



LEASE

Malvern Avenue Professional Plaza (MAPP)

106 RIDGEWAY ST.

Hot Springs, AR 71901

PRESENTED BY:

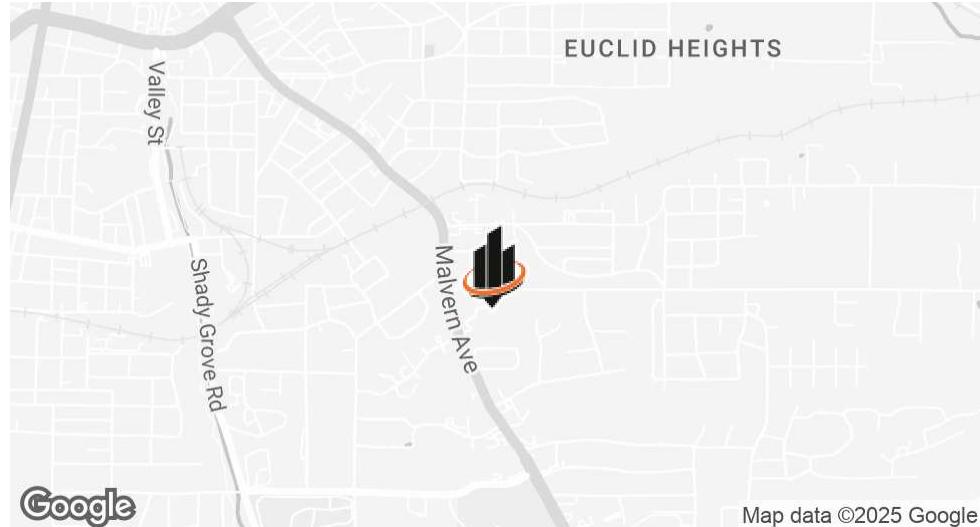
TIFFANI SILVEY

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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

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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

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	-

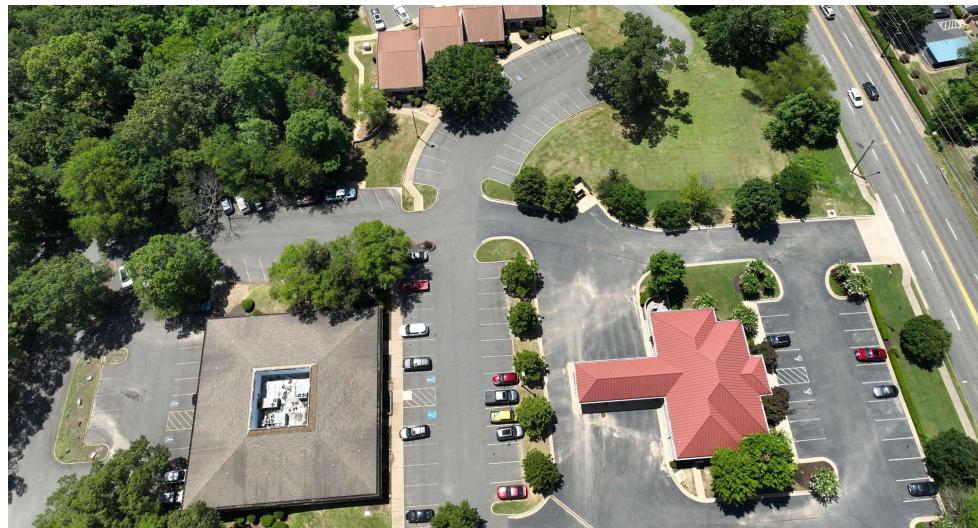
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ADDITIONAL PHOTOS



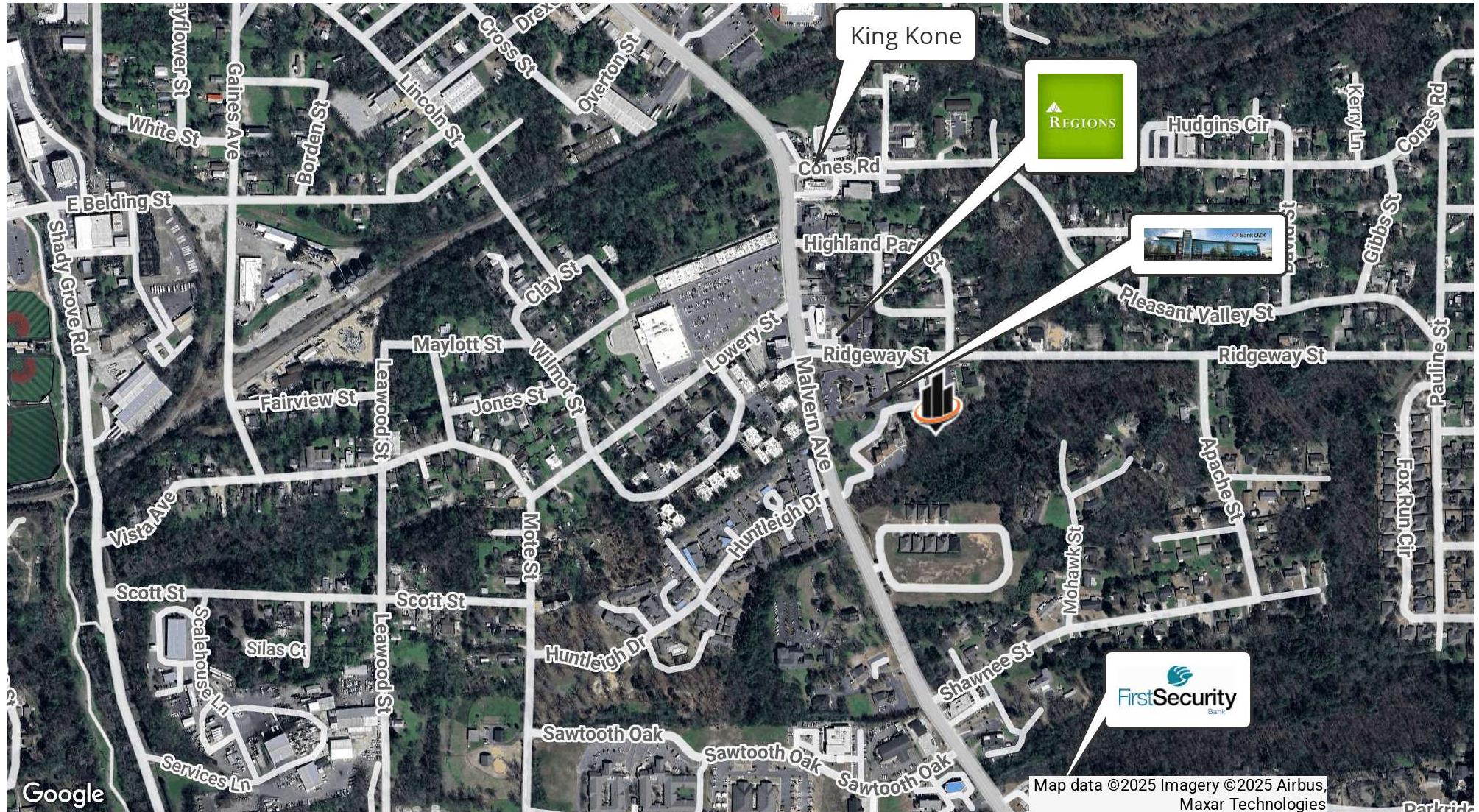
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LOCATION MAP



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