



FOR SALE OR LEASE

WESTEDGE BUILDING PROFESSIONAL OFFICE BUILDING

 4 SHACKLEFORD PLAZA | LITTLE ROCK, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

REED GIBBONS

501.580.7000 | WWW.RPMGROUP.COM
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PROPERTY INFORMATION

For Sale or Lease! This two-story, 8,262 ± SF office building offers an excellent location in the heart of West Little Rock, easily accessible to I-430 and surrounded by restaurants, shopping, banks, and more. The property features 32 on-site parking spaces and four suites available for lease ranging from 212 SF to 1,123 SF, offered at \$25/SF/YR on a full-service lease. The building has been well maintained, with both the roof and HVAC systems replaced approximately four years ago. This property presents a great opportunity for a business needing professional office space or for an investor looking to acquire a well-located office building in a thriving area.

**Financials available upon request.*

> SALE PRICE	\$995,000.00	SUITE 102	1,123 SF ±	
> LEASE RATE	\$25/SF/YR	FULL SERVICE	SUITE 206	336 SF ±
> TOTAL SF	8,262 SF ±	SUITE 210	212 SF ±	
> SUITES AVAILABLE	212-1,123 SF ±	SUITE 212	365 SF ±	



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