

CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Emma Holloway
+1 501 978 6585
emma.holloway@ar.colliers.com

Brian Gehrki
+1 501 258 5500
brian.gehrki@ar.colliers.com

Graham Gordon
+1 501 978 6503
graham.gordon@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161



REAL ESTATE OWNED BY:

Healthpeak® | **DOC LISTED NYSE**

 **CHI St. Vincent
Medical Building**

Michael R. Wainwright, D.D.S.
FAMILY DENTISTRY

CHI St. Vincent
Medical Building
GREAT WALL BUILDING

FOR LEASE

Professional Office Space

**Hot Springs Village Medical Building
4419 N. Highway 7, Hot Springs Village, AR**

Property features

Professional Office Space for Lease

- First floor: 350 RSF - 6,703 RSF available
- Third floor: 232 RSF - 7,870 RSF available
- Professional office, medical office, or mixed-use suites available
- TI packages available
- CHI St. Vincent co-tenant
- Located near the west entrance of Hot Springs Village, a 26,000-acre gated resort community
- Excellent visibility and access on Highway 7
- Approximately 6,500 vehicles per day on N. Highway 7
- Year built: 2009

CONTACT US

Justin Bentley, CCIM, SIOR

+1 501 850 0739
justin.bentley@ar.colliers.com

Brian Gehrki

+1 501 258 5500
brian.gehrki@ar.colliers.com

Emma Holloway

+1 501 978 6585
emma.holloway@ar.colliers.com

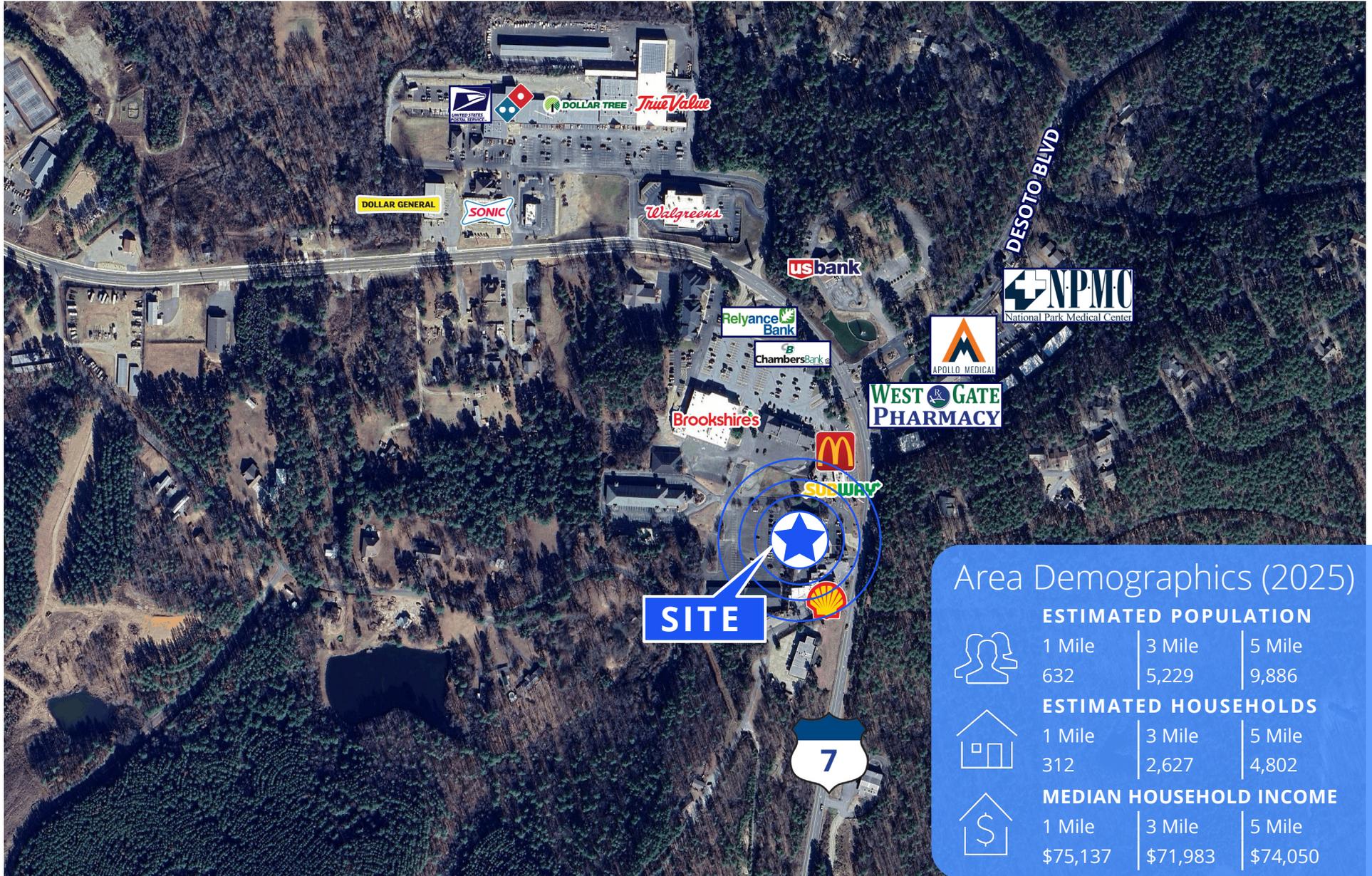
Graham Gordon

+1 501 978 6503
graham.gordon@ar.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.



