

LEASE
**Boardwalk Village, Hot
Springs, AR**
3812 CENTRAL AVE.
Hot Springs, AR 71913

PRESENTED BY:

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AR #SA00097857



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,750.00 per month (MG)
AVAILABLE SF:	1,750 SF
LOT SIZE:	4.9 Acres
BUILDING SIZE:	24,000 SF

PROPERTY DESCRIPTION

Suites include tenant improvement allowances / free rent, subject to lease terms. Landlord is seeking long-term tenants and will work with tenants on buildout needs to create turnkey spaces.

PROPERTY HIGHLIGHTS

- Suites available for retail, office, or service-oriented businesses
- High-traffic location with excellent signage opportunities
- Flexible floorplans to accommodate a variety of uses
- Prime Central Ave. location near Oaklawn and Lake Hamilton
- Ample on-site parking and easy access
- Surrounded by established local and national tenants

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,750 SF	LEASE RATE:	\$1,750.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3812 Central Ave - Suite B	Available	1,750 SF	Modified Gross	\$1,750 per month

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ADDITIONAL PHOTOS



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