

Available Office Building With Covered Parking  
**500 Fannin Street**  
Shreveport, Louisiana



Presented by:



Beth King, SIOR  
SEALY REAL ESTATE SERVICES, LLC  
333 Texas Street, Suite 1050  
Shreveport, Louisiana 71101  
(318) 222-8700 (main office)  
(318) 698-1103 (direct dial)  
(318) 453-6066 (mobile)  
[bethk@sealynet.com](mailto:bethk@sealynet.com) (e-mail)

Revised: November 2013

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## THE PROPERTY



500 Fannin Street is a 152,205 square foot, 8 story office building which includes a basement and a 300 car parking garage located on approximately 2.35 acres (320' by 320'). This property offers a prime opportunity for redevelopment for office, government, educational, residential or mixed use.

It was built in 1974 for Federal Government Offices and Courts and was vacated in 1994.

Located in the heart of downtown Shreveport, 500 Fannin is known by most as the "Waggonner Building" which was named after Joe D. Waggonner; a highly respected statesman who served 18 years in the United States Congress.



The structure is of steel frame with concrete panels and was designed to accommodate two additional floors to both the building and parking garage. The office building floor plates range in size from 8,709 square feet in the basement to 29,114 square feet on the 2<sup>nd</sup> floor.

The property is located on the north side of Shreveport's Central Business District and bordered by Caddo Street on the north, Fannin Street on the south, McNeil Street on the west and Marshall Street on the east. It is adjacent to the Shreveport Convention Center and the State Courts, is two blocks west of the Federal Courthouse and three blocks north of the Caddo Parish Courthouse. It is in walking distance to the Shreveport Riverfront and casinos. It is also adjacent to a 436 car parking garage which is owned by the Downtown Shreveport Development Corporation (DSDC). The location within downtown provides excellent access to I-20, I-49, Bossier and Highway 1.

The parking garage is a primary attribute and amenity for the property, regardless of whether it is redeveloped for office, apartments, government, education or a mix of these uses.

The central location with quick access to I-20, I-49 and Bossier are positive attributes and its close proximity to the Convention Center and courts are good.

The design and size of the floor plates are such that each floor can serve as a single tenant floor or multi-tenant floor.





*500 Fannin Street*

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## PROPERTY DESCRIPTION

### Site

Location: Northeast corner of Marshall & Fannin Streets.  
Bordered by Caddo Street, Fannin Street, McNeil and Marshall Streets.

Size: 2.35 acres

Utilities: Water – City of Shreveport  
Sewer – City of Shreveport  
Electricity – AEP Swepco  
Gas – CenterPoint Energy

Zoning: B-4

### Improvements:

Built: 1974

Gross Building Area: 152,205 square feet

Basement: 8,709 square feet

1<sup>st</sup> Floor: 24,342 square feet

2<sup>nd</sup> Floor: 29,114 square feet

5<sup>th</sup> – 8<sup>th</sup> Floors: 15,340 square feet

Parking: Approximately 300 spaces within garage and surrounding surface areas.





*500 Fannin Street*

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## **EXISTING CONDITIONS**

The building has been vacant for many years. Current ownership has completed a partial renovation which encompasses the following:

