

RENOVATED CLASS A OFFICE BUILDING

301 BENTON ROAD
BOSSIER CITY, LA

FEBRUARY 2023

stirling
INVESTMENT ADVISORS





PROPERTY DESCRIPTION

Recently renovated two-story office building located in Bossier City, Louisiana. The building was most recently occupied by General Dynamics Information Technology (GDIT), a publicly traded, aerospace and defense corporation with offices throughout the United States. The office building was originally constructed as a retail bank operation and served as the bank’s headquarters. The subject property is ideal for professional office users.

301 Benton Road is strategically positioned at the signalized intersection of Benton Road and LA Hwy 3 (Benton Spur). The hard-corner parcel consists of 4.31 acres +/- and includes a well-lit concrete parking lot with seven (7) drive-thru lanes. The drive-thru lanes were most recently used for covered parking. The 34,290 sq. ft. building includes 16,528 sq. ft. on the first floor and 15,960 sq. ft. on the second floor.

The subject property has been meticulously maintained by its current owner. In 2018, extensive phased interior renovations to the building were completed, consisting of quality Class A amenities and colorful interior finishes. The sales price is well below the replacement cost for similar assets.

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$8.75 SF/yr (NNN)
Available SF:	15,960 - 34,290 SF
Lot Size:	4.31 Acres
Building Size:	34,290 SF

DEMOGRAPHICS (2020)	1 MILE	3 MILES	5 MILES
Total Households	4,246	26,417	57,234
Total Population	7,833	52,177	115,626
Average HH Income	\$29,166	\$37,939	\$67,327



BUILDING INFORMATION

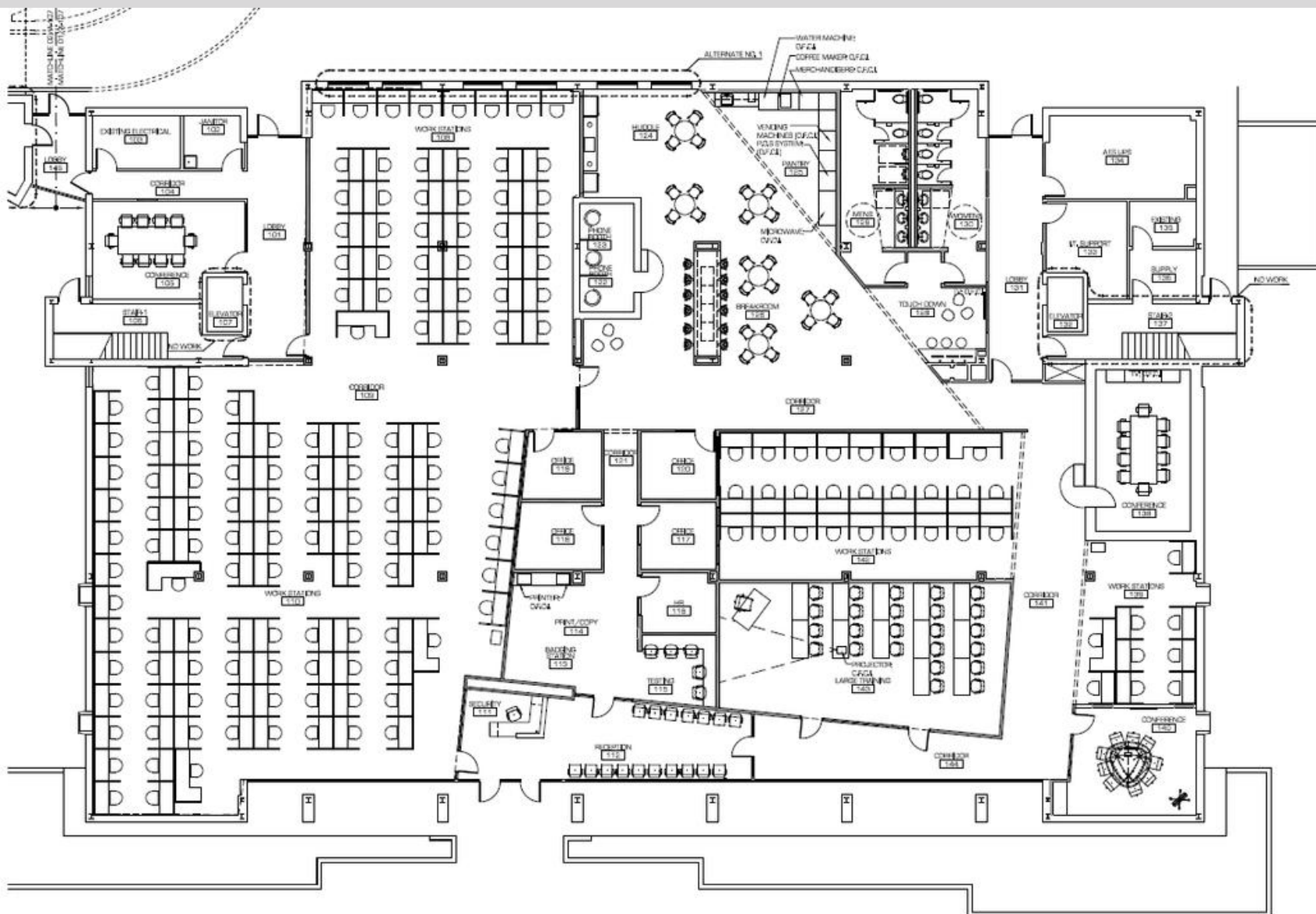
Building Size	34,290 SF
Building Class	A
Tenancy	Single
Number of Floors	2
Year Last Renovated	2018

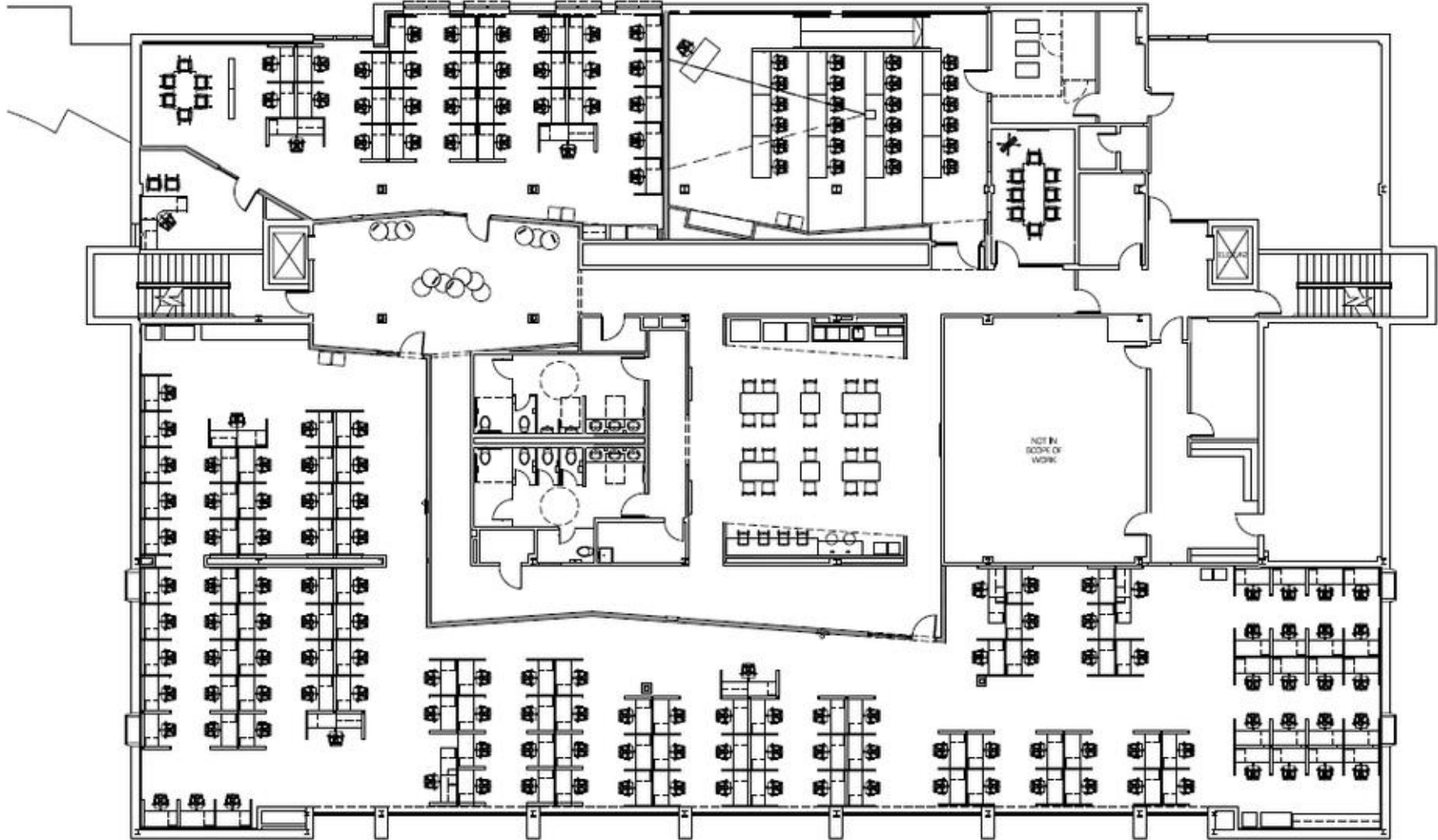
PROPERTY HIGHLIGHTS

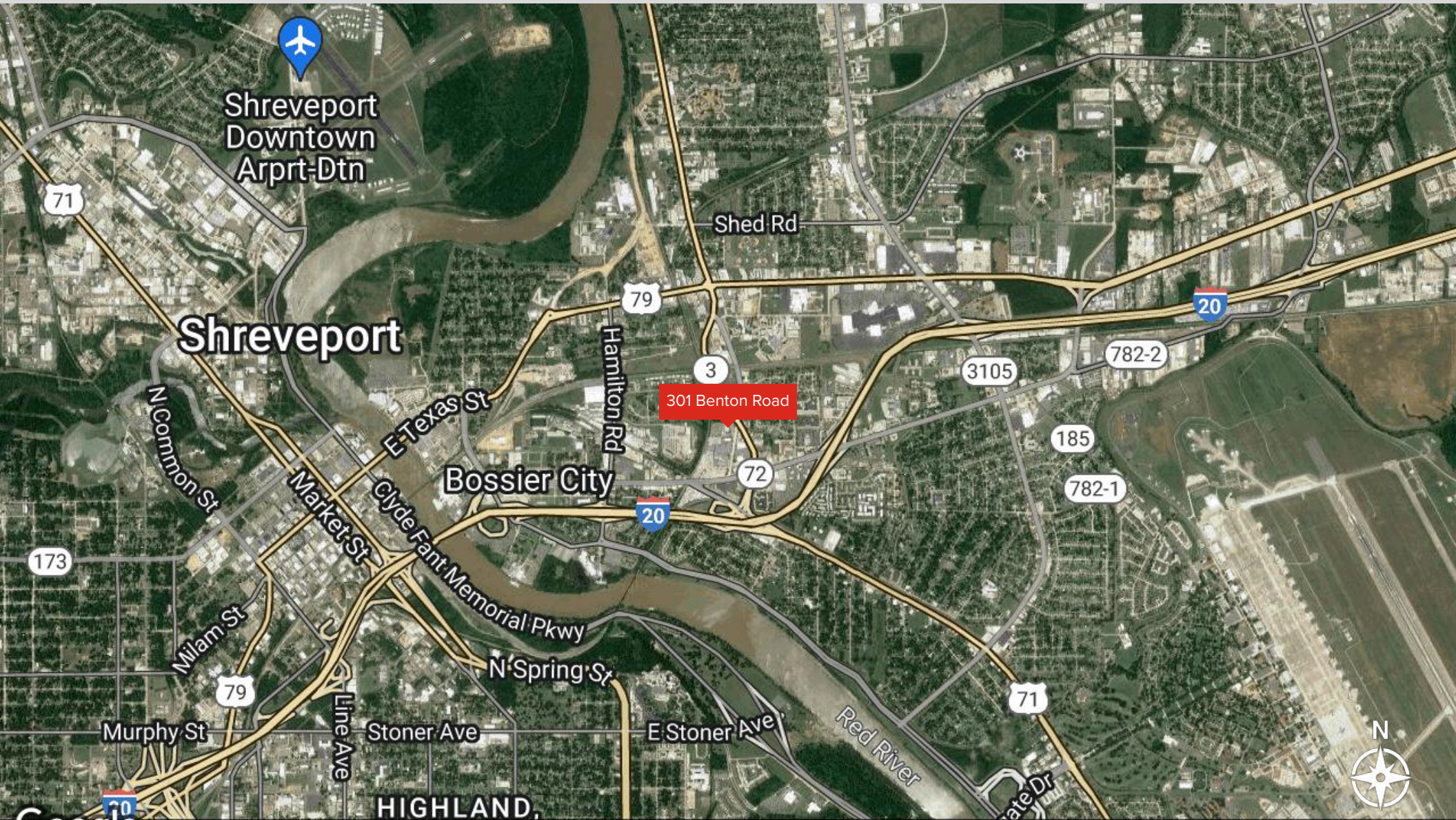
- Free standing Class A office building available in Bossier City, LA
- Close proximity to Barksdale Airforce Base as well as Shreveport, LA
- Unique opportunity to purchase an office building priced well below replacement cost
- From an investment perspective, the property was most recently a single-tenant net leased investment with a long-term lease and minimal landlord responsibilities
- Over \$3,400,000 in extensive renovations to the entire building completed in 2018
- Exclusive, lighted, on-site parking for employees and guests
- Office has great curb appeal, excellent visibility, and access to all passing traffic
- Existing FF&E negotiable and can be included in sale or lease



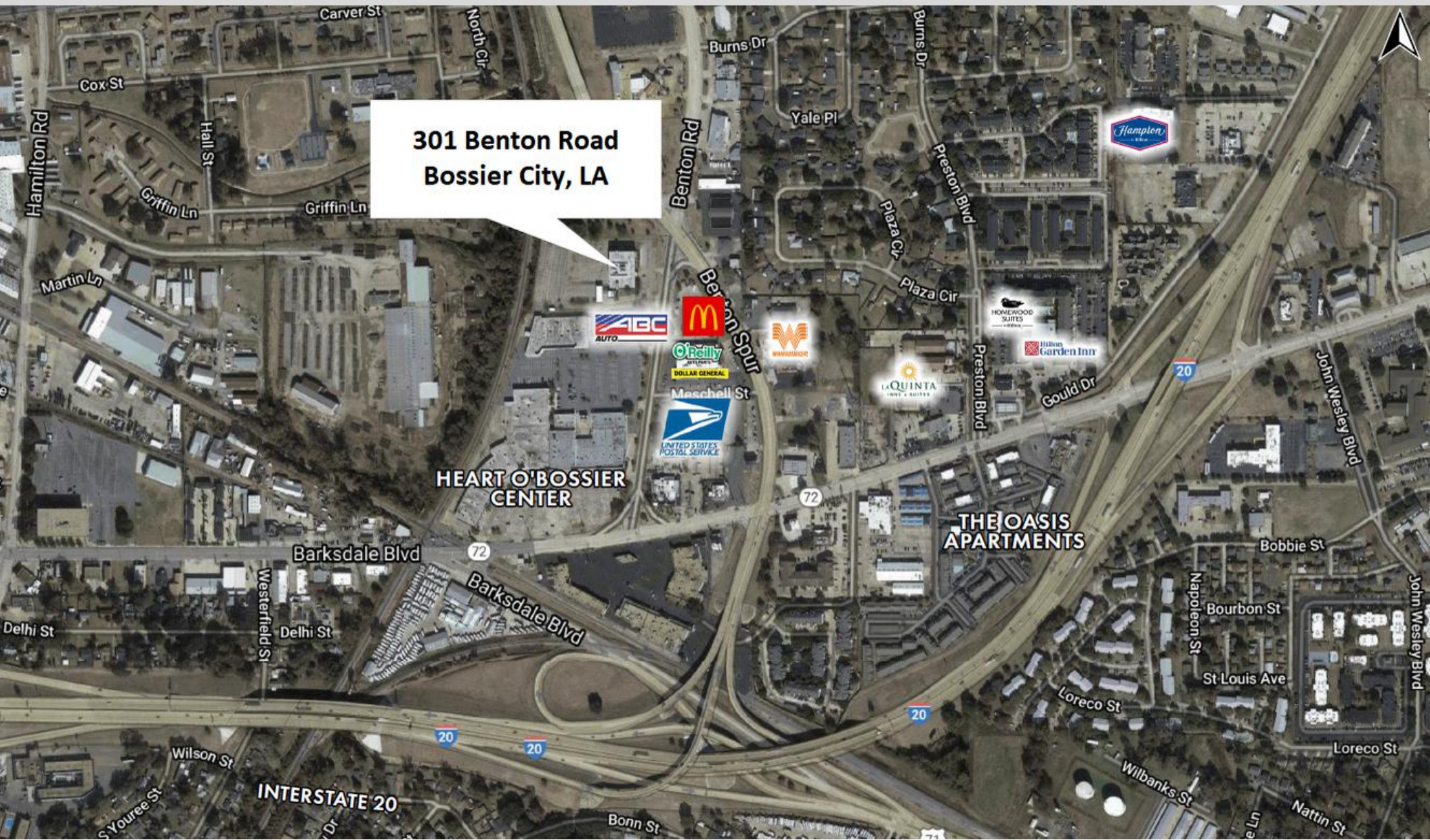












/ AREA OVERVIEW /

LOCATION OVERVIEW

**SHREVEPORT - BOSSIER CITY MSA
ECONOMIC HIGHLIGHTS**

The Shreveport–Bossier City MSA, has a population of approximately 395,000 residents. The MSA is part of the area called the Ark-La-Tex, a socio-economic region where Arkansas, Louisiana and Texas intersect. Shreveport-Bossier City is the largest economic and cultural center of North Louisiana and the wider Ark-La-Tex region. The diverse economy is primarily based on oil and gas, manufacturing, gaming, commerce, technology, and healthcare and medical research.

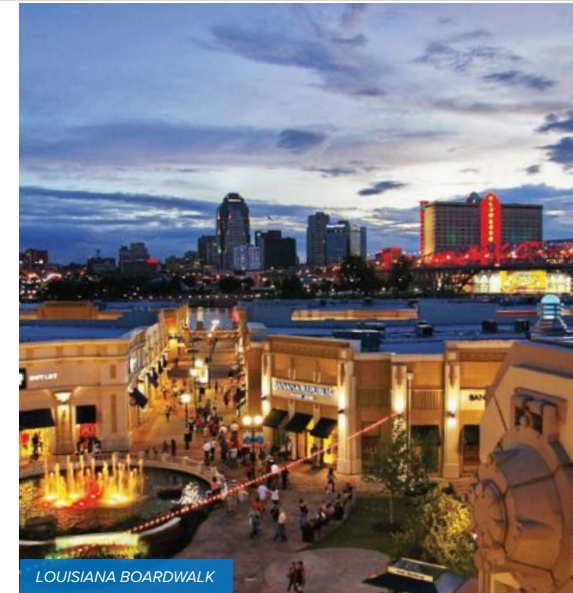
Shreveport–Bossier City is the medical hub of the Ark-La-Tex region. Along with LSU of Shreveport Medical School, the region has three other major healthcare providers. Major growth continues in the medical sector as the number of physicians, nurses and service providers moving into area increases. The development of new facilities is also furthering the economic growth.

The gaming industry is another attraction of the Shreveport-Bossier area. There are six riverboat casinos all situated along the Red River, including Jimmy Buffett’s Margaritaville Casino Resort Hotel. Additionally, live horse racing can be enjoyed at Harrah’s Louisiana Downs.

The Shreveport–Bossier City economy has a diversified economy and workforce. Continued economic success and growth is anticipated for the Shreveport-Bossier City MSA and the Ark-La-Tex Region.



DOWNTOWN SHREVEPORT



LOUISIANA BOARDWALK



BARKSDALE AIR FORCE BASE



/COMPANY OVERVIEW/

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values— presenting both problems and opportunities in the market.

Stirling Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

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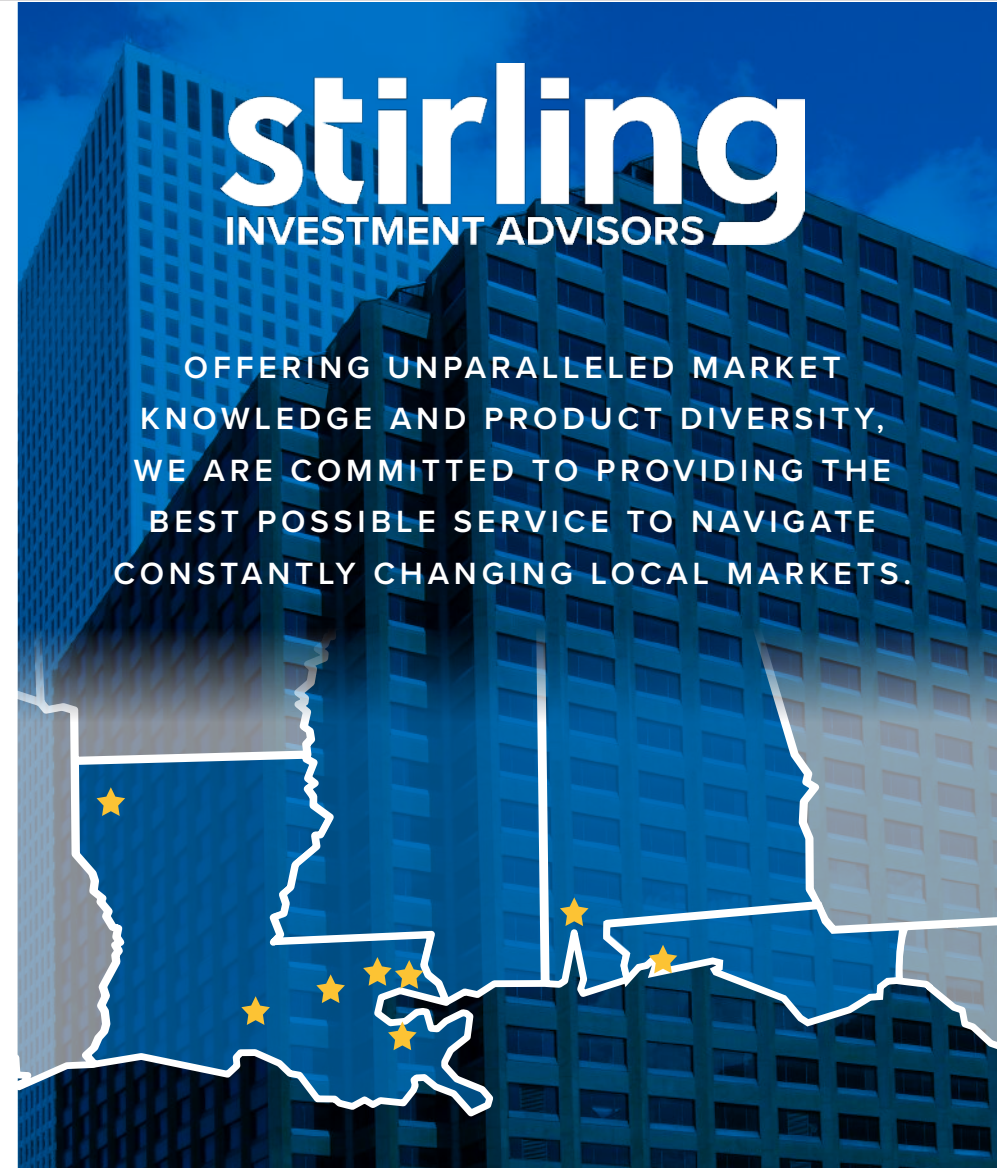
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