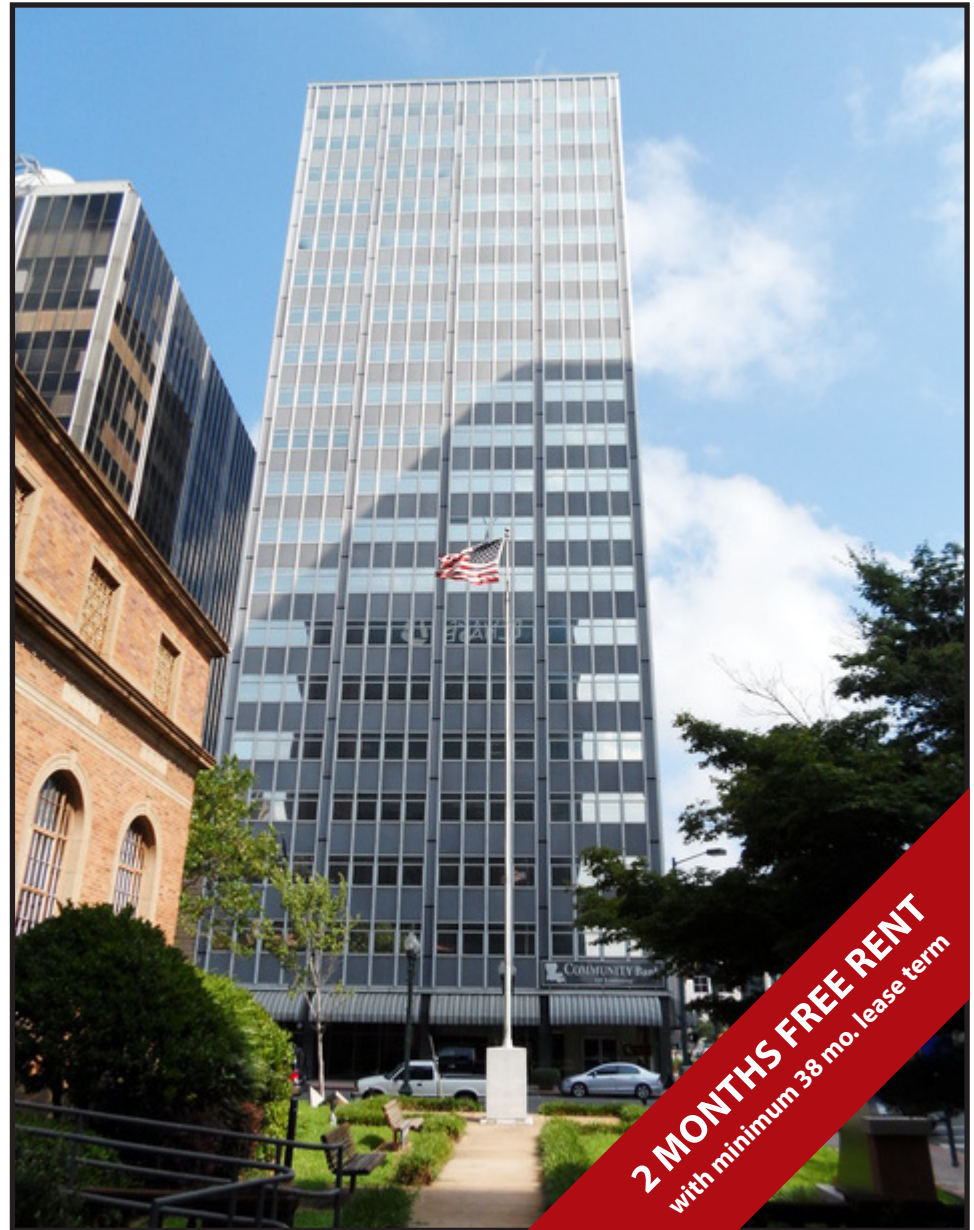


# HENRY C. BECK BUILDING

400 TRAVIS STREET, SHREVEPORT, LOUISIANA 71101



EXCLUSIVELY LISTED BY:

ANNE C. DIXON

(O) 318-222-2244 (C) 318-230-1243

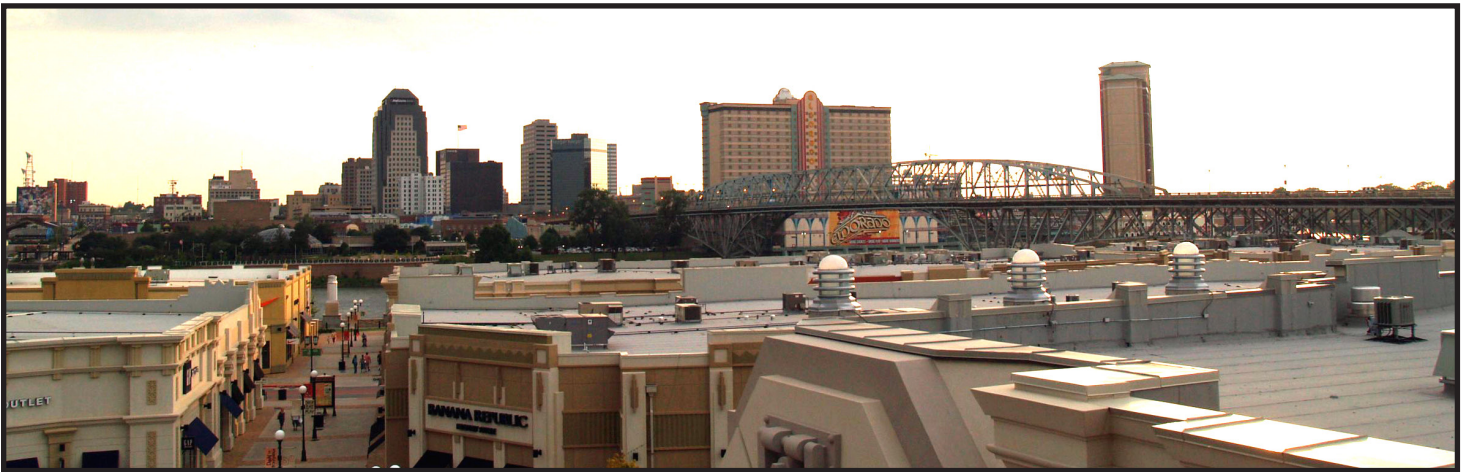
ADIXON@VINTAGEREALTY.COM



# OVERVIEW



This beautiful Shreveport landmark was built in 1956 as a new home to Shreveport's local oil refining and pipeline industry as well as numerous other professionals in its day. Its towering 20 stories made it the first high rise commercial building in north Louisiana. This charming old building cherishes its original Chapel located on the second floor – host to weddings, prayer meetings or just quiet retreats for tenants. After numerous renovations, it was restored to its original look in 1997 refurbishing its grand marble lobby. The building continues to hold a prominent place in Shreveport's central business district as well as north Louisiana, being centrally located between the Parish Court House and The Federal Building.