Property aerial

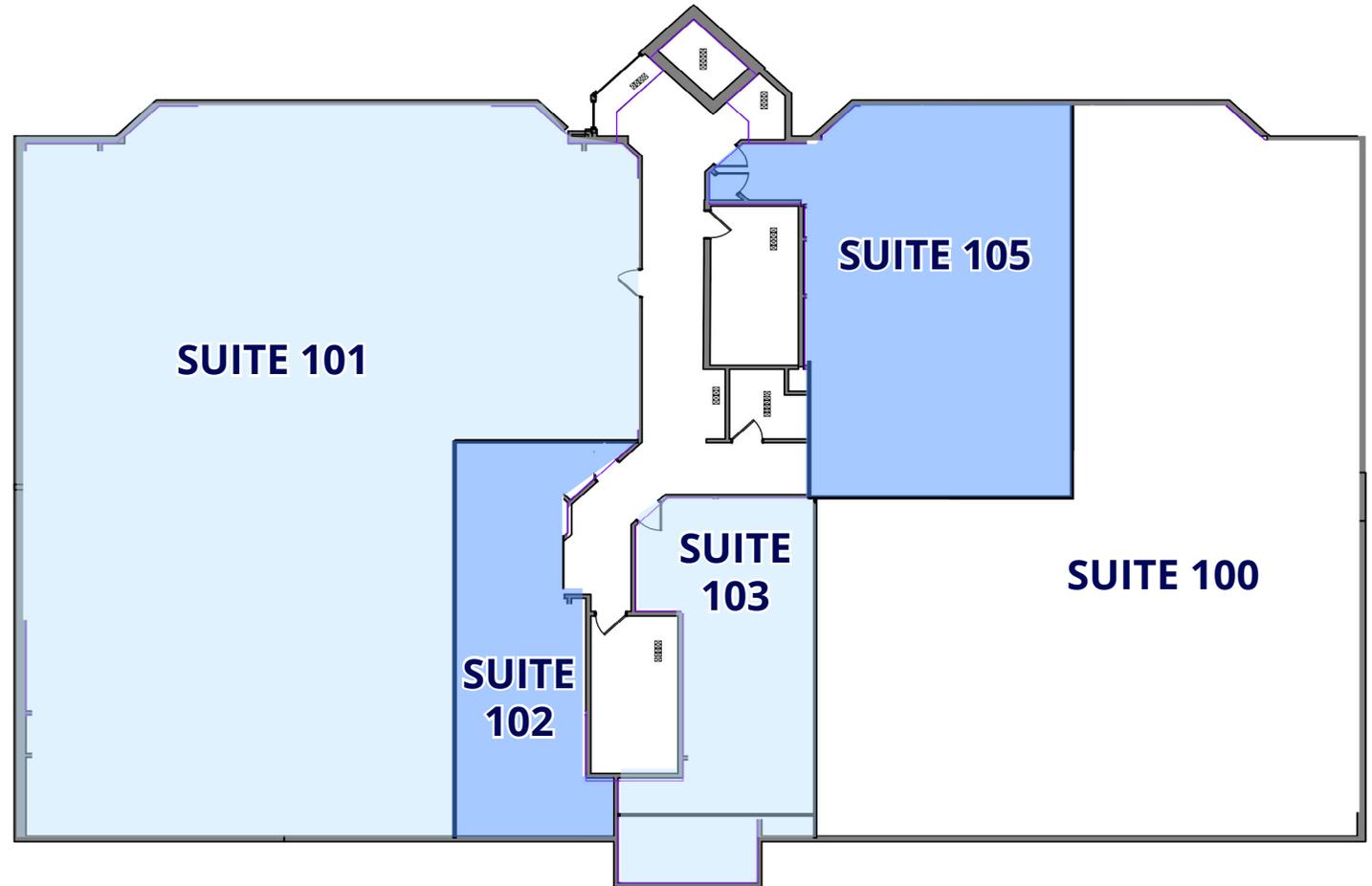


Area Demographics (2025)

	ESTIMATED POPULATION		
	1 Mile	3 Mile	5 Mile
	632	5,229	9,886
	ESTIMATED HOUSEHOLDS		
	1 Mile	3 Mile	5 Mile
	312	2,627	4,802
	MEDIAN HOUSEHOLD INCOME		
	1 Mile	3 Mile	5 Mile
	\$75,137	\$71,983	\$74,050

