



**FOR LEASE**

Asking Price:

**\$12.00**

Per SF

**Contact us:**

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**566 Files Road,  
Hot Springs, AR**

**For Lease: Office Space**

**Features:**

- Suite C: 922 SF
- Suite D: 922 SF
- Lease rate: \$12.00/SF
- Kitchenette and restroom with shower in each
- Zoned: "C-R," Regional Commercial
- Quiet location just off Central Avenue near restaurants and retail

**Colliers | Arkansas**

835 Central Ave, Ste. 200

Hot Springs, AR 71901

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The floor plan shows two adjacent suites, Suite C and Suite D, each measuring 922sf +/-.

**Suite C (Left):** Overall dimensions are 34' by 59'. The main area is 23.5' by 19'. It includes a kitchen area with a sink and counter, a bathroom, and a central hallway. The bottom section is 24' wide and 9' high, with a 3' wide entrance. The bottom right corner is 15' by 5'.

**Suite D (Right):** Overall dimensions are 34' by 59'. The main area is 20.5' by 11'. It includes a kitchen area with a sink and counter, a bathroom, and a central hallway. The bottom section is 25' wide and 13' high, with an 11' wide entrance. The bottom right corner is 11' by 11'.

**Common Areas:** A central hallway (7' wide) connects the two suites. A staircase is located in the center of the plan, measuring 17' by 7'. HVAC units are located in the top section of each suite.



Suite C



Suite D