# OVERVIEW

## OVERVIEW

- Centrally located in the heart of Shreveport's downtown Central Business District
- Panoramic views of downtown and the river front
- Building floor space priced at \$11.45 PSF Modified Gross
- Three year minimum lease term
- Easy access to I-220, I-20 and I-49
- Memorial Chapel (second floor)
- Bank, restaurant and barber shop available in building (first floor)
- Two months free rent with a minimum 38 months lease term

## AVAILABLE SPACE (SPACES CAN BE SUBDIVIDED)

### **Second Floor**

- Suite 201 - 10,289 SF  
(Whole floor could be made available)

### **Fourth Floor**

- Suite 407 - 4,262 SF
- Suite 410 - 1,612 SF

### **Fifth Floor**

- Suite 500 - 4,028 SF

### **Sixth Floor**

- Suite 601 - 6,969 SF

### **Eighth Floor**

- Suite 800 - 2,735 SF
- Suite 801 - 5,682 SF  
(Total available space - 8,417 SF)

### **Ninth Floor**

- Suite 901 - 4,589 SF

### **Tenth Floor**

- Suite 1000 - 2,709 SF
- Suite 1010 - 2,742 SF  
(Total available space - 5,401 SF)

### **Eleventh Floor**

- Suite 1108 - 3,252 SF
- Suite 1109 - 440 SF

### **Twelfth Floor**

- Suite 1200 - 2,913 SF
- Suite 1204 - 1,097 SF
- Suite 1206 - 1,229 SF  
(Suites 1200, 1204, & 1206  
can be combined  
for a total of 5,239 SF.)
- Suite 1210 - 1,429 SF

