



LEASE

Malvern Avenue Professional Plaza (MAPP)

106 RIDGEWAY ST.

Hot Springs, AR 71901

PRESENTED BY:

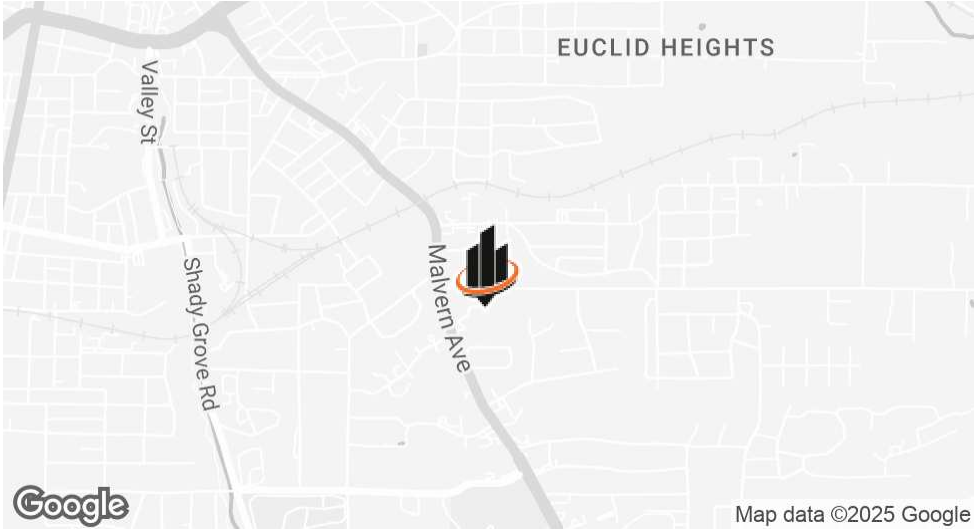
TIFFANI SILVEY

O: 501.499.4739

tiffani.silvey@svn.com

AR #SA00097857

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.00 SF/yr (MG)
NUMBER OF UNITS:	8
AVAILABLE SF:	5,400 SF
LOT SIZE:	9.19 Acres
BUILDING SIZE:	11,240 SF

PROPERTY DESCRIPTION

Multi-tenant commercial building offering flexible office or service-oriented space for lease. Modified gross lease terms with utilities paid by tenant. Conveniently located just off Central Avenue, this property provides private entrances, ample on-site parking, and flexible layouts to accommodate a range of business types. Ideal for professionals seeking an affordable, accessible space in a central Hot Springs location. Flexible lease terms available.

PROPERTY HIGHLIGHTS

- Natural Lighting
- Negotiable Lease Terms
- Tenant Pays Utilities + CAM
- Surrounded by Residential and Commercial Activity

TIFFANI SILVEY
O: 501.499.4739
tiffani.silvey@svn.com
AR #SA00097857

LEASE SPACES

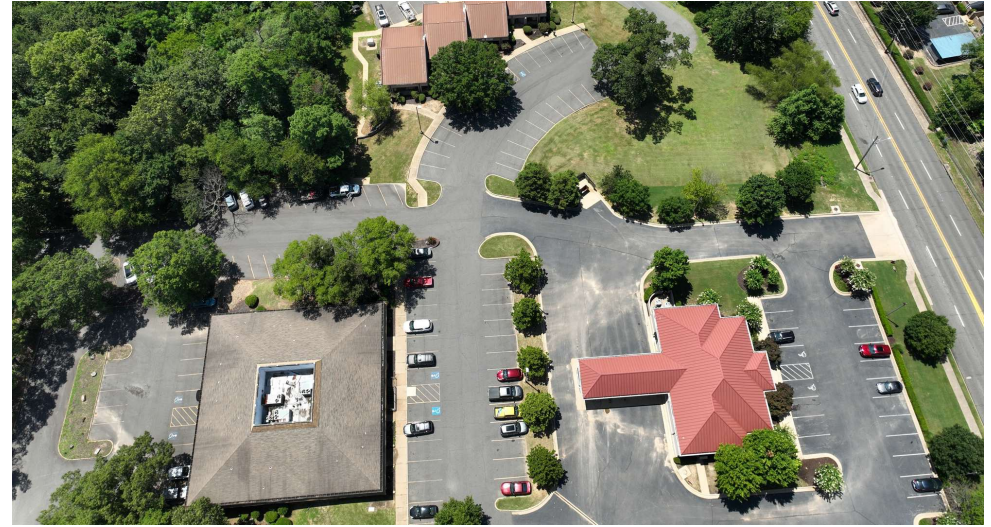
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	5,400 SF	LEASE RATE:	\$13.00 SF/yr

AVAILABLE SPACES				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	5,400 SF	Modified Gross	\$13.00 SF/yr	-

TIFFANI SILVEY
O: 501.499.4739
tiffani.silvey@svn.com
AR #SA00097857

ADDITIONAL PHOTOS



TIFFANI SILVEY

O: 501.499.4739

tiffani.silvey@svn.com

AR #SA00097857

LOCATION MAP



TIFFANI SILVEY
O: 501.499.4739
tiffani.silvey@svn.com
AR #SA00097857