

AVAILABLE:

FOR SALE- \$2,100,000

FOR LEASE- \$26.00/sf Modified Gross

Property Highlights

- **Premier Location** – Strategically positioned on Autumn Road in West Little Rock. Exceptional accessibility from Financial Centre Parkway and I-430/I-630
- **Institutional-Grade Facility** – Occupied by UAMS Orthopedics through June 30, 2026.
- **Comprehensive Clinical Infrastructure** – 7,640 square feet purpose-built for healthcare delivery with eight exam rooms (all sink-equipped), multi-pod nurses' stations, and dedicated X-ray and procedure rooms.
- **Integrated Physical Therapy Suite** – Fully equipped rehabilitation space featuring three private exam rooms, expansive open therapy area, and storage—ideal for orthopedics, sports medicine, or multi-specialty practices.
- **Flexible Configuration Options** – Layout accommodates multi-provider operations or suite separation, with multiple private physician offices, administrative spaces, and five restrooms throughout.
- **Modified Gross Lease** @ \$26.00/sf with tenant responsible for janitorial, utilities, grounds, and maintenance.
- **Landlord responsibilities:** Real estate taxes, property and casualty insurance, and roof.



John Hathaway
SENIOR VICE PRESIDENT

JCHathaway@HathawayGroup.com
501.529.4972 CELL

Bryan Crow
BROKERAGE ASSOCIATE

Bryan@HathawayGroup.com
501.708.8040 CELL

James Clayton
BROKERAGE ASSOCIATE

James@HathawayGroup.com
479.650.9250 CELL