### **Eighteenth Floor**

- Suite 1800 - 2,617 SF

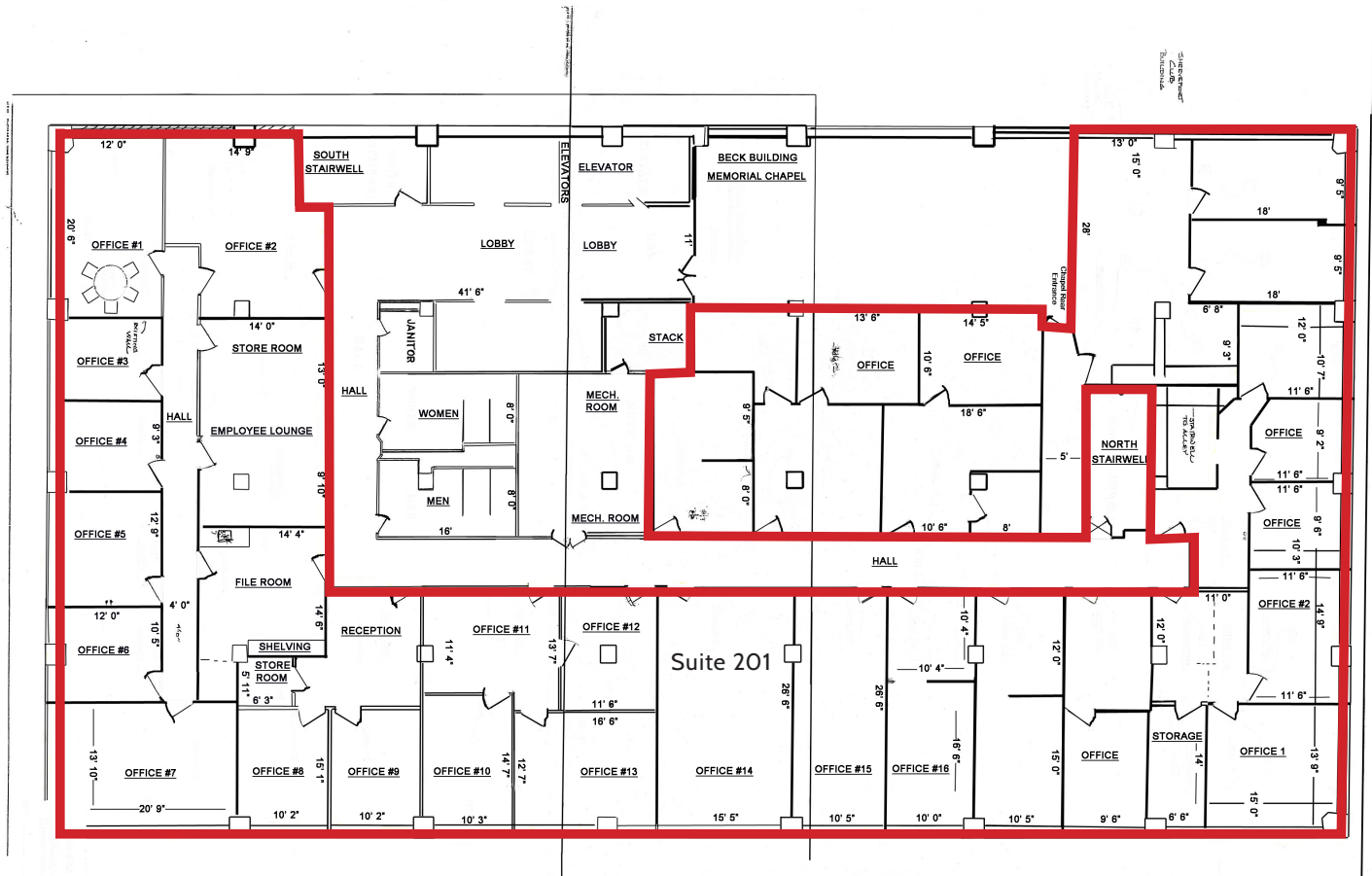
### **Nineteenth Floor**

- Suite 1900 - 2,496 SF



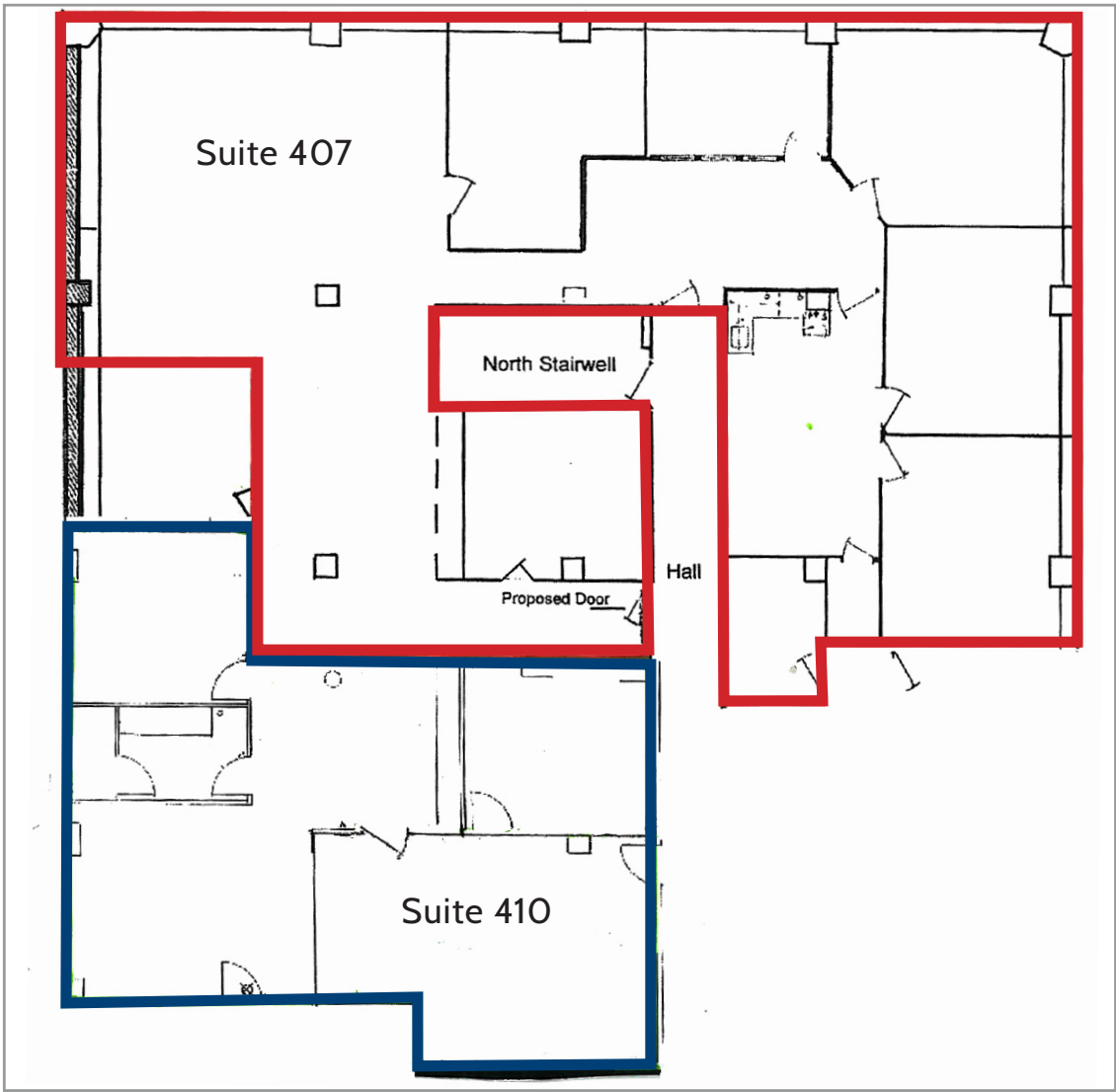
# AVAILABLE SPACE

SECOND FLOOR  
