



### Offering Summary

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$30 SF/yr (NNN) |
| Building Size: | 5,000 SF         |
| Available SF:  | 1,200 SF         |
| Lot Size:      | 1.265 Acres      |
| Zoning:        | SR-A             |

### Location Overview

Located just off US-171 in Stonewall, Louisiana, the property offers convenient access in the growing South DeSoto Parish corridor. The site is approximately 6.7 miles (±9 minutes) from Interstate 49 via Stonewall-Frierson Road (Hwy 3276) and sits just 3 minutes south of the US-171 / Stonewall-Frierson Rd intersection, providing strong accessibility to the Shreveport market while serving the expanding Stonewall community.

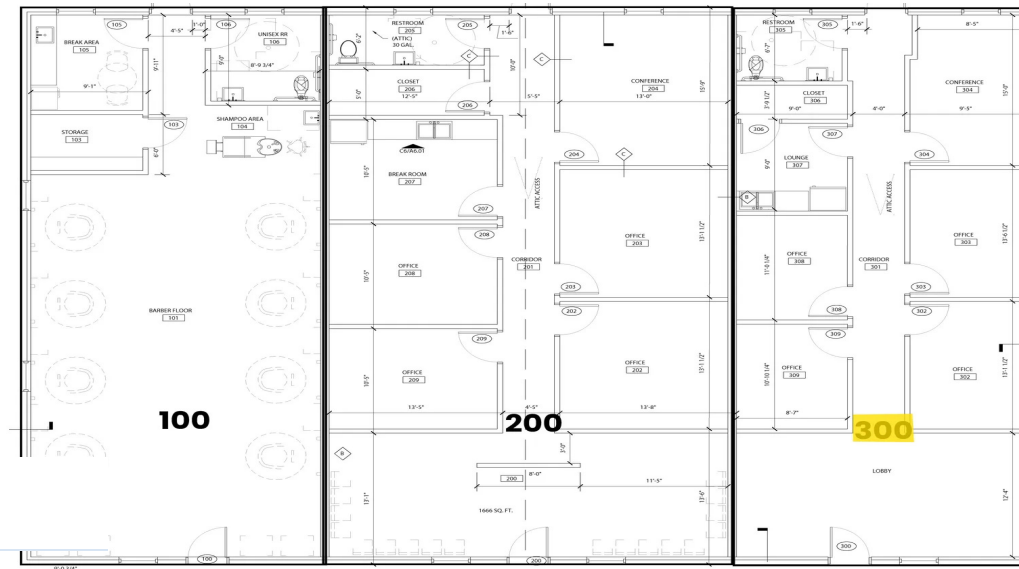
|                     |                                             |
|---------------------|---------------------------------------------|
| Building Name       | New Office Space for Lease- 225 Breck Drive |
| Property Type       | Office                                      |
| Property Subtype    | Office Building                             |
| Construction Status | In-Progress/ New Construction               |
| Building Class      | A                                           |

Newly constructed, this multi-tenant office building will offer approximately 5,000 square feet of modern professional office space in a highly visible location along US-171 in Stonewall, Louisiana.

Designed to accommodate multiple tenants, the property will feature a functional layout suitable for professional services, medical, or small business users, with Suite 300 as the only remaining available space.






**Legend**

■ Available

**Lease Information**

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 1,200 SF | Lease Rate: | \$30 SF/yr |

**Available Spaces**

| Suite       | Tenant    | Size     | Type | Rate          | Description                                                                                                                                                                                                                             |
|-------------|-----------|----------|------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ Suite 300 | Available | 1,200 SF | NNN  | \$30.00 SF/yr | Suite 300 features a reception lobby, four private offices, one conference room, a lounge/break area, storage closet, restroom, and interior corridor circulation, offering an efficient layout suitable for professional office users. |