First floor plan

SUITE 101		3,780 SF
SUITE 102		985 SF
SUITE 103		350 SF
SUITE 105		1,588 SF
TOTAL		6,703 SF



CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

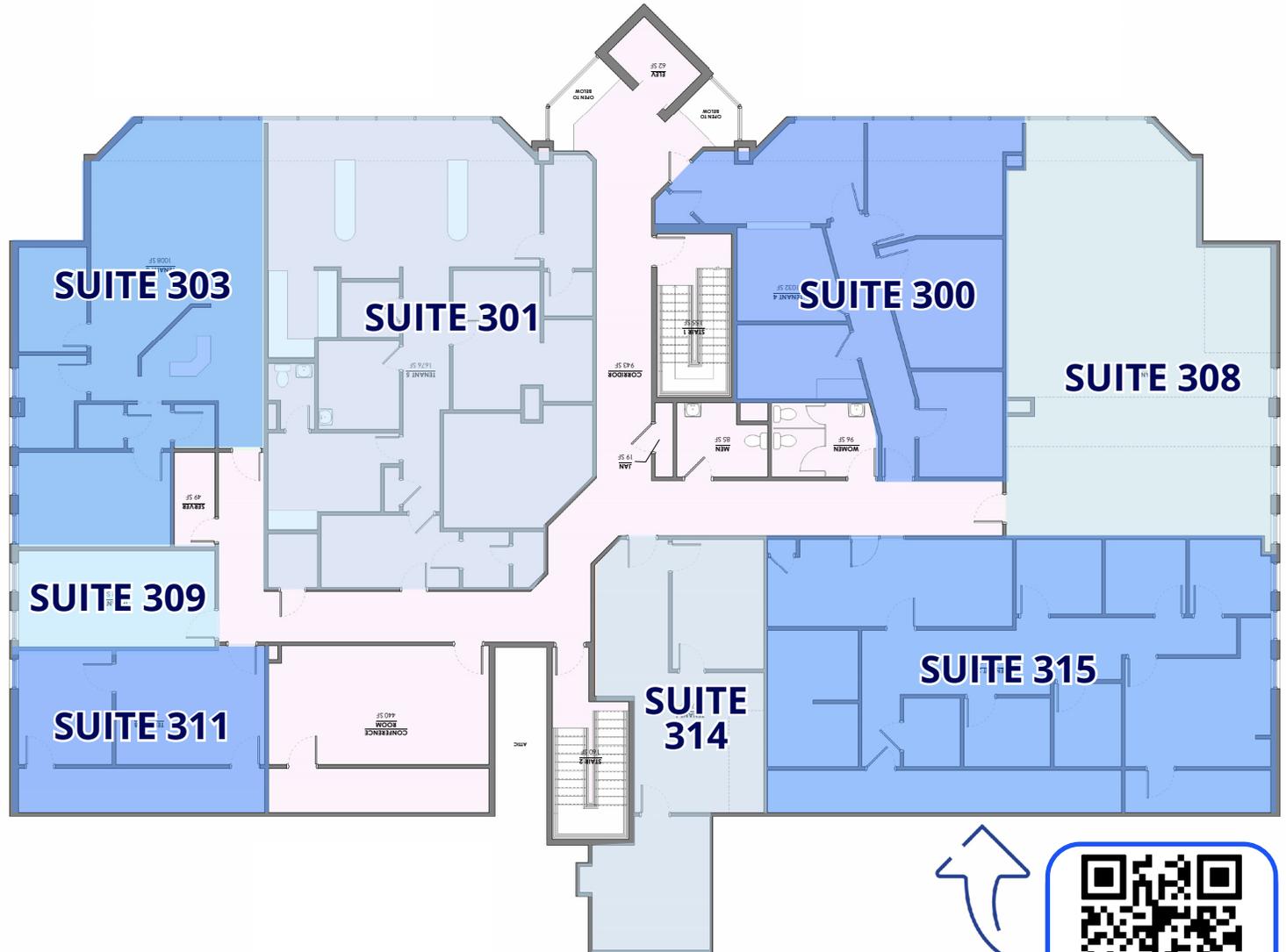
Brian Gehrki
+1 501 258 5500
brian.gehrki@ar.colliers.com

Emma Holloway
+1 501 978 6585
emma.holloway@ar.colliers.com

Graham Gordon
+1 501 978 6503
graham.gordon@ar.colliers.com

Third floor plan

SUITE 300		1,032 SF
SUITE 301		1,676 SF
SUITE 303		1,005 SF
SUITE 308		1,156 SF
SUITE 309		232 SF
SUITE 311		482 SF
SUITE 314		673 SF
SUITE 315		1,611 SF
TOTAL		7,870 SF



CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Brian Gehrki
+1 501 258 5500
brian.gehrki@ar.colliers.com

Emma Holloway
+1 501 978 6585
emma.holloway@ar.colliers.com

Graham Gordon
+1 501 978 6503
graham.gordon@ar.colliers.com





Hot Springs Village Medical Building

4419 N. HIGHWAY 7, HOT SPRINGS VILLAGE, AR

Contact us:

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Emma Holloway
+1 501 978 6585
emma.holloway@ar.colliers.com

Brian Gehrki
+1 501 258 5500
brian.gehrki@ar.colliers.com

Graham Gordon
+1 501 978 6503
graham.gordon@ar.colliers.com

REAL ESTATE OWNED BY: **Healthpeak**[®] | **DOC LISTED NYSE**

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.