SUITE 201 - 10,289 SF  
WHOLE FLOOR COULD BE MADE AVAILABLE



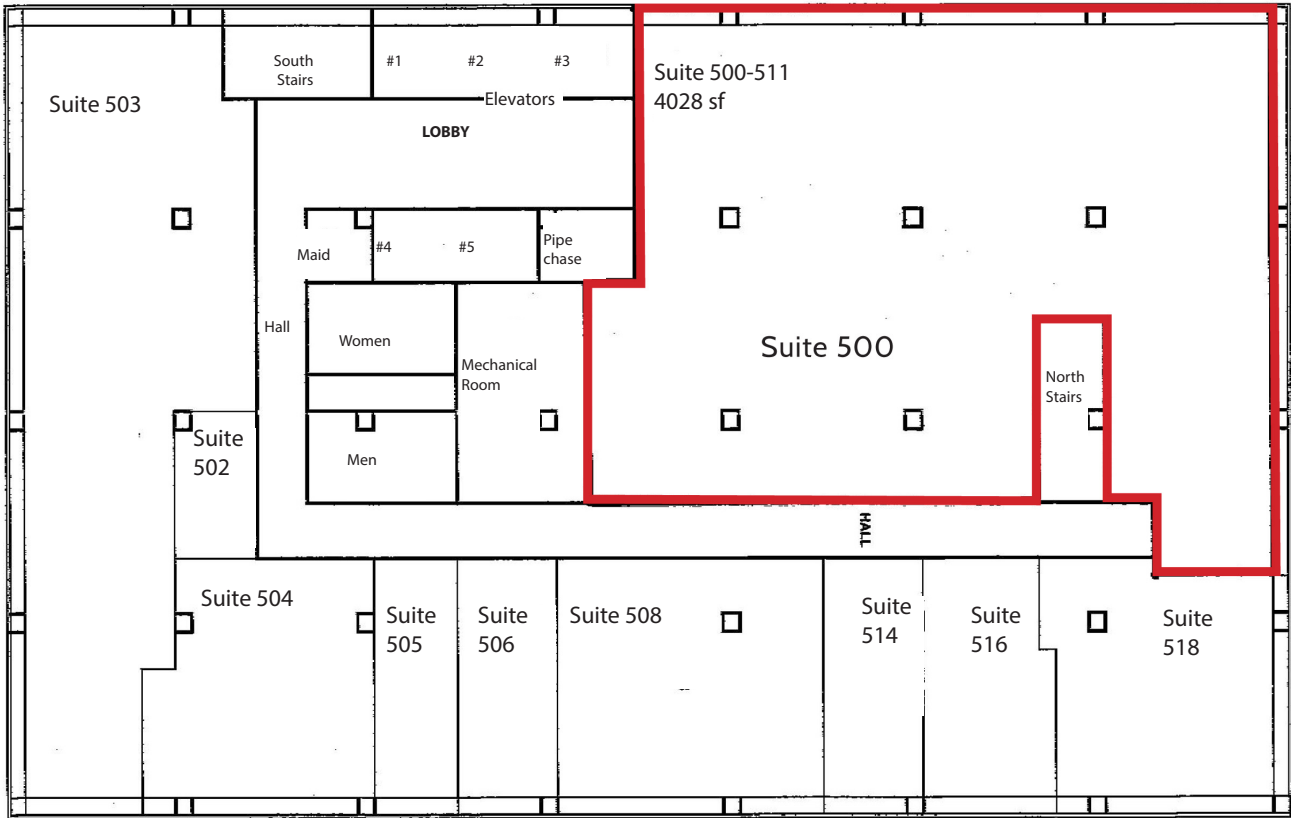
# AVAILABLE SPACE

FOURTH FLOOR  
SUITE 407 - 4,262 SF  
SUITE 410 - 1,612 SF  
(SPACES ARE CONTIGUOUS)



