



FOR LEASE

BELLA ROSA COMMERCE CENTER WEST LITTLE ROCK OFFICE

📍 16101 CANTRELL ROAD | LITTLE ROCK, AR 72223

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein. Rector Phillips Morse, Inc. dba RPM Group has an ownership interest in the property.

ANDY NEWBERG

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PROPERTY INFORMATION

> **LEASE RATE** \$18/SF/YR
CAM: \$2.70/SF
T.I. NEGOTIABLE

> **SUITES AVAILABLE** 1,440 SF ±

SUITE 105 | 1,440 SF ±
SUITE 106 | 1,440 SF ±
SUITE 107 | 1,440 SF ±

> **LEASE TERM** 3 YEAR MINIMUM

> **BUILDING SIZE** 27,980 SF ±

> **ZONING** PCD



HIGHLIGHTS

- Exceptional office center in the heart of West Little Rock, situated directly on Cantrell Road.
- Unmatched visibility and ample parking, providing convenience for tenants & visitors.
- Ideally positioned near restaurants, banks, retail & more!
- High traffic area with 30,000+ vehicles passing daily.
- Major tenants include: Arkansas Children's Hospital, & Razorback Pizza.

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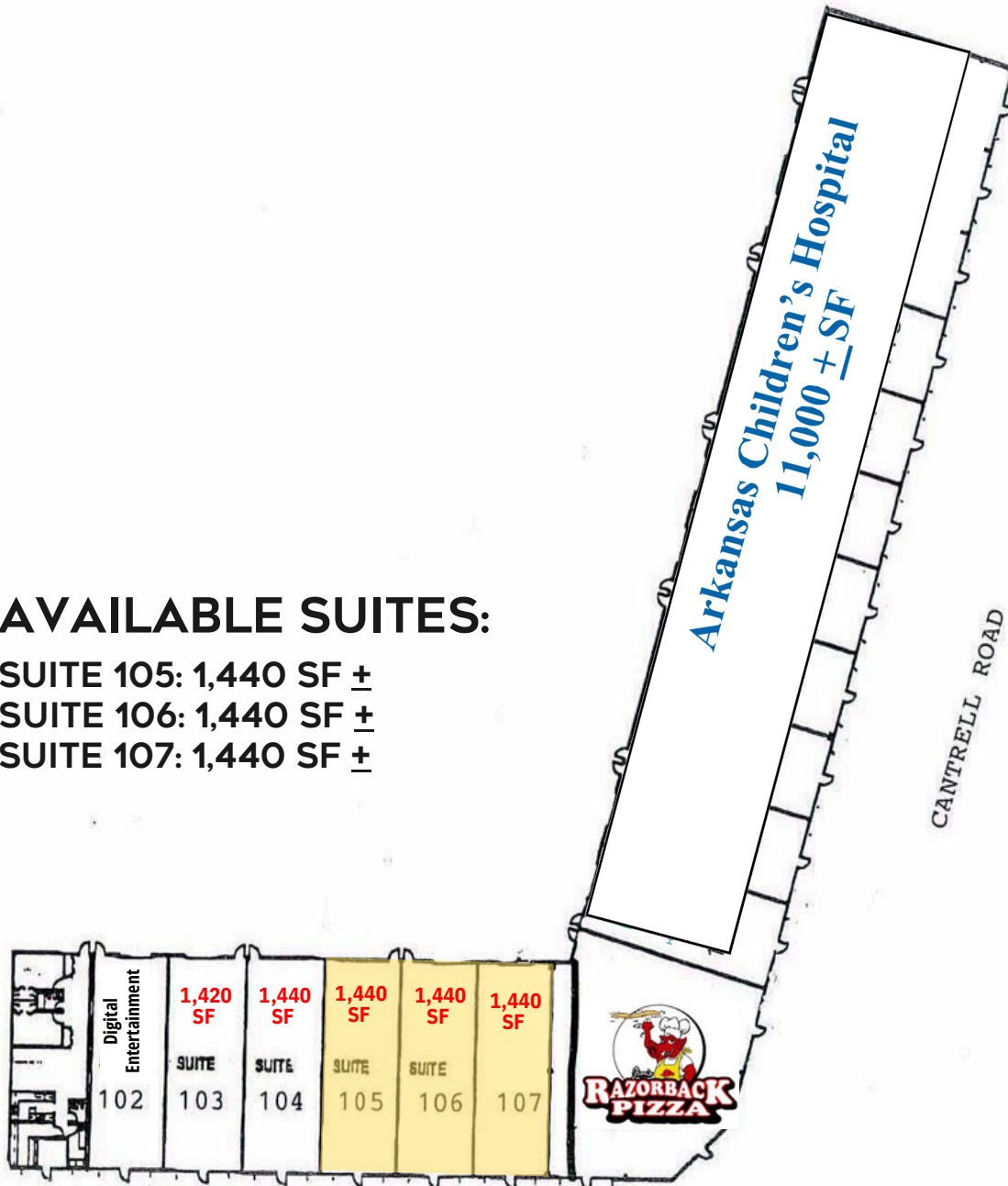
SPACE MAP

AVAILABLE SUITES:

SUITE 105: 1,440 SF $\pm$

SUITE 106: 1,440 SF $\pm$

SUITE 107: 1,440 SF $\pm$



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SITE MAP



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