



**RIVER CREST
2,000 SF
AVAILABLE**

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Property Highlights

- Located in the Heart of South Bossier's Residential and Business Growth Corridor
- Highly Visible Tenant Signage Including Park Monument Signage
- Parking Ratio Of 5 Spaces / 1,000 SF
- Extensive Landscaping
- Only One mile from Arthur Teague Pkwy and Jimmie Davis Bridge
- In Close Proximity to Barksdale Air Force Base and Brookshires Grocery Arena

Location Overview

Located in the heart of South Bossier's residential and business growth corridor. River Crest is located on Barksdale Blvd., less than 0.5 miles south of Jimmie Davis Highway, only 1 mile from Arthur Teague Pkwy and Jimmie Davis bridge into Shreveport, and less than four miles south of the area's biggest employer - Barksdale Air Force Base.

Building Name	River Crest Center
Property Type	Retail
Property Subtype	Street Retail
APN	R1550300000 & R1550400000
Building Size	22,140 SF
Lot Size	0.32 Acres
Building Class	A
Year Built	2007
Number of Floors	1
Parking Spaces	118
Lease Type	NNN
Zoning	B-3

Located on Barksdale Blvd in the heart of South Bossier's residential and business growth corridor, River Crest is a master planned retail/office center. River Crest center offers an ideal location, excellent access, extensive landscaping, and highly visible park monument signage. The center features an updated exterior with modern paint schemes and finishes; and includes a parking ratio of 5 spaces per 1,000 SF. NNN leases for all available spaces – (annually). Tenant responsible for all operating expenses. Taxes, Insurance and CAM equal approximately \$6.32 psf per year





Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$15.50 SF/yr

Available Spaces

Suite	Size	Type	Rate
700	2,000 SF	NNN	\$15.50 SF/yr