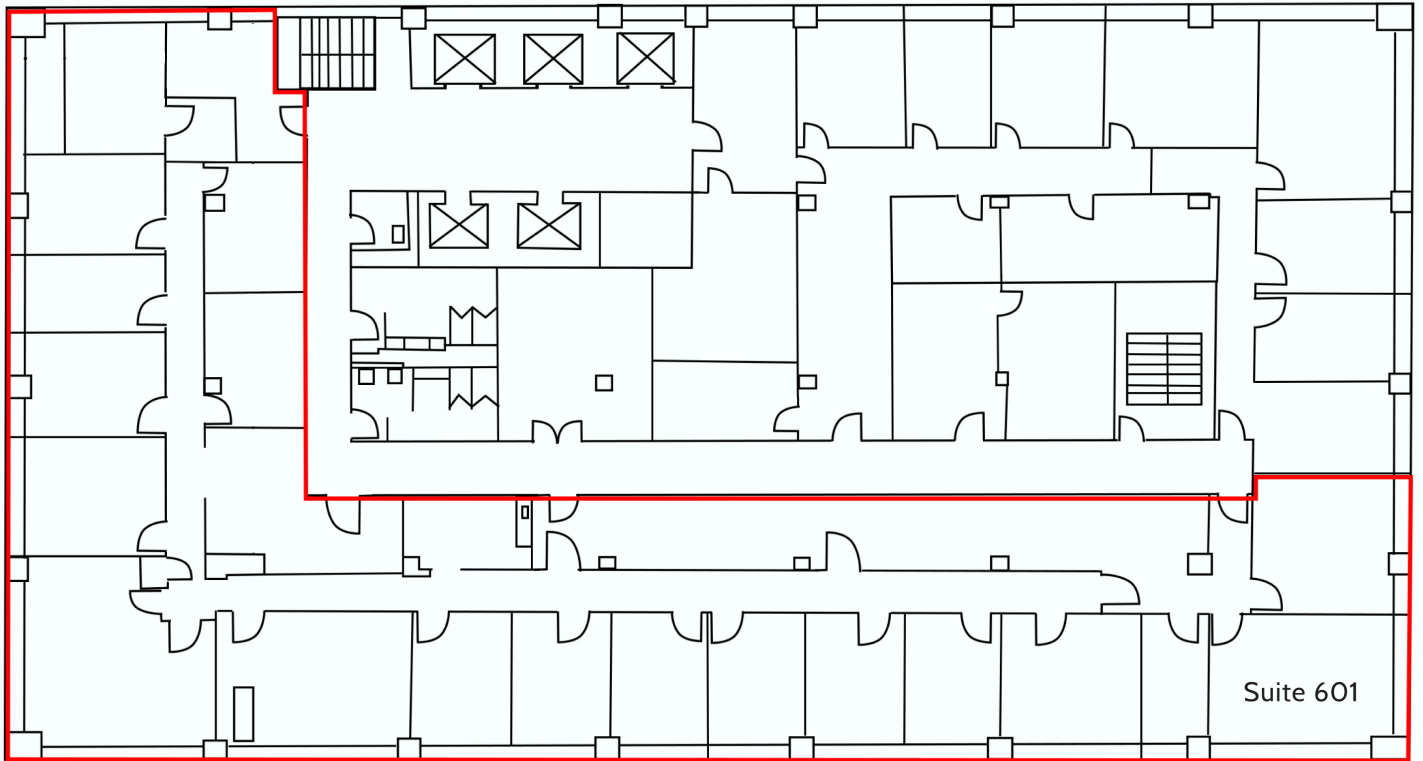
# AVAILABLE SPACE

## FIFTH FLOOR SUITE 500 - 4,028 SF



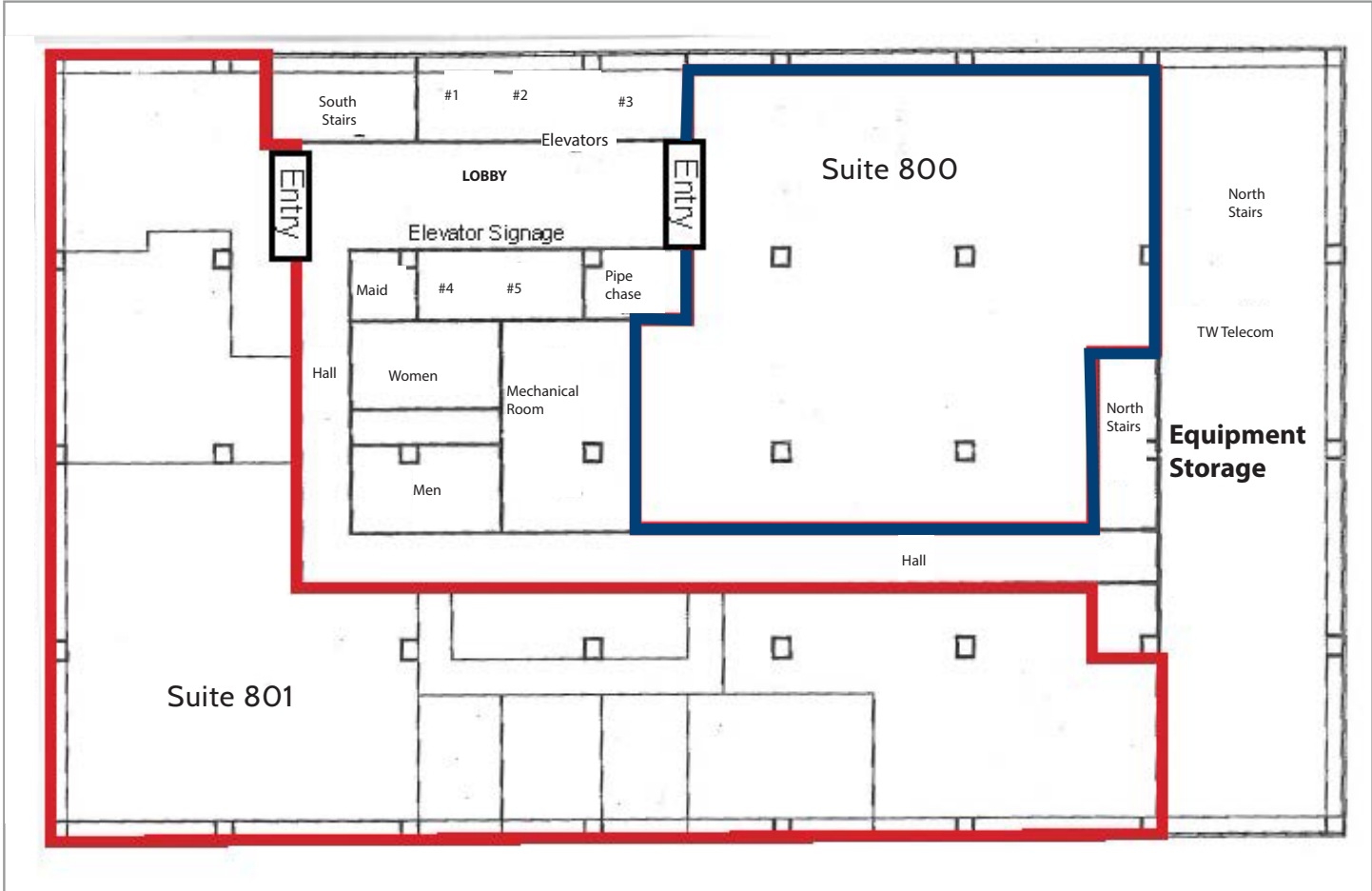
# AVAILABLE SPACE

SIXTH FLOOR  
SUITE 601 - 6,969 SF  
(SPACE MAY BE SUBDIVIDED)



# AVAILABLE SPACE

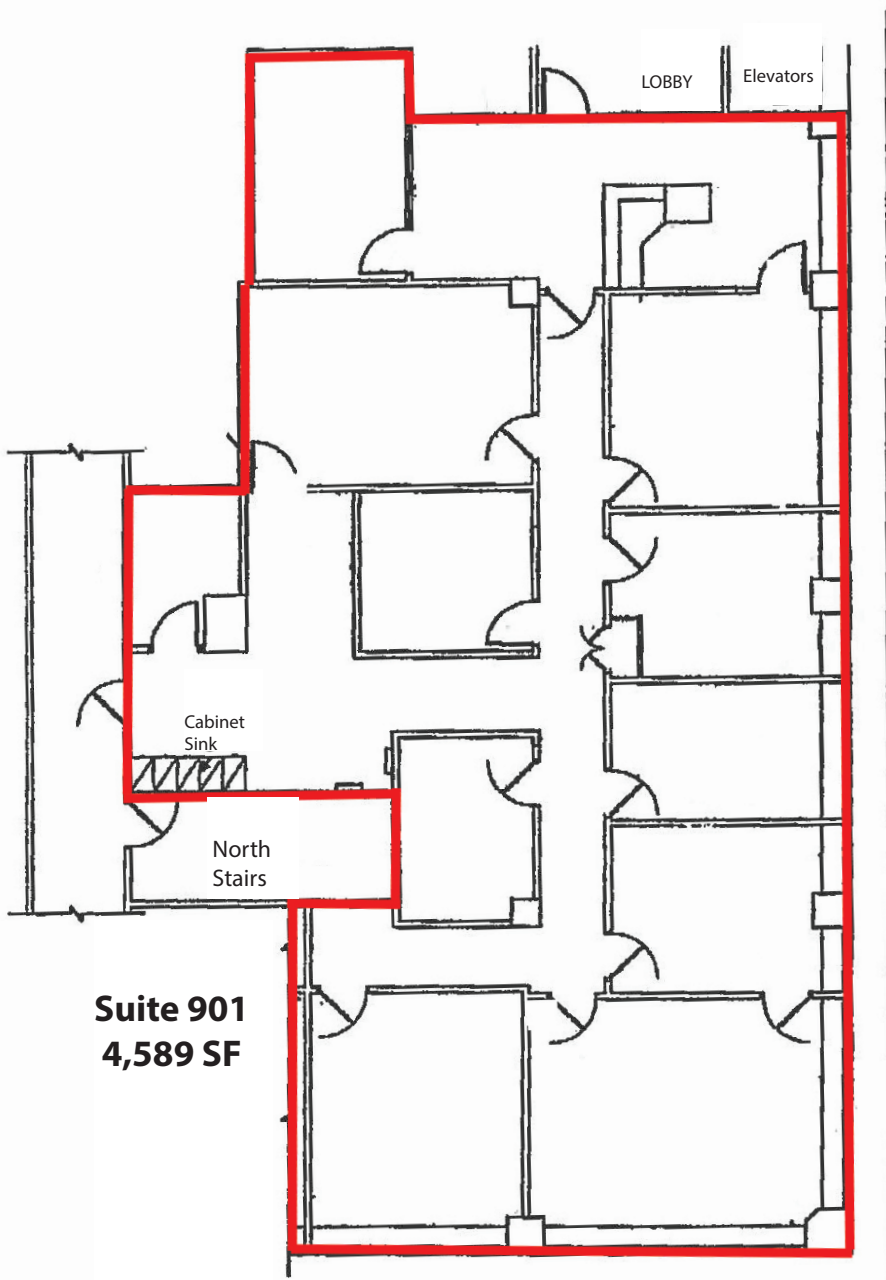
EIGHTH FLOOR  
SUITE 800 - 2,735 SF  
SUITE 801 - 5,682 SF