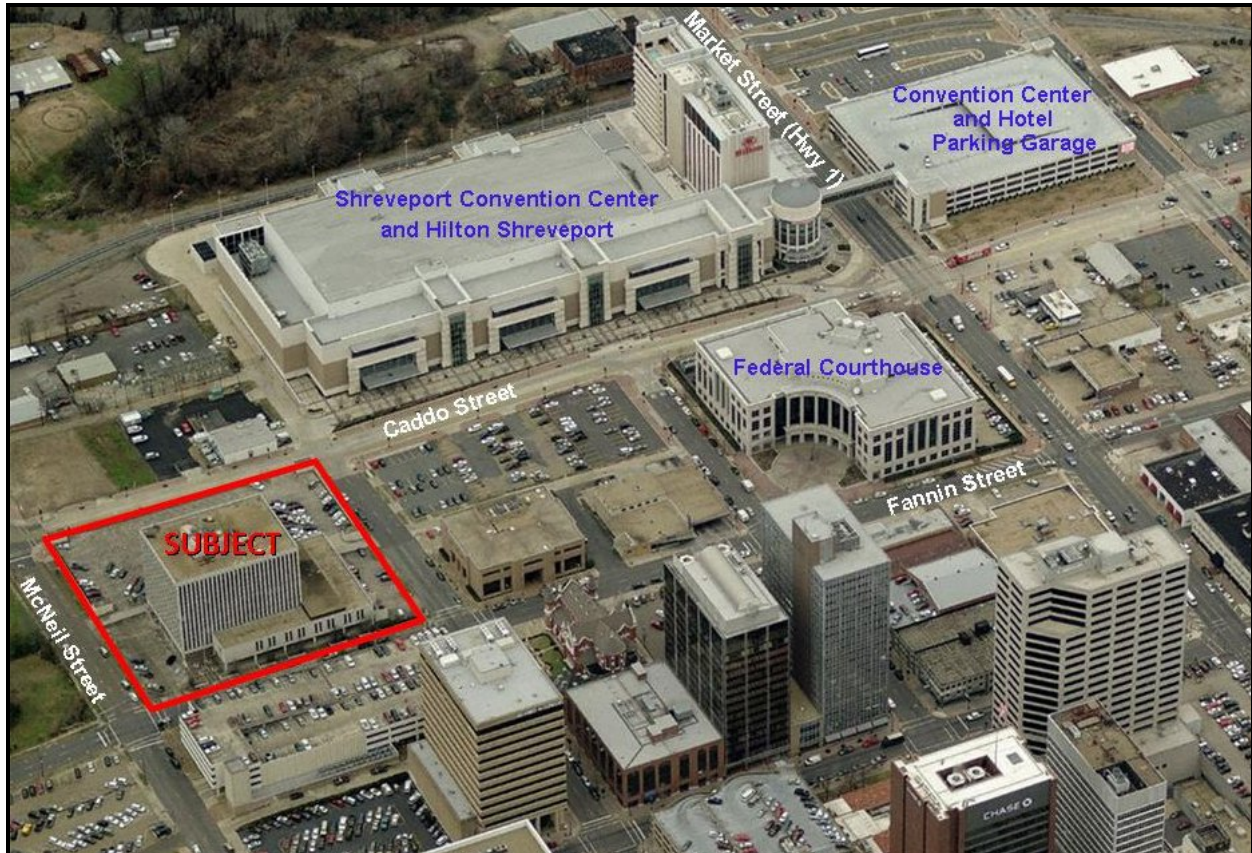
- Demolition and abatement of asbestos in the basement and floors one through three which is approximately 50% of the total size of the building.
- New roof on upper roof.
- Replacement of elevator cabs.
- Auto-Cad drawings of the building.

