



Wildwood Centre & Medical Tower

LEASE

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2402 WILDWOOD AVENUE

Sherwood, AR 72120

PRESENTED BY:

TIFFANI SILVEY

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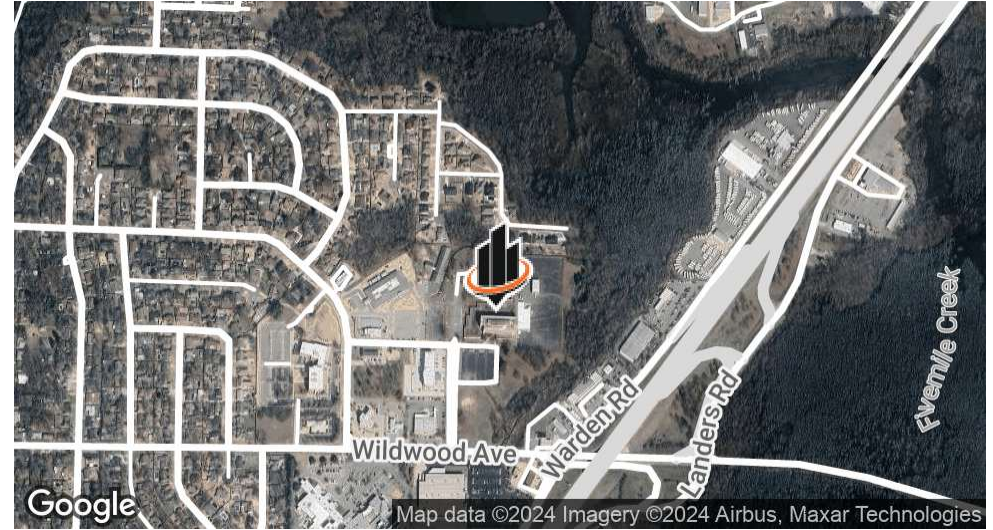
NATHAN HUTCHINS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 - 19.00 SF/yr (Full Service)
AVAILABLE SF:	327 - 12,391 SF
BUILDING SIZE:	149,580 SF

PROPERTY DESCRIPTION

Flexible leasing options are now available at 2402 Wildwood Ave, offering suites ranging from 327 sq ft to 12,391 sq ft. This full-service building provides a variety of space configurations to suit your business needs, from smaller office suites to larger, customizable layouts. Enjoy full-service leasing with utilities and maintenance included, and benefit from negotiable lease terms tailored to your requirements. Take advantage of this prime Sherwood location with excellent visibility, easy access to major highways, and ample on-site parking.

PROPERTY HIGHLIGHTS

- Full Service Lease
- 24 Hour Security
- Ample Parking
- Onsite Property Management and Maintenance

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	327 - 12,391 SF	LEASE RATE:	\$6.00 - \$19.00 SF/yr

AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■	Suite 102	2,017 SF	Full Service	\$17.00 SF/yr	5 Private Offices, Break Room / Kitchenette, Large Reception Area
■	Suite 105	1,120 SF	Full Service	\$19.00 SF/yr	2 Private Offices, Kitchenette, Large Entry / Reception Area
■	Suite 125	8,993 SF	Full Service	\$14.00 SF/yr	10+ Private Offices, Partial Buildout, Area for Personalized Buildout Addition
■	Suite 140	3,060 SF	Full Service	\$19.00 SF/yr	Private Side Entry, 7 Private Rooms/Offices, Co Working Areas
■	Suite 150	1,053 SF	Full Service	\$14.00 SF/yr	Entry / Reception Area, 4 Private Offices, Private Restroom, Ideal for Medical
■	Suite 152	770 SF	Full Service	\$18.00 SF/yr	Private Restroom/Shower, Large Entry & Conference, Adjacent to Suite 150 and can combine.
■	Suite 153	327 SF	Full Service	\$19.00 SF/yr	Executive Office, Could fit 2-3 desks.
■	Suite 157	825 SF	Full Service	\$14.00 SF/yr	Commercial Kitchen, Equipment Included, Ideal for Small Catering or Bakery Business
■	Suite 158	2,500 SF	Full Service	\$16.00 SF/yr	Next to Rear Entry, Large Training Classroom, 3 Large Offices, 2 Small Office/Storage Rooms.
■	Suite 170	2,673 SF	Full Service	\$19.00 SF/yr	10 Private Offices, Entry / Reception Area, Can Combine Suite 172 for Additional Offices.
■	Suite 172	1,123 SF	Full Service	\$19.00 SF/yr	Can be Combined with Suite 170
■	Suite 175	2,109 SF	Full Service	\$19.00 SF/yr	Large Open Space Ready for Customized Buildout
■	Suite 184	4,115 SF	Full Service	\$15.00 SF/yr	1 Front Facing Entry/Exit, 2 Rear Entry/Exits. 13 Private Offices

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LEASE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 186	2,156 SF	Full Service	\$14.00 SF/yr	Office Joining Warehouse Space. Large Entry/Reception/Co-Working Space, 3 Private Offices
■ Suite 301	8,865 SF	Full Service	\$17.00 SF/yr	-
■ Suite 402	5,199 SF	Full Service	\$19.00 SF/yr	Ideal Doctor's Office - Plumbing Installed for Exam Rooms.
■ Suite 500	12,391 SF	Full Service	\$17.00 SF/yr	Ideal Call / Claims Center. 16 Private Offices, Buildout Ready for Additional, Break Room, Elevators in Suite, Private Restrooms
■ Suite 501	8,806 SF	Full Service	\$17.00 SF/yr	Large Server / IT Room with Cooling Units, 5 Floor Window Views Wrapping Entire Suite,
■ Penthouse	3,850 SF	Full Service	\$19.00 SF/yr	6 Private Offices, Kitchen / Break Room, Private Restrooms, 6th Floor Views
■ Warehouse - 196	7,218 SF	Full Service	\$6.00 SF/yr	Heated / Cooled, 2 Bay Doors, Shelving Included, Connected to Office Space (Suite 186)

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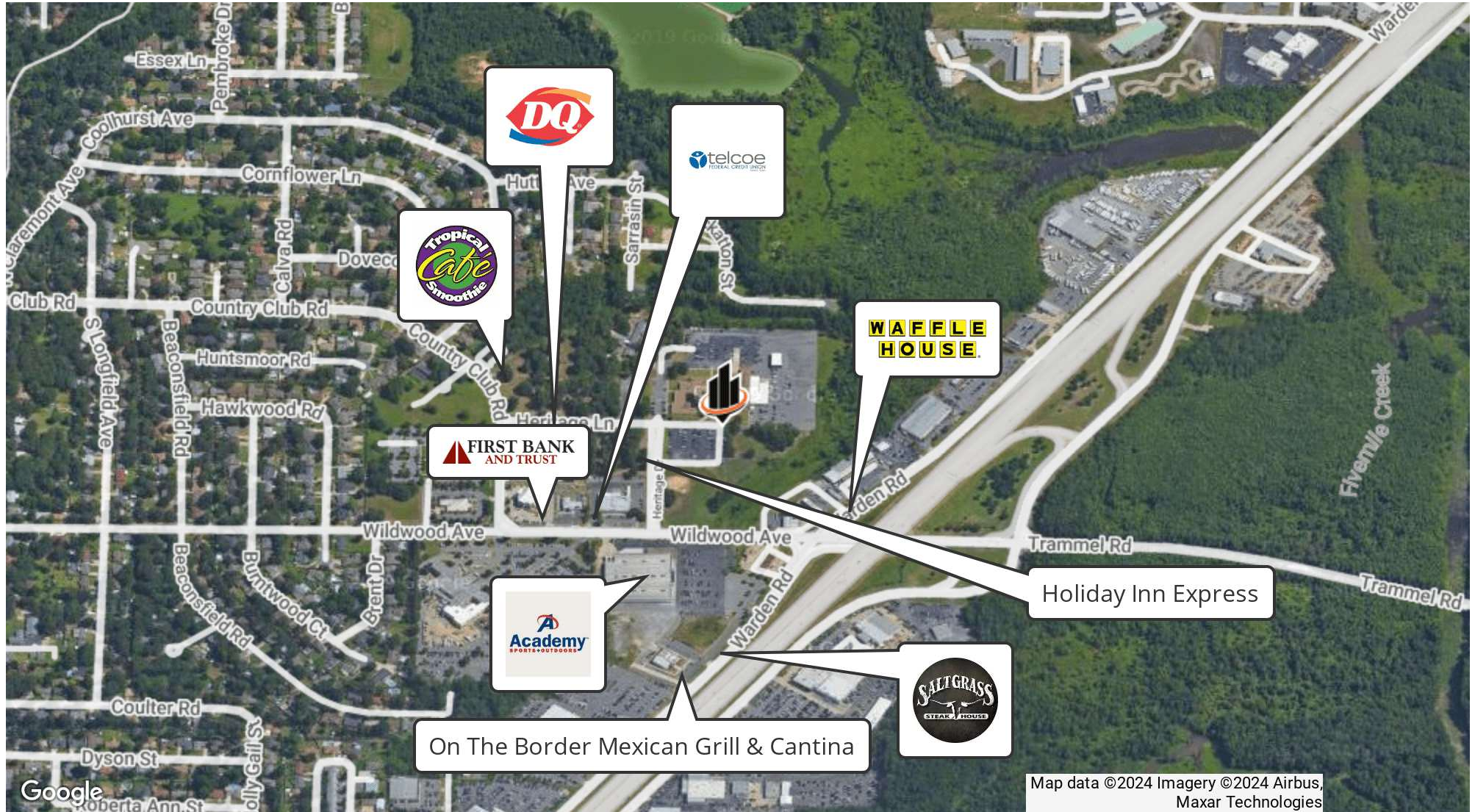
ADDITIONAL PHOTOS



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LOCATION MAP



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