



**PRICE IMPROVEMENT!**

# FOR SALE OR LEASE

**MEDICAL/OFFICE  
PROFESSIONAL BUILDING**

**7 OFFICE PARK DRIVE | 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](http://WWW.RPMGROUP.COM)  
[RGIBBONS@RPMGROUP.COM](mailto:RGIBBONS@RPMGROUP.COM)





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# PROPERTY INFORMATION

Premium medical and professional office building ideally located just off the I-630/I-430 interchange. This property offers exceptional accessibility to all major thoroughfares, making it convenient from any direction. Situated near Arkansas Heart Hospital, Baptist Health Medical Center, retail, restaurants, and hotels. Features include a modern shared conference room, abundant on-site parking, and a quiet cul-de-sac setting—an excellent opportunity for medical or professional users seeking a convenient yet peaceful location in the heart of West Little Rock. *Tenant Improvement Allowance: \$15/SF.*

> SALE PRICE	<del>\$3,500,000</del> \$2,975,000	> LEASE RATE	\$18/SF/YR FULL SERVICE
> TOTAL SF	21,423 SF ±	> AVAILABLE SF	9,615 SF ± ENTIRE FIRST FLOOR (SUITE SIZES VARY)



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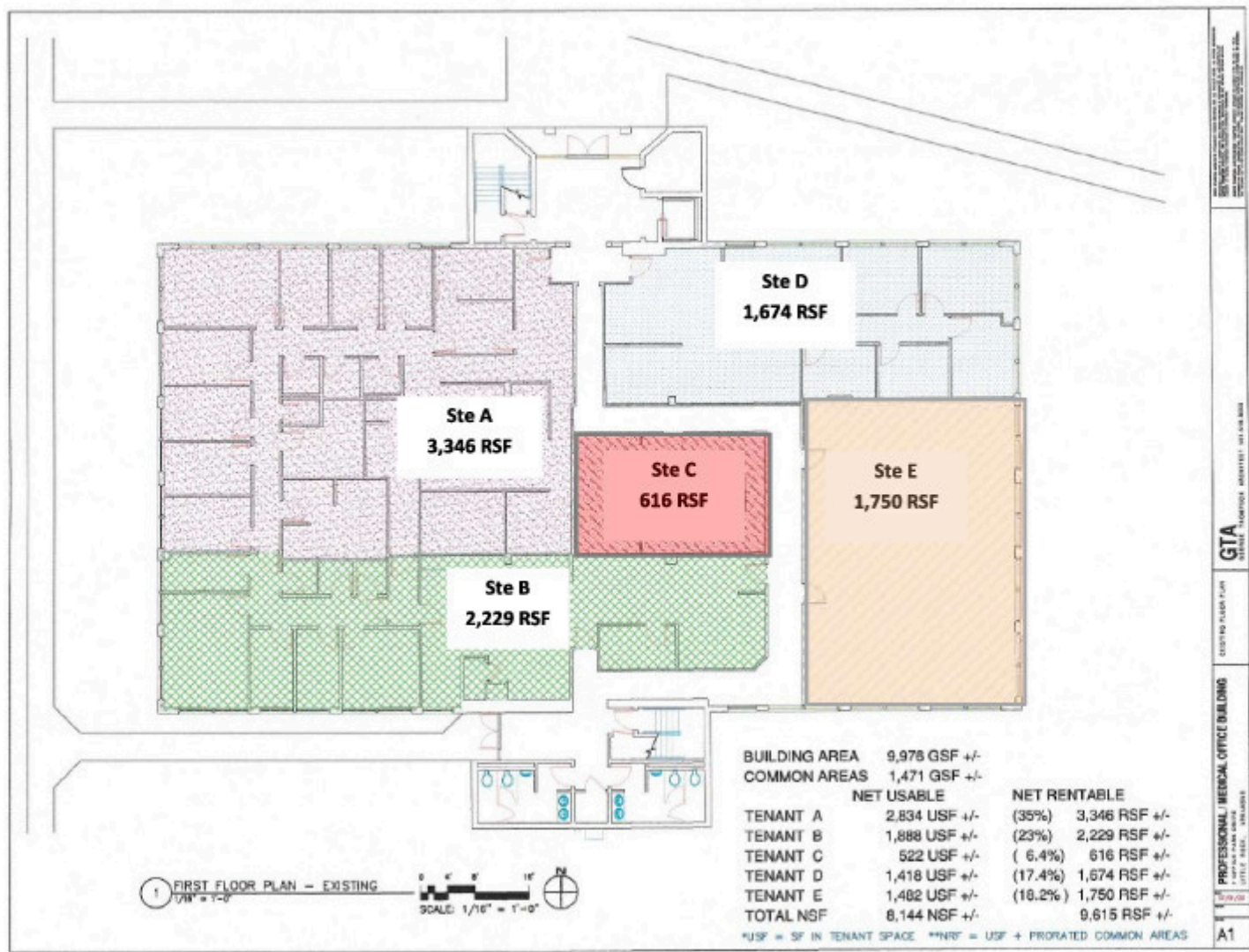
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# FIRST FLOOR