**Asking Sales Price: \$4,200,000.00**

### **For a tour, please contact:**

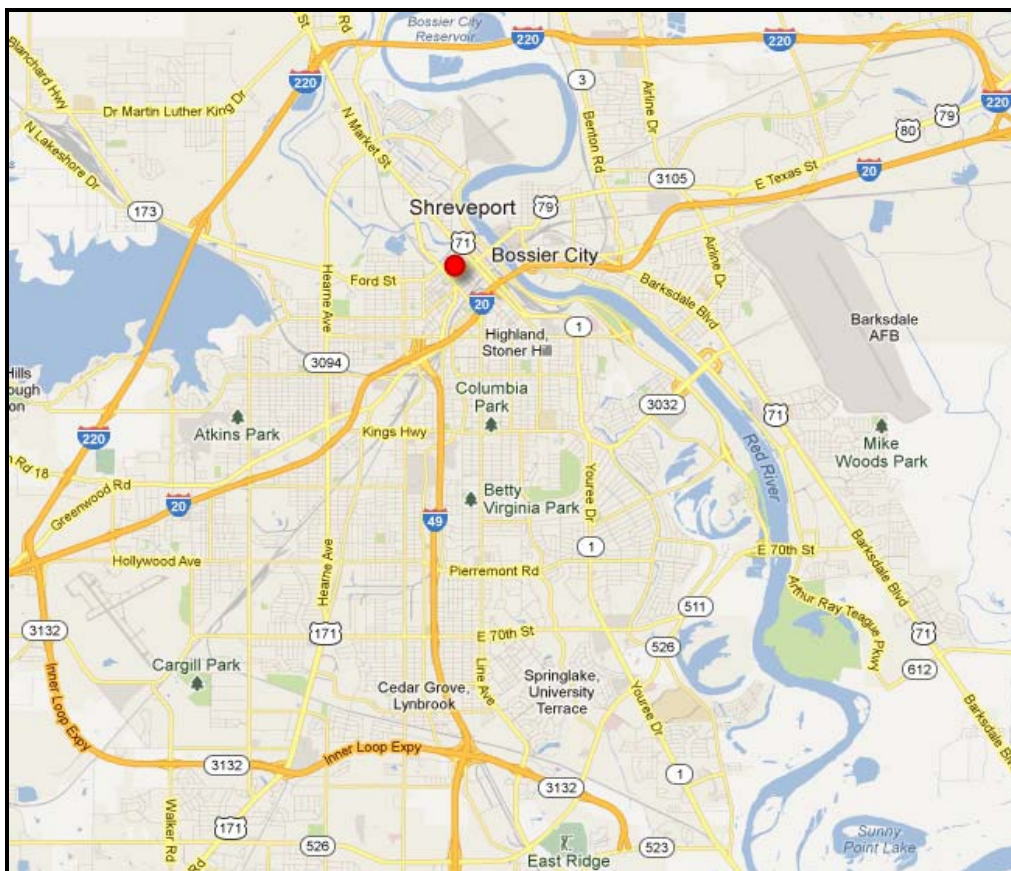
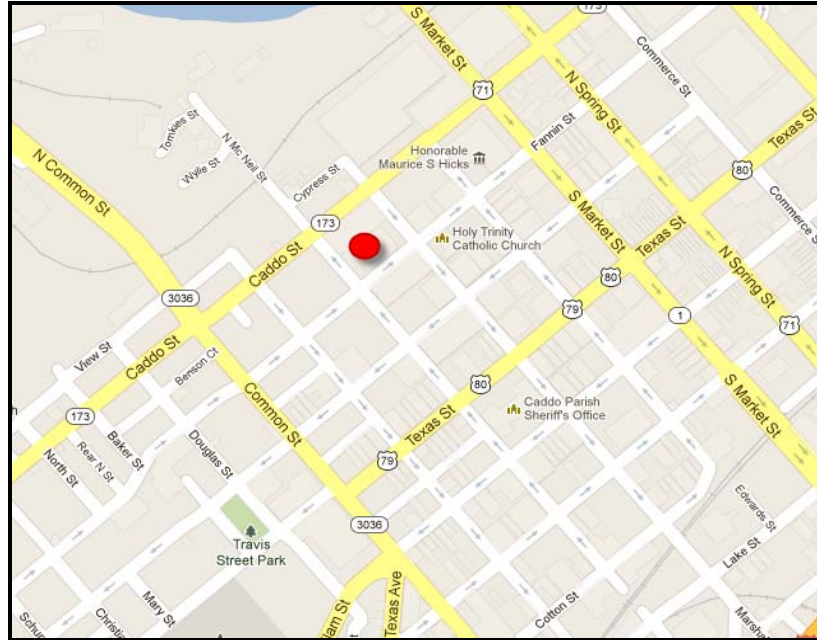
Beth King, SIOR  
Sealy Real Estate Services, LLC  
O: 318.222-8700 ext. 1103  
D: 318.698.1103  
M: 318.453.6066  
[BethK@sealynet.com](mailto:BethK@sealynet.com)

