

OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING

16115 ST VINCENT WAY | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

JASON PARKER, SIOR
jparker@sagepartners.com

RYAN GIBSON
rgibson@sagepartners.com

PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a multi-tenant, Class A medical office building located in the heart of West Little Rock's highly sought-after Chenal Valley submarket. The offering represents the sale of the leasehold interest in the improvements only, with the property subject to an existing ground lease. The investment provides a value-add opportunity to acquire a high-quality medical asset at or below replacement cost, through the lease-up of existing availabilities, with the added flexibility to accommodate an owner-user through occupancy of available space.

The ±42,636 square foot property is surrounded by other Class A medical, retail, and office users and is anchored by a strong roster of healthcare tenants, including St. Vincent Breast & Mammography Screening Center, St. Vincent Imaging, Pinnacle Dermatology, Arkansas Pediatrics, and Edwards Family Dentistry.

The property is strategically positioned just off Chenal Parkway, which sees approximately 36,000 vehicles per day, and is less than five miles from Interstate 430. Additionally, the site is immediately adjacent to The Promenade at Chenal, one of Central Arkansas' premier retail destinations, further supporting tenant demand and long-term occupancy.

OFFERING PRICE <i>*leasehold improvements only</i>	\$10,750,000 (\$252/SF)
BUILDING SIZE	42,636 ± SF
SITE AREA	5.20 ± Acres
TENANTS	St. Vincent Breast & Mammography Screening Center, St. Vincent Imaging, Pinnacle Dermatology, Arkansas Pediatrics, and Edwards Family Dentistry

**leases and financial information available upon request*



THE OFFERING

- Offering is for the sale of the leasehold interest only (ground lease in place).
- 68.26% occupied Class A medical office building in West Little Rock.
- Existing vacancies provide an opportunity to increase NOI through lease-up or pursue an owner-user strategy, while owning a Class A medical asset at or below replacement cost.
- Surrounded by Class A medical, retail, multifamily, and office users.
- Adjacent to The Promenade at Chenal, a premier open-air shopping center, and surrounded by top tier businesses, medical hubs, and upscale living.
- Chenal Valley has an annual growth rate of 2.69%.

AREA DEMOGRAPHICS



30.38 % POPULATION GROWTH IN CHENAL VALLEY SINCE 2010



36,000 VEHICLES PER DAY ON CHENAL PKY



82,021 TOTAL POPULATION



\$134,454 AVG HOUSEHOLD INCOME



4,091 TOTAL BUSINESSES

