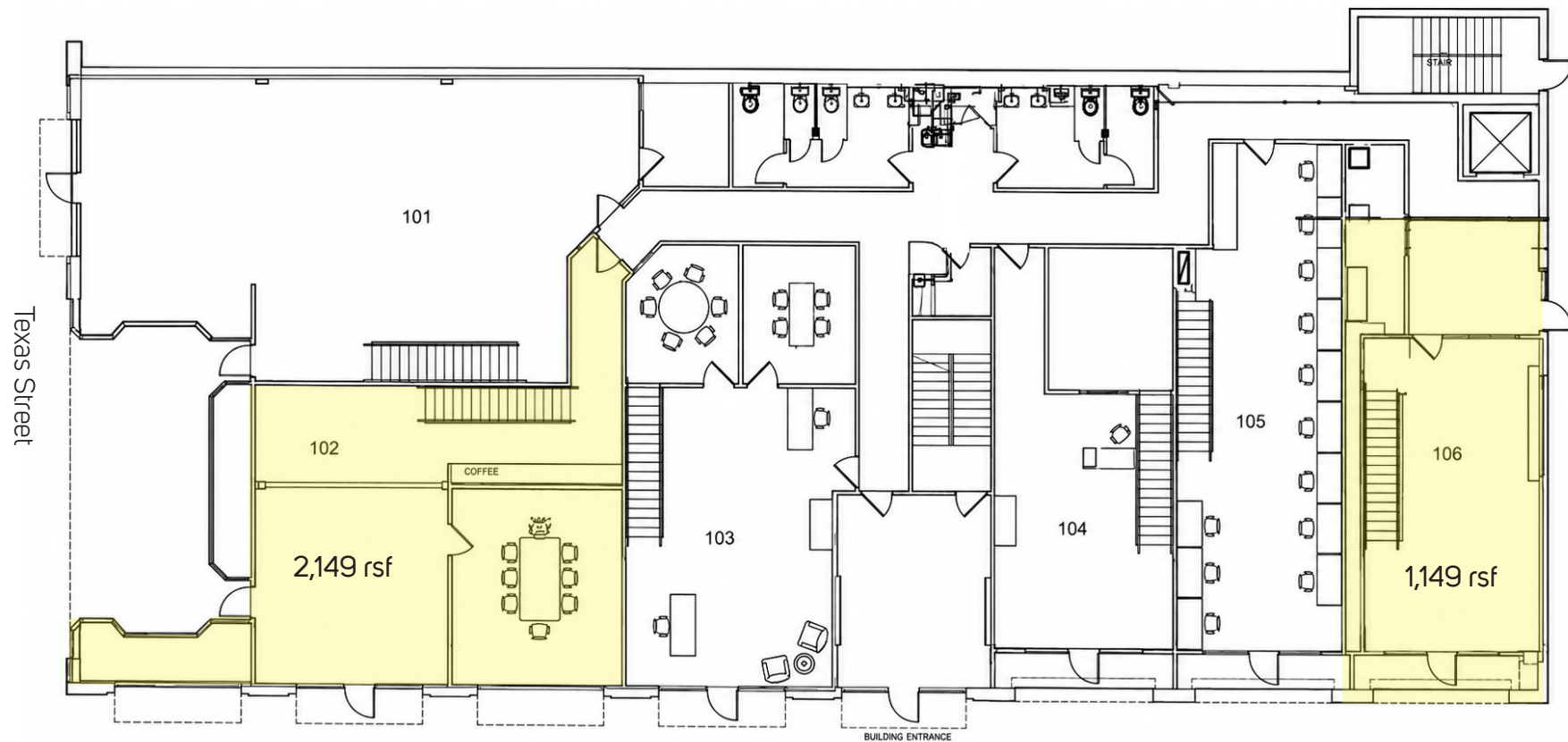


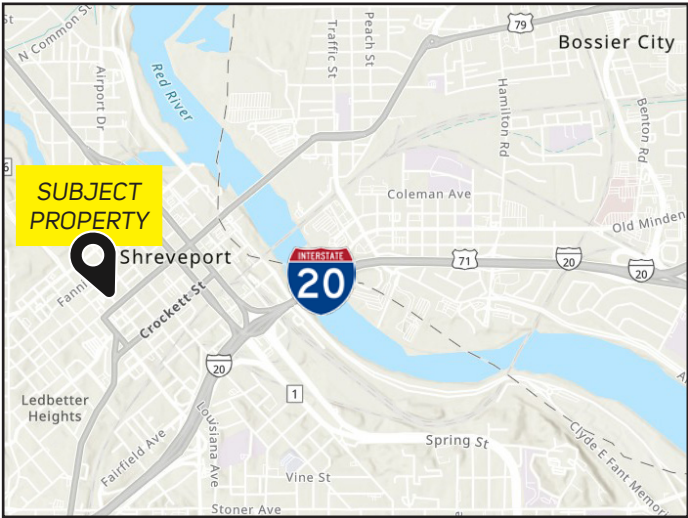
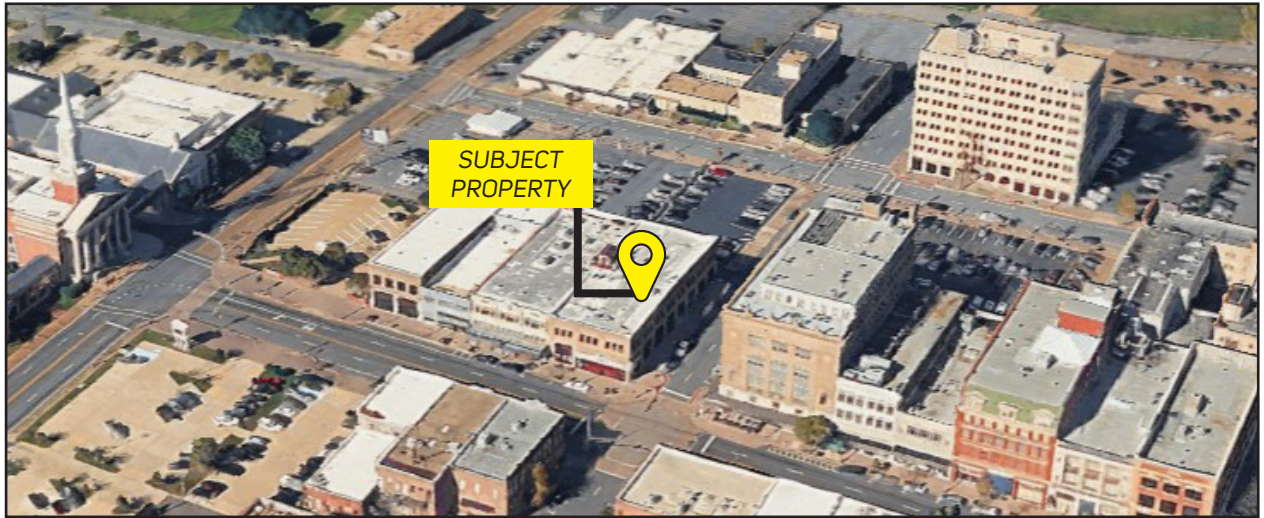
2nd Floor Offices



2nd Floor Common Area

1ST FLOOR SPACE AVAILABLE Suite 106 -1,149 rsf & Suite 102 -2,149 rsf





DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2025 Total Daytime Population	15,560	88,929	162,260
Workers	14,296	60,129	96,644
Residents	1,264	28,800	65,616

Population	1 mile	3 miles	5 miles
2010 Population	2,537	56,673	135,561
2020 Population	1,967	50,456	121,263
2025 Population	1,780	47,705	115,276

Households			
2010 Total Households	1,050	22,955	55,002
2020 Total Households	897	21,701	51,785
2025 Total Households	883	21,589	51,384

Average Household Income			
2025 Average Household Income	\$27,717	\$57,042	\$71,083
2030 Average Household Income	\$28,470	\$62,240	\$77,301



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