

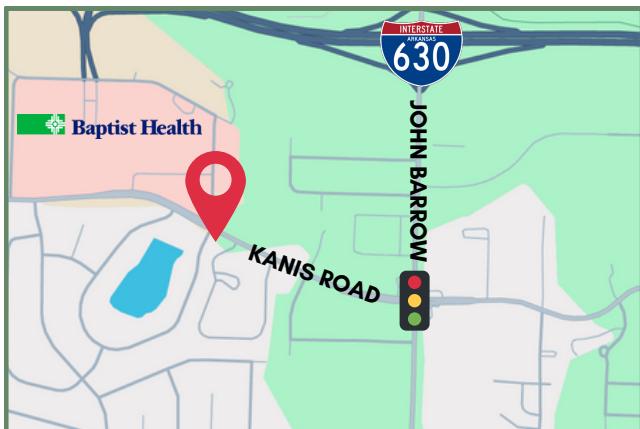


FLAKE & COMPANY

Prime Medical Space in the Heart of Little Rock's Medical Corridor



**9101 Kanis Rd
Little Rock, AR**



FEATURES

Suite 120, ~ 4,473 sq. ft.

Move-in ready medical office space

Located in the heart of Little Rock's medical corridor

Covered patient drop-off/pick-up

Tenant Improvement Allowance Available

Gross Lease

STORY

Built in 2002, the Kanis Medical Building has a well-maintained and modern medical suite on the ground floor now available for lease.

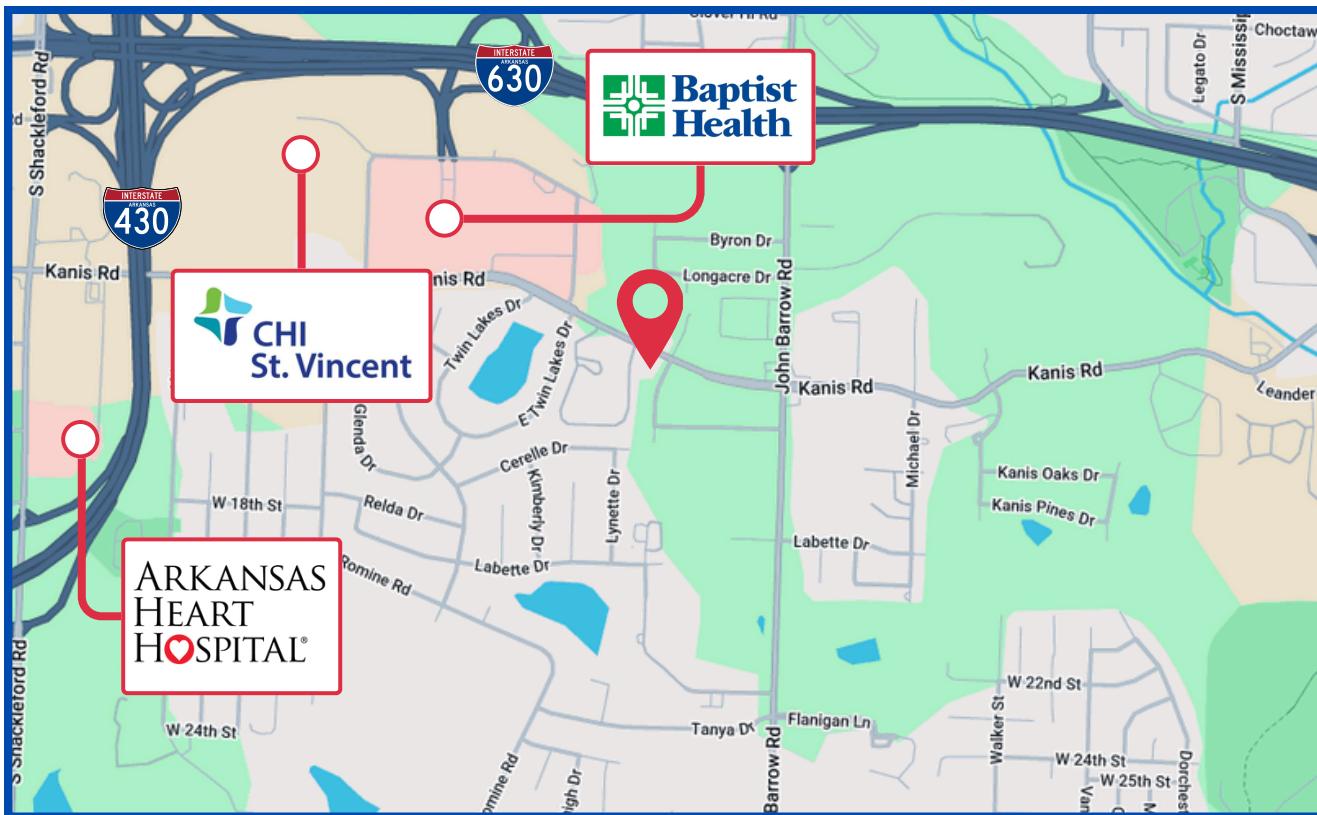
The building is located in the heart of Little Rock's thriving Medical Corridor, just across the way from Baptist Health's main campus. This suite provides medical professionals with a prime opportunity in one of the city's most active healthcare areas.

The building is fully ADA-compliant and features a covered patient pick-up/drop-off area. This space is ideal for clinics or healthcare offices, and offers convenience, accessibility, and proximity to a major medical hub.

Don't miss this opportunity to grow your practice!

PRICE

\$4,010/MO



CONTACT

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TRAFFIC INFO

Road Name	Vehicles/Day
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John Barrow Road: 23,000

Kanis Road: 17,000

I-630: 119,000

I-430: 91,000



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