**AERIAL**





## LOCATION MAPS





## **DOWNTOWN AT A GLANCE**

### **Office Market (Square Feet)**

<b>Office Market</b>	<b>Sq. Ft.</b>	<b>Vacancy SF</b>	<b>Vacancy Rate</b>	<b>Rate/SF</b>
Class A	1,315,131	177,271	13.5%	\$14 – \$18
Class B	664,324	141,189	79%	\$8 – \$14
Class C	93,385	40,650	44%	\$8 – \$12

### **Estimated Worker Population**

14,000

### **Number of Parking Spaces**

12,929

### **Number of Metered Parking Spaces**

800

### **U. S. Census Tract Numbers**

252, 253, 213

### **Government Offices**

- City of Shreveport
- Parish of Caddo
- State of Louisiana – Office of Risk Management
- Second Circuit Court of Appeal
- State Senator Greg Tarver
- State Representative Patrick Williams
- Army Recruiting
- U. S. Senator Mary Landrieu
- Department of Defense/Defense Contract Administration Services/Quality Assurance Office
- Food & Drug Administration
- General Services Administration
- Bureau of Immigration & Customs Enforcement
- Department of the Interior – Bureau of Land Management
- Fifth Circuit Court of Appeals
- District Court
- District Court/Probation Office
- Bankruptcy Court
- Federal Public Defender
- Justice Department – Bureau of Alcohol Tobacco Firearms & Explosives





- U. S. Attorney
- U. S. Marshall
- U. S. Trustee
- U. S. Postal Service
- U. S. Secret Service
- U. S. Dept. of Housing & Urban Development

### **Services and Utilities**

- AEP/SWEPCO (Electrical)
- CenterPoint Energy (Gas)
- Greater Shreveport Chamber of Commerce
- Shreveport-Bossier Convention & Tourist Bureau

### **Civic Amenities**

- ArtSpace
- Barnwell Art & Garden Center
- Festival Plaza
- Government Plaza (City/Parish)
- J. Bennett Johnston Waterway Regional Visitors Center
- Municipal Auditorium
- Multicultural Center of the South
- Parish Courthouse
- Public Library
- Robinson Film Center
- Riverfront Park
- Riverview Hall
- Riverview Theater
- Sci-Port: Louisiana's Science Center/IMAX Dome Theatre/Space Dome
- Planetarium
- Shreveport Chamber of Commerce
- Shreveport Convention Center & Hilton Hotel
- Southern University Museum of Art
- Spring Street Museum
- Stage of Stars Museum
- Stageworks of Louisiana
- Strand Theatre (Historic Theater)
- Tipitina's Music Office Coop Shreveport

### **Access**

- Downtown Airport
- Excellent access from I-49 and I-20
- SporTran Main Terminal (Municipal bus service)
- Greyhound Terminal



**Parking**

- Perimeter and core surface lots, street meters, private/public garages
- Surface lots: \$20 – \$90/month
- Private Garages: \$50 – \$100
- Meters: \$.50/hour

**Entertainment**

- ArtSpace – Gallery & Exhibition space
- Downtown National Act Venues: Strand Theatre, RiverView Theater, RiverView Hall, Municipal Auditorium,
- Eldorado Resort Casino Shreveport – (Casino & 405-room hotel)
- Robinson Film Center – (Theater & Film Industry Educational Center)
- Sam's Town Shreveport – (Casino & 514-room hotel)
- Sci-Port Discovery Center & IMAX Theater
- Commerce Street Clubs
- Red River District
- Museums & Centers

**Private Clubs**

- Petroleum Club
- Shreveport Club



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**EXHIBIT**

**BUILDING FLOOR PLANS**