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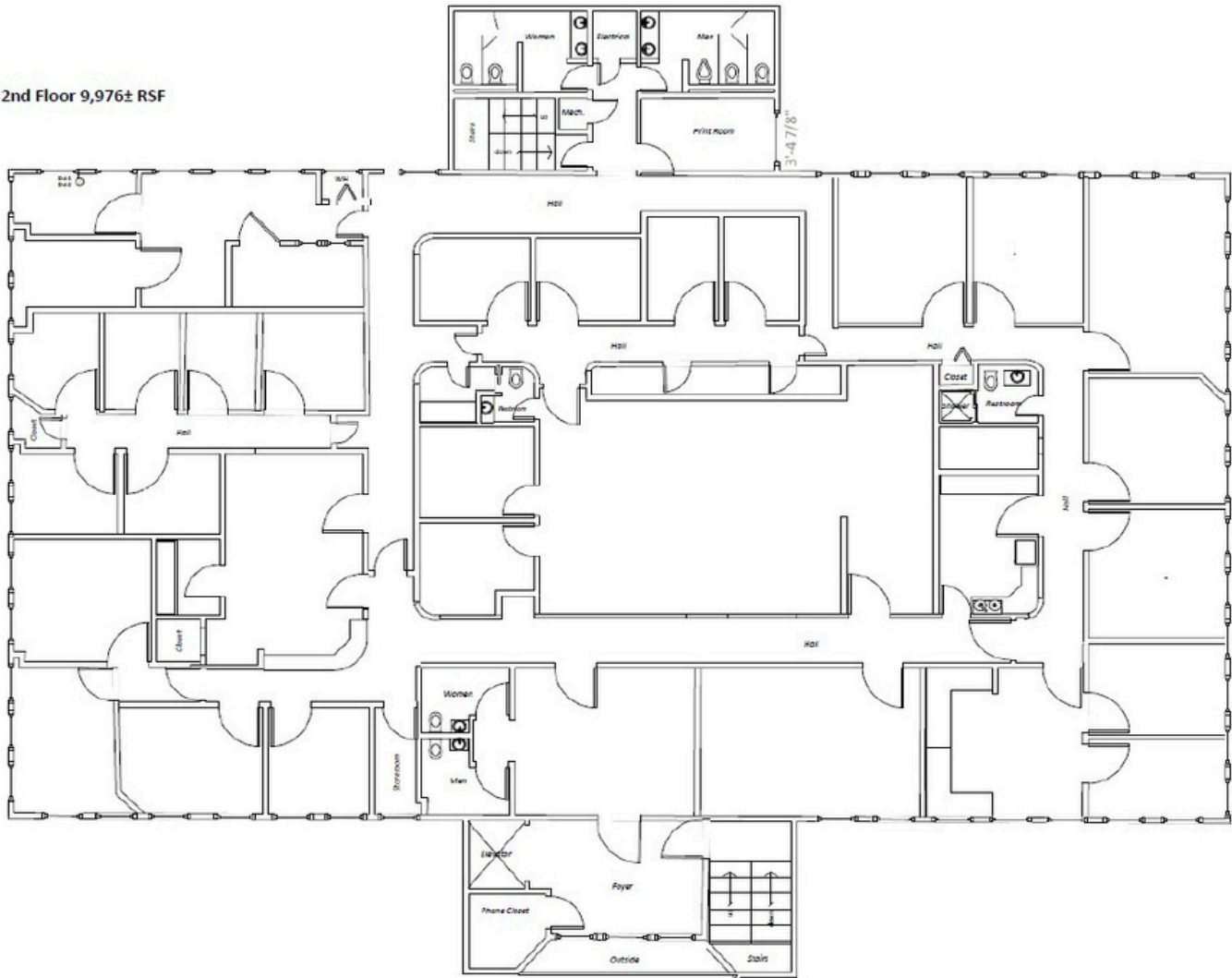


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# SECOND FLOOR

2nd Floor 9,976± RSF



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