# AVAILABLE SPACE

NINTH FLOOR  
SUITE 901 - 4,589 SF



**Suite 901**  
**4,589 SF**



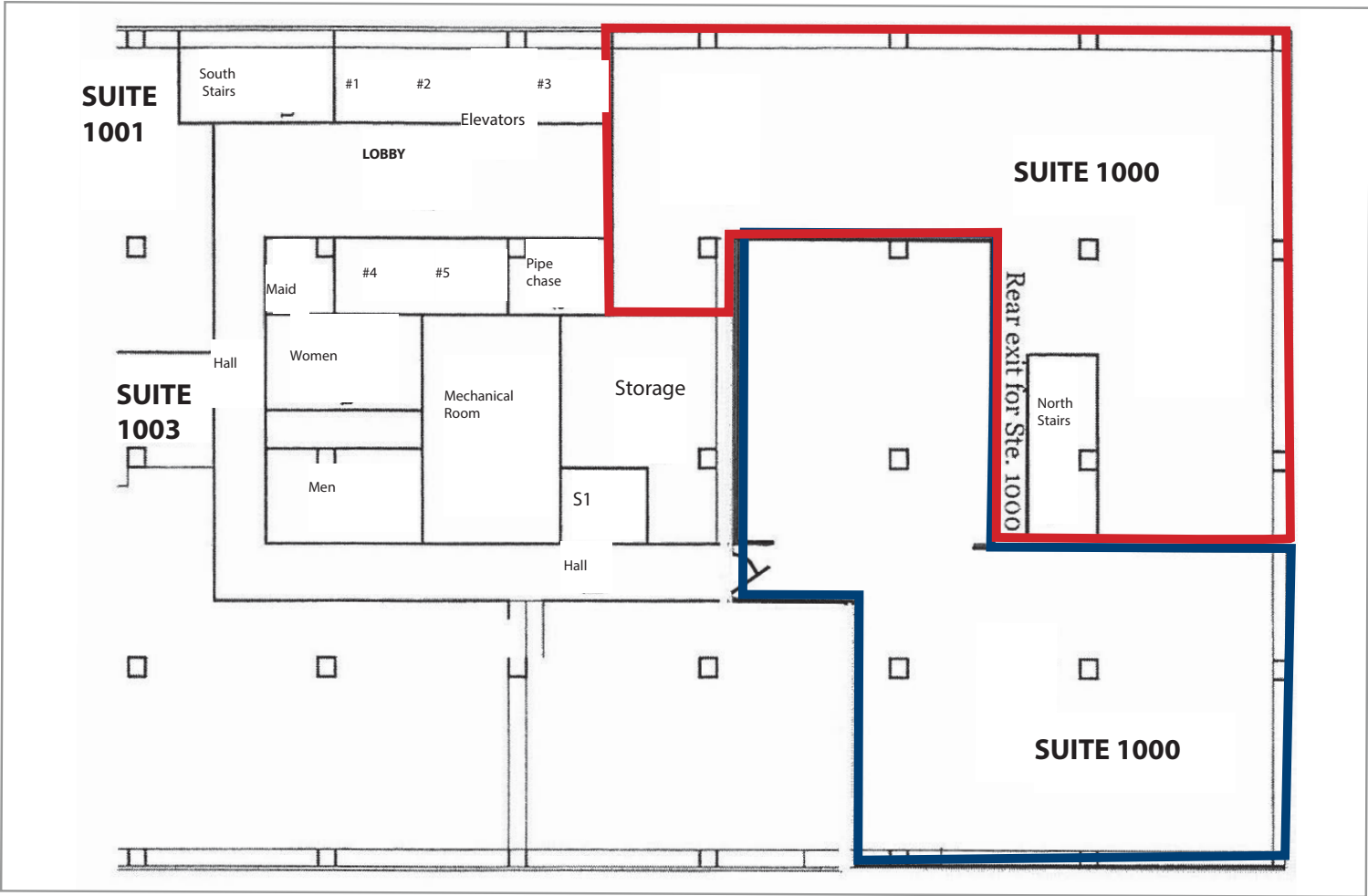
# AVAILABLE SPACE

## TENTH FLOOR

SUITE 1000 - 2,709 SF

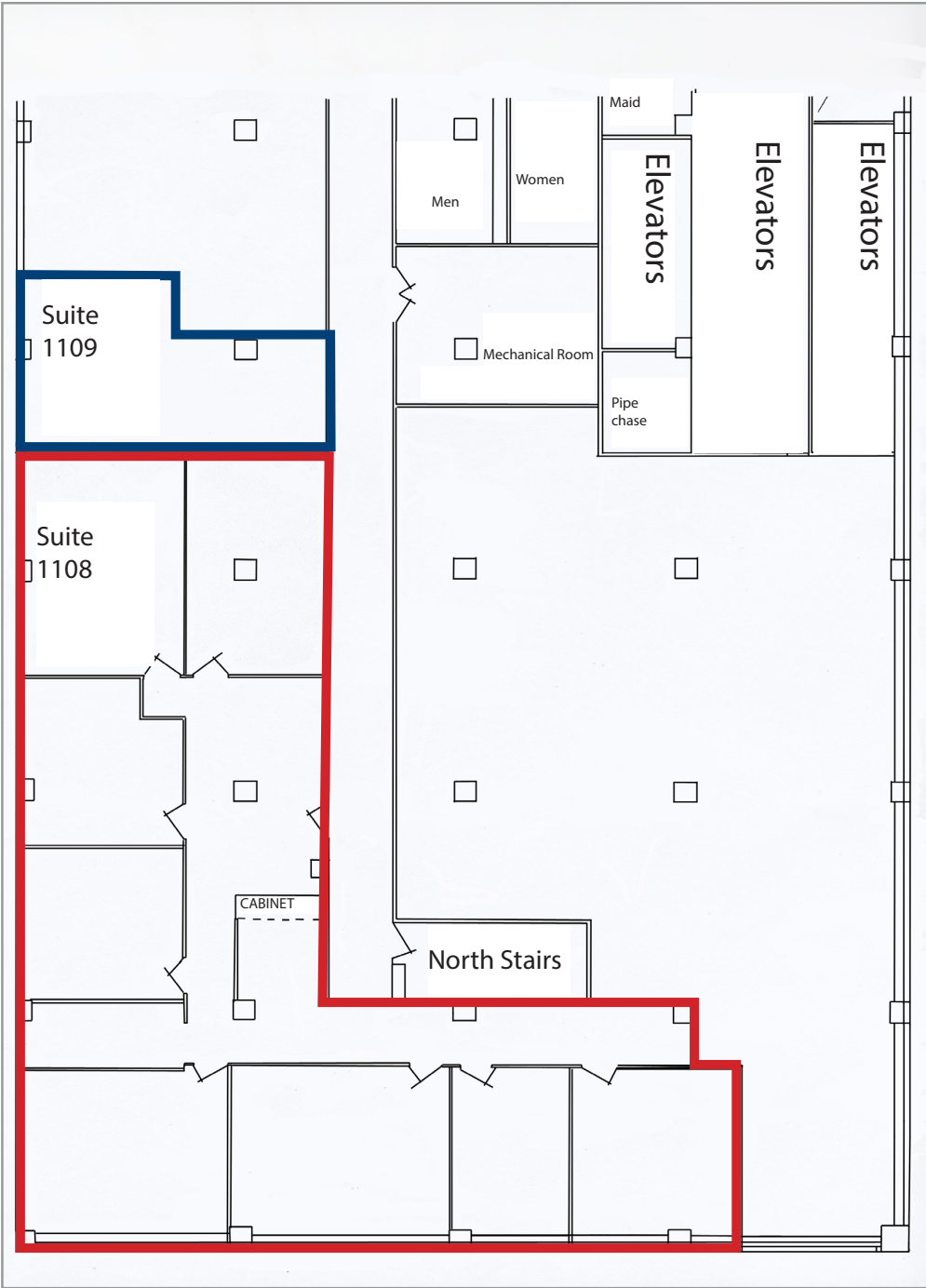
SUITE 1010 - 2,742 SF

(SPACES ARE CONTIGUOUS)



# AVAILABLE SPACE

ELEVENTH FLOOR  
SUITE 1108 - 3,252 SF  
SUITE 1109 - 440 SF  
(SPACES ARE CONTIGUOUS)



