

OWNER / INVESTOR OFFERING

208 E Kiehl Ave

Sherwood, Arkansas

Fully leased office and service asset with an included commercial outparcel.

\$2,900,000

Building and outparcel included in the ask

15,489 SF | 1.82 acres | 62 spaces | 100% occupied



Property at a glance

A visible, fully renovated office and service asset in the heart of Sherwood.

The offering combines anchor-office tenancy, a fully leased full-service suite platform, and an included commercial pad site at one basis.

- 15,489 SF building on 1.82 acres, including the 0.5-acre outparcel.
- Built in 1990 and presented today as a fully renovated office environment.
- Full-service leases with current occupancy at 100%.
- 62 parking spaces, or approximately 4.0 spaces per 1,000 SF.

15,489

building square feet

1.82

acres in the offering

62

parking spaces

100%

occupied today

ASKING PRICE

\$2,900,000

PRICE / SF

\$187

YEAR BUILT

1990

In-place cash flow is compelling at the ask

Current full-service rent roll and seller-provided expenses support a strong going-in yield.

ANNUAL GROSS SCHEDULED RENT

\$312,600



Operating expenses

\$71,243

NOI

\$241,357

8.3%

in-place cap rate

\$26,050 / month rent roll

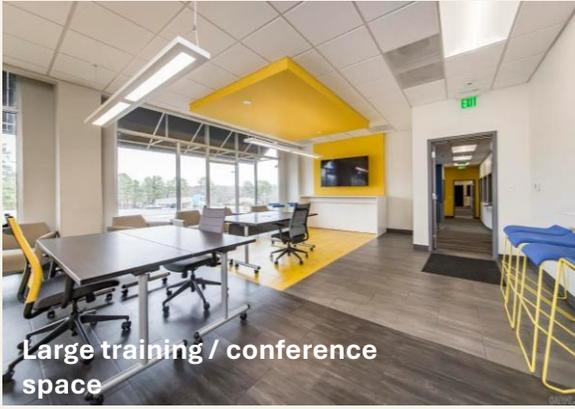
\$5,937 / month operating expense

\$241,357 annual NOI • 77% NOI margin

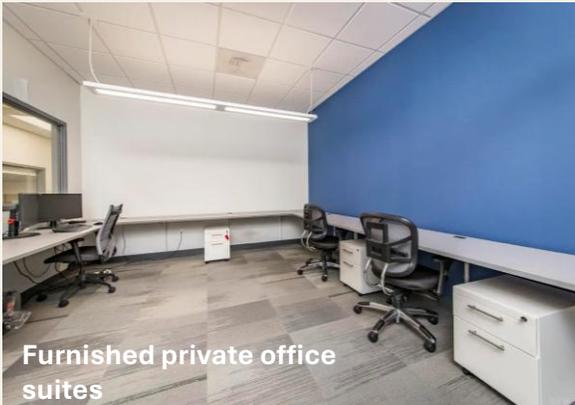
NOI reflects seller-provided operating expenses excluding the existing mortgage note, which is debt service rather than a property operating expense.

Renovated suite product broadens the tenant base

Anchor office users are complemented by flexible full-service suites serving everyday local demand.



Large training / conference space



Furnished private office suites

Major users include ABC Fitness (~5,000 SF) and iRealty Arkansas (~4,000 SF), alongside Sherwood Chamber, Refresh Wellness, title, legal, accounting, media, beauty, and other service tenants.

APPROXIMATE SPACE COMPOSITION



■ ABC Fitness	~5,000 SF
■ iRealty Arkansas	~4,000 SF
■ Balance suites + common area	~6,489 SF

\$13 / SF → **\$15 / SF**

Recent ABC reset demonstrates pricing traction inside the current rent roll.

Why the basis is compelling at \$2,900,000

Stabilized yield, diversified tenancy, and embedded land optionality in one Sherwood acquisition.

Yield

8.3% in-place cap rate on the current full-service rent roll with approximately \$241,357 of annual NOI.

Tenancy

100% occupied today with two larger anchor users and a diversified roster of local service tenants in a renovated suite format.

Optionality

The included 0.5-acre outparcel and recent rent reset evidence create a second path to upside beyond current income.

208 E Kiehl offers an owner-side story investors can understand immediately: current cash flow, visible Sherwood real estate, and included land value already packaged into the basis.

\$2,900,000

building + outparcel