

BEAIRD TOWER

TELECOMMUNICATIONS SPACE AVAILABLE

330 MARSHALL STREET | SHREVEPORT, LOUISIANA 71101



BOMA



Beaird Tower has been recognized as a BOMA 360 Performance Building which means it has superior operations and service delivery in six key areas: building operations and management, life safety/security/risk management, training and education for building employees, energy efficiency, environmental/sustainability performance, and tenant relations/community involvement.

318-222-2244 | www.vintagerealty.com

BUILDING SPECIFICATIONS

BUILDING

- 13 STORIES
- 182,987 RSF
- BUILT IN 1982
- RECENT RENOVATIONS AND IMPROVEMENTS

- ELEVATOR MODERNIZATION
- AIR-COOLED CHILLERS
- COMMON AREA RENOVATIONS
- ROOF REPLACEMENT - 2008
- 14,000 S.F. FLOOR PLATES
- FIRE ALARM PANEL UPGRADE

POWER

- TWO (2) SUBSTATIONS SERVICING CBD GRID
- AEP/SWEP CO SYSTEM DELIVERING DUAL, 12KV, RADIAL FEEDS
- TWO (2) GENERATOR POSITIONS
- ADDITIONAL PAD SITES AVAILABLE

COOLING

- BUILDING HVAC OPERATED 100% BY AIR COOLED CHILLERS
- PAD SPACE AVAILABLE FOR ADDITIONAL CUSTOMER EQUIPMENT AS REQUIRED

FIBER /CONNECTIVITY

- DIVERSE FIBER ENTRY POINTS
- MAJOR FIBER OPTIC CARRIERS IN THE AREA

LOADING/FREIGHT ELEVATOR

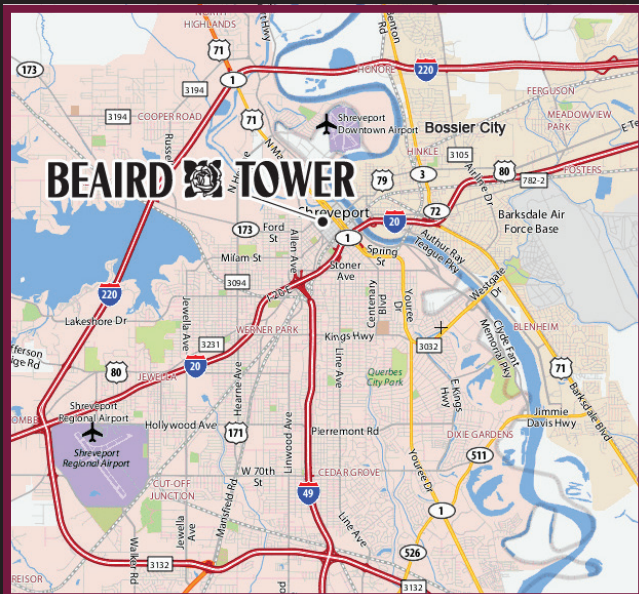
- SECURED FREIGHT ELEVATOR IN ALLEY PROVIDES EASILY ACCESSIBLE DELIVERY AREA

SECURITY

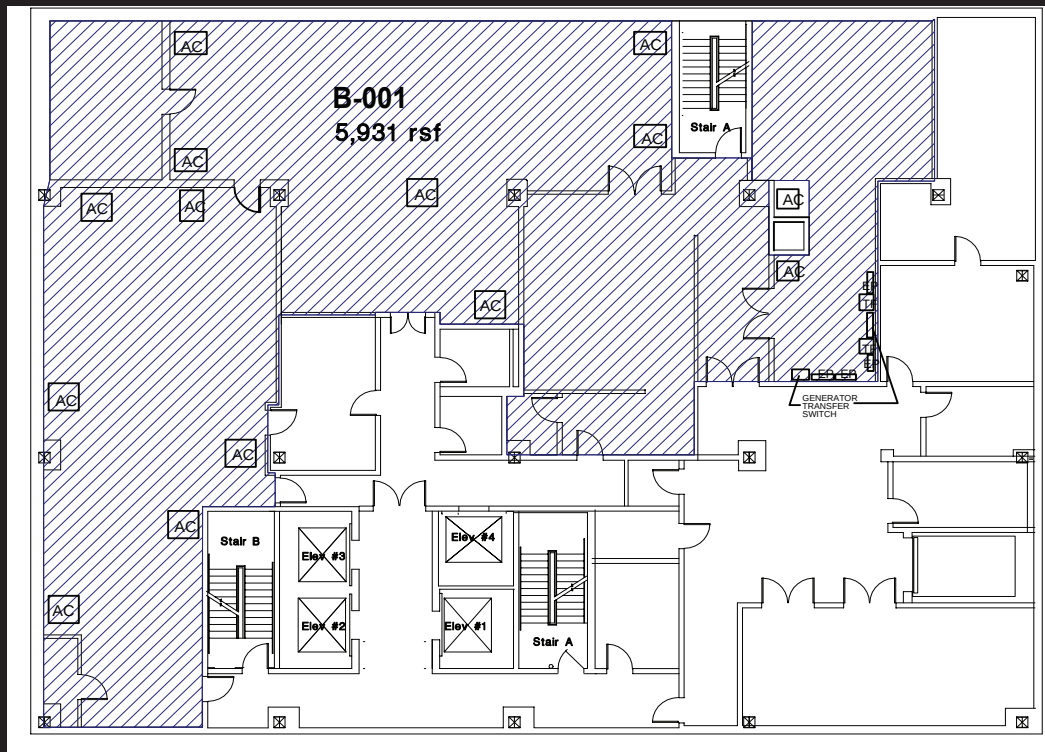
- 24 HOURS/DAY, 7 DAYS/WEEK MANNED SECURITY STAFF AVAILABLE
- PROXIMITY CARD ACCESS CONTROL
- DIGITAL VIDEO MONITORING AND RECORDING
- OTHER ACCESS CONTROL SYSTEMS OPEN FOR APPROVAL

PARKING

- FIVE (5) LEVEL SECURED PARKING GARAGE CONNECTED TO BUILDING



DATA CENTER / TELECOM SPACE AVAILABLE SUITE B-001



POWER

- 400 AMP PANEL SERVICE
- 1-600 AMP AUTOMATIC TRANSFER SWITCH
- REDUNDANT 600 AMP MANUAL TRANSFER SWITCH
- ACCESS TO 275 KW BACKUP GENERATOR

COOLING

- 5 - 6 TON AND 9 - 4.5 TON CRAC UNITS

BASEMENT

- 5,931 RSF

FIBER/CONNECTIVITY

- IN-PLACE FIBER SERVICE
- 2 BLOCKS FROM ILEC CENTRAL OFFICE
- SERVICE VIA TRIPLE LOOPED SONET RING

FIRE SUPPRESSION

- FM 200 CLEAN AGENT
FIRE SUPPRESSION SYSTEM

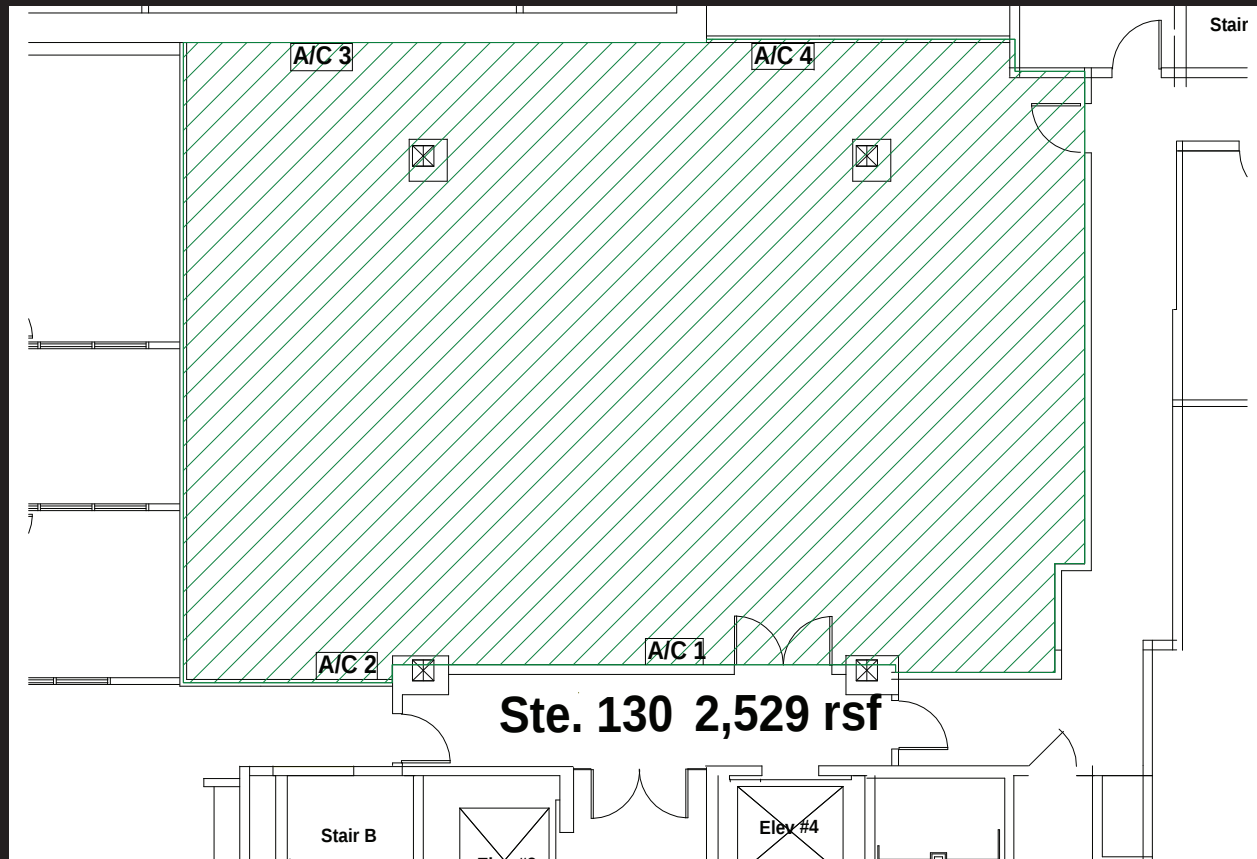
FOR MORE INFORMATION PLEASE CONTACT:

Hilary Bransford | Claire Childs | 318.222.2244

hbransford@vintagerealty.com | cchilds@vintagerealty.com | vintagerealty.com

DATA CENTER / TELECOM SPACE AVAILABLE

SUITE 130



POWER

- 250 AMP PANEL
- 125 AMP PANEL
- 277A 480V THREE PHASE PRIMARY HIGH VOLTAGE
- ACCESS TO 275 KW BACK UP GENERATOR

COOLING

- 4 - 6 TON CRAC UNITS

GROUND FLOOR

- 2,529 RSF

FIBER/CONNECTIVITY

- IN-PLACE FIBER SERVICE
- 2 BLOCKS FROM ILEC CENTRAL OFFICE
- SERVICE VIA TRIPLE LOOPED SONET RING

FIRE SUPPRESSION

- FM 200 CLEAN AGENT FIRE SUPPRESSION SYSTEM

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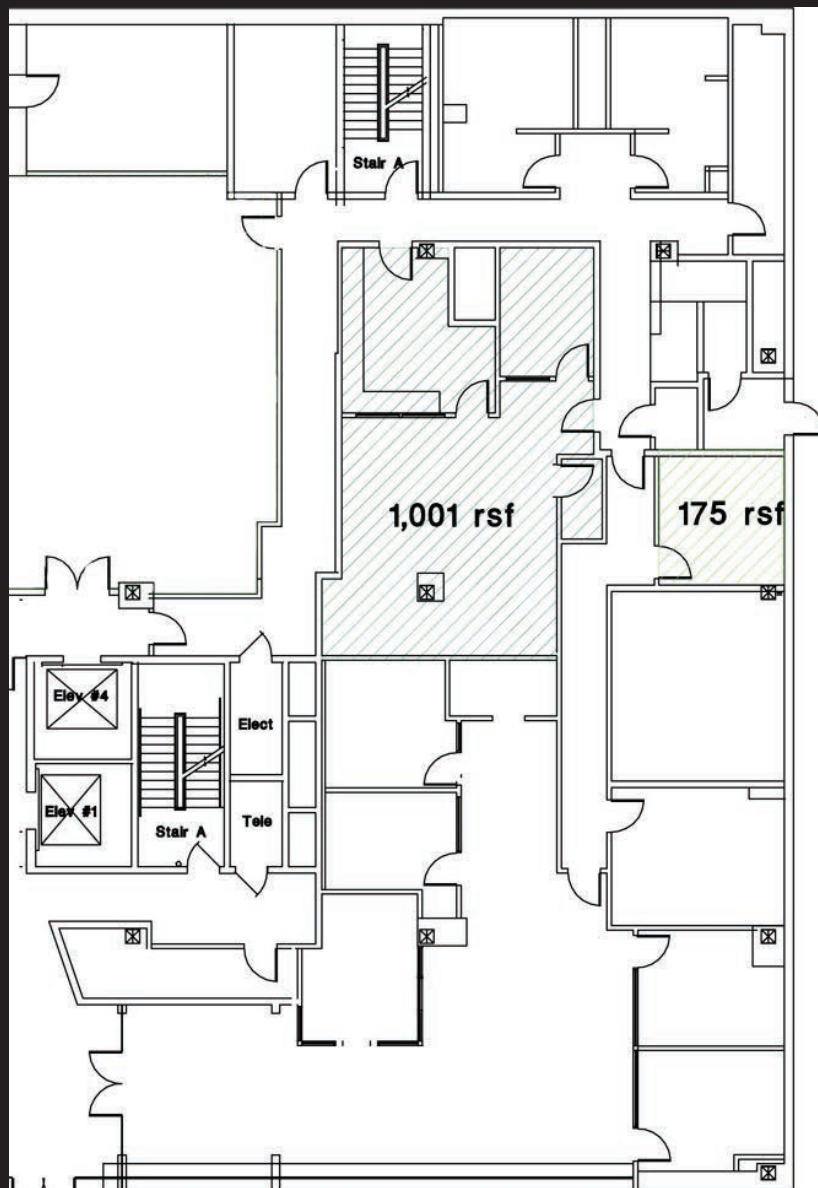
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330 MARSHALL STREET
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DATA CENTER / TELECOM SPACE AVAILABLE SUITE 100



GROUND FLOOR

- 1,176 RSF

FIBER/CONNECTIVITY

- IN-PLACE FIBER SERVICE
- 2 BLOCKS FROM ILEC CENTRAL OFFICE
- SERVICE VIA TRIPLE LOOPED SONET RING

POWER

- 600 AMP PANEL SERVICE
- 1-600 AMP AUTOMATIC TRANSFER SWITCH
- 277A 480V THREE PHASE PRIMARY HIGH VOLTAGE
- ACCESS TO 275 KW BACKUP GENERATOR

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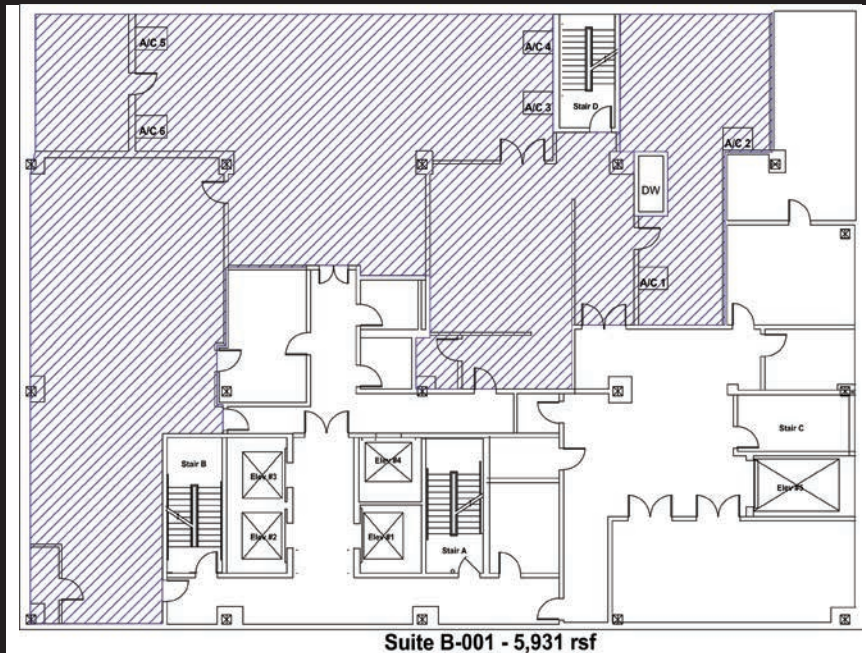


BEAIRD TOWER

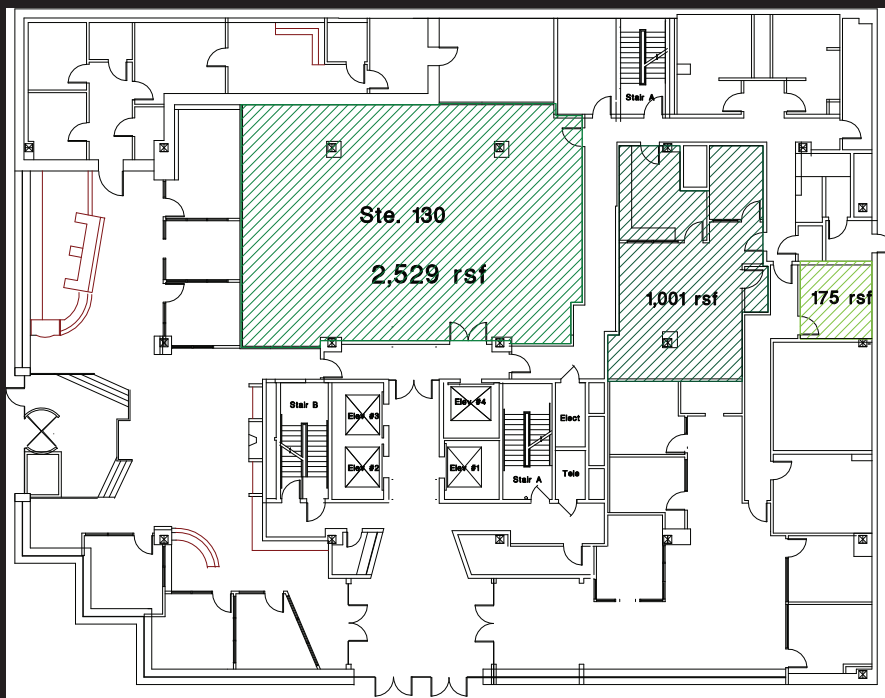
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AVAILABLE DATA CENTER / TELECOM SUITES

SUITE B-001	5,931 RSF
SUITE 130	2,529 RSF
SUITE 100	1,176 RSF
TOTAL	9,636 RSF



BASEMENT



GROUND FLOOR

NOTE: ALL THREE SUITES EITHER HORIZONTALLY
OR VERTICALLY CONTIGUOUS. SEE INDIVIDUAL
SUITE FLYERS FOR DETAILED SPECIFICATIONS

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