# AVAILABLE SPACE

## TWELFTH FLOOR

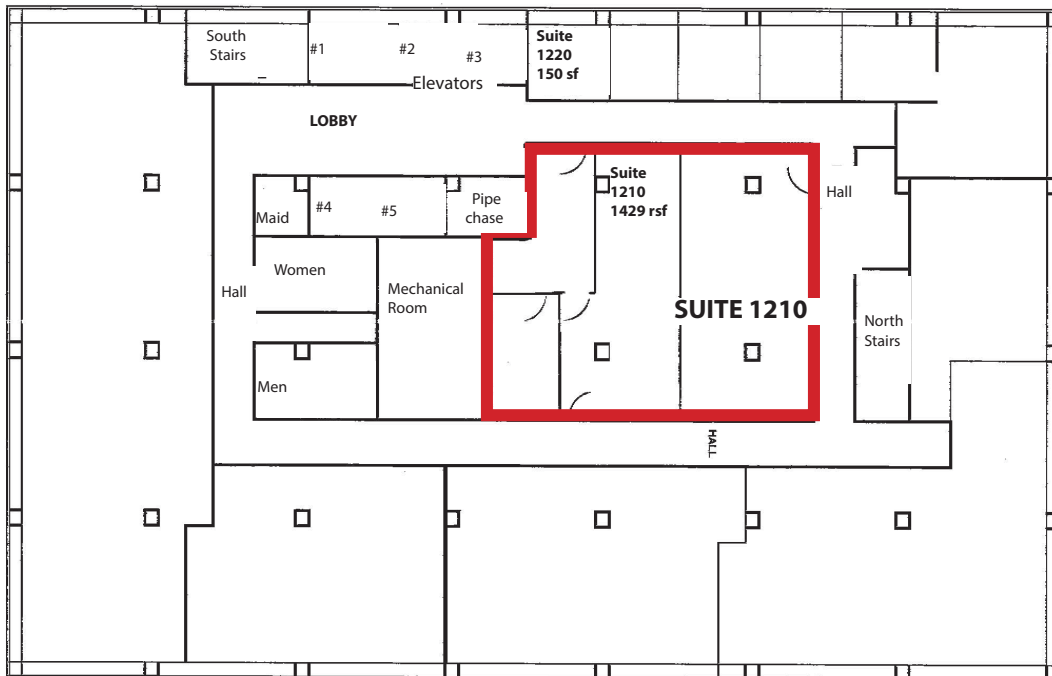
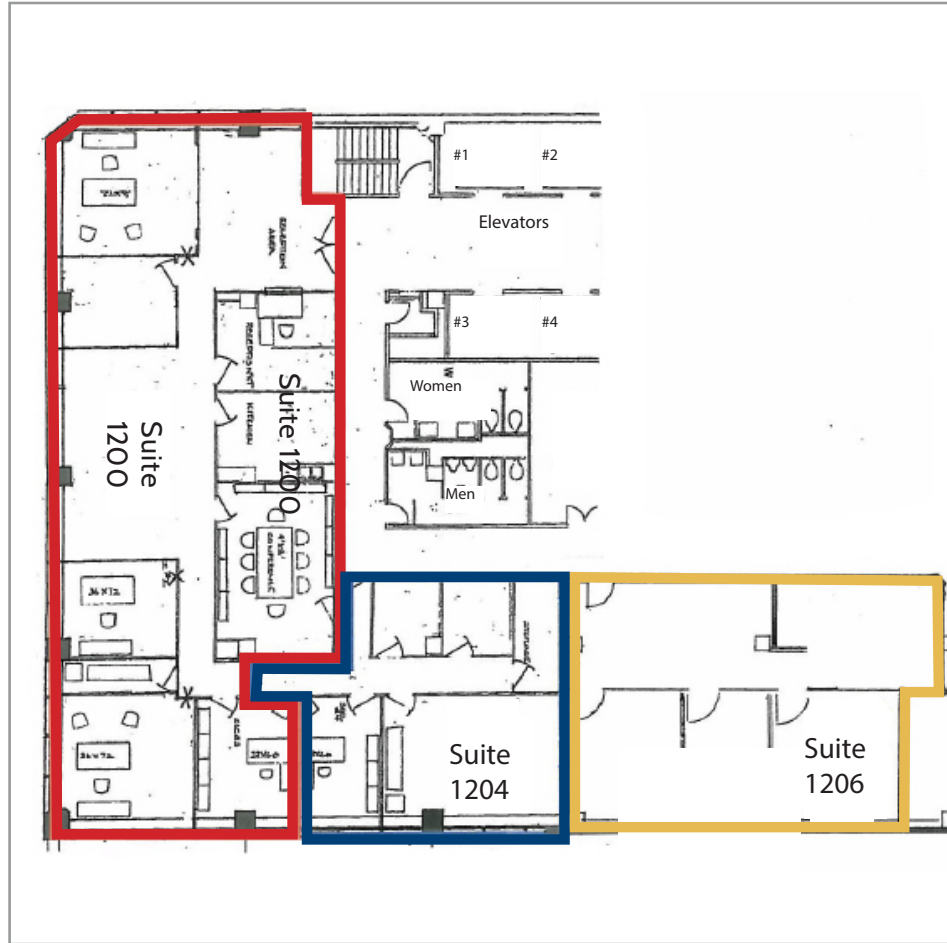
SUITE 1200 - 2,913 SF

SUITE 1204 - 1,097 SF

SUITE 1206 - 1,229 SF

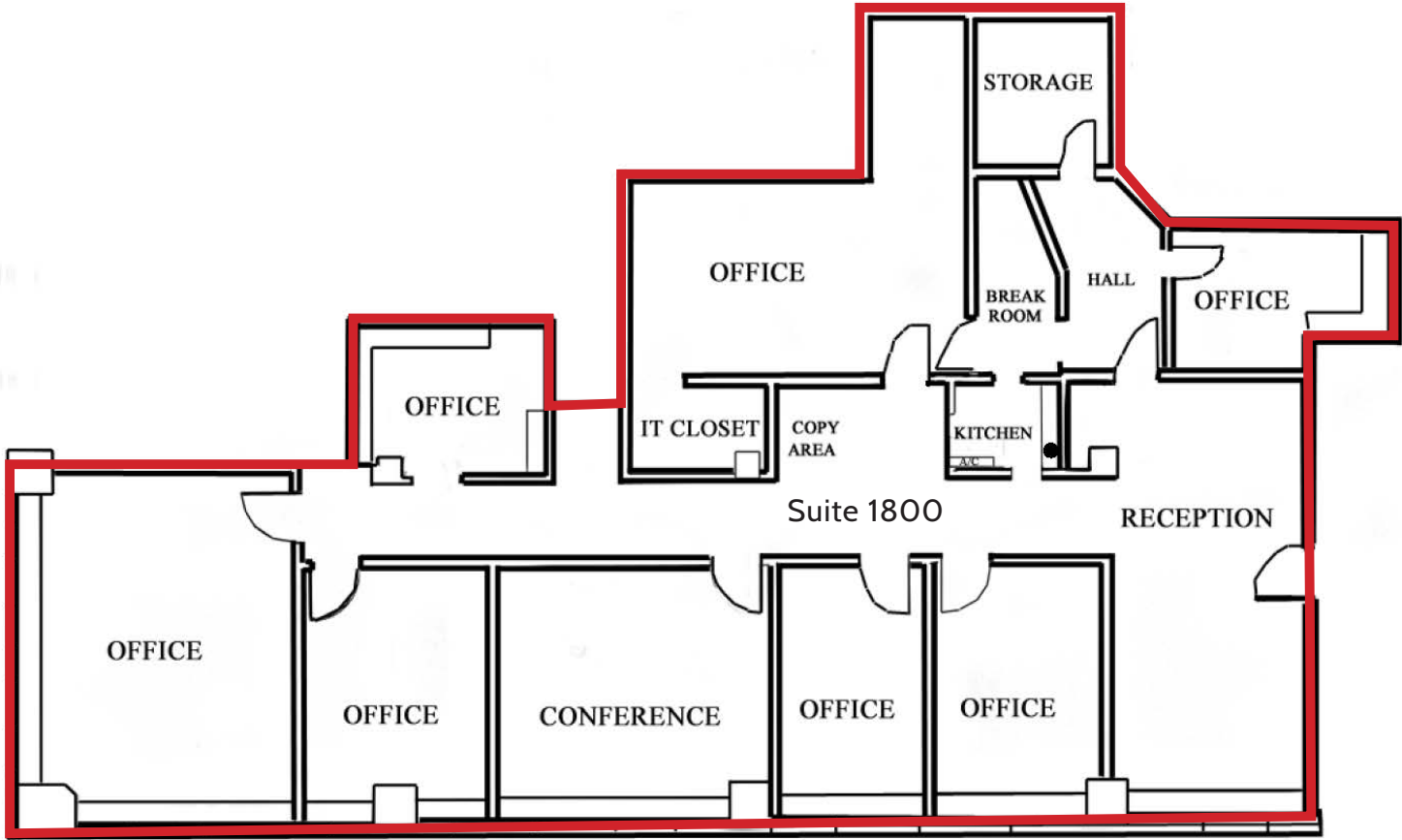
(SPACES ARE CONTIGUOUS)

SUITE 1210 - 1,429 SF



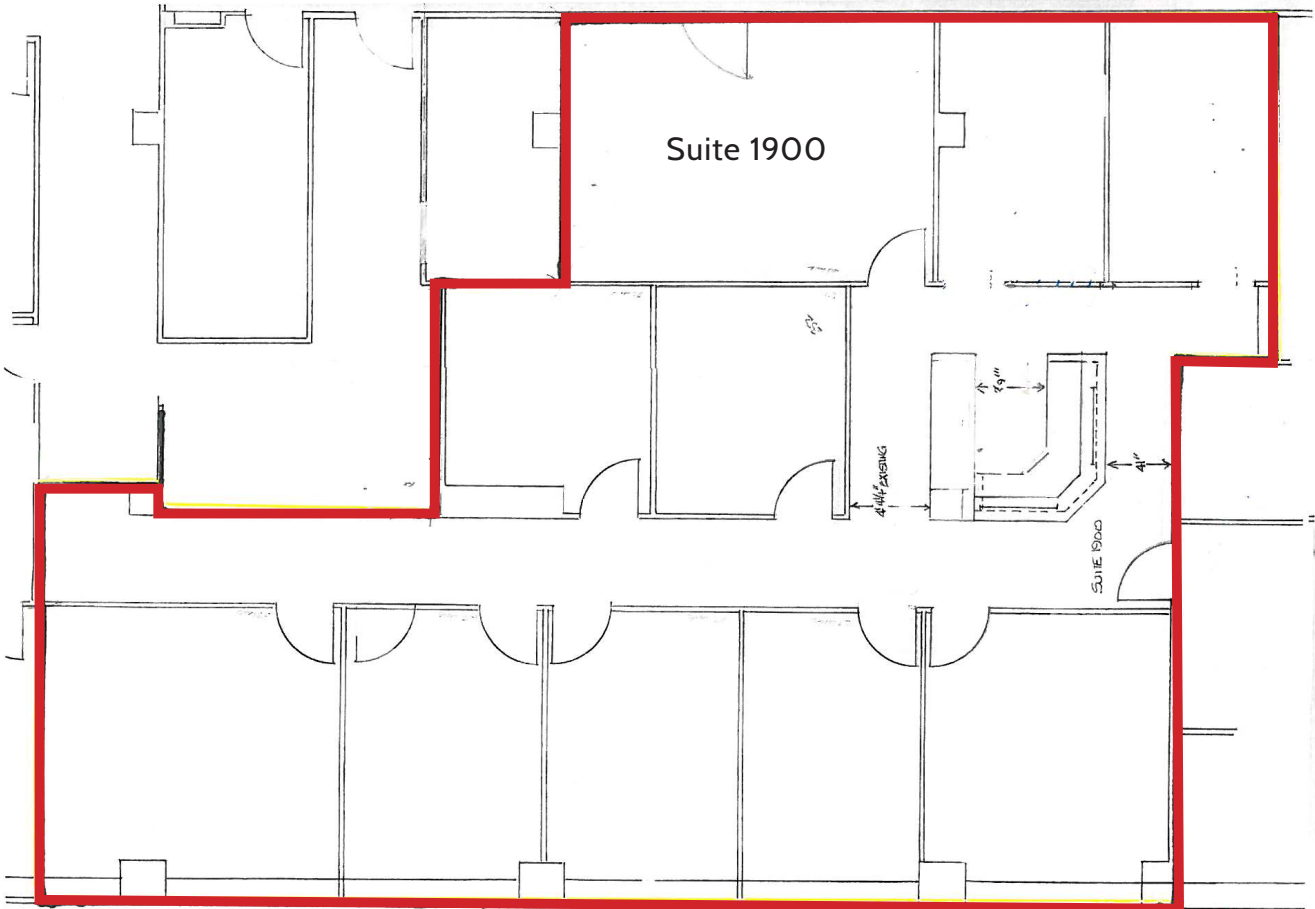
# AVAILABLE SPACE

EIGHTEENTH FLOOR  
SUITE 1800 - 2,617 SF



# AVAILABLE SPACE

NINETEENTH FLOOR  
SUITE 1900 - 2,496 SF





**VINTAGE**

REALTY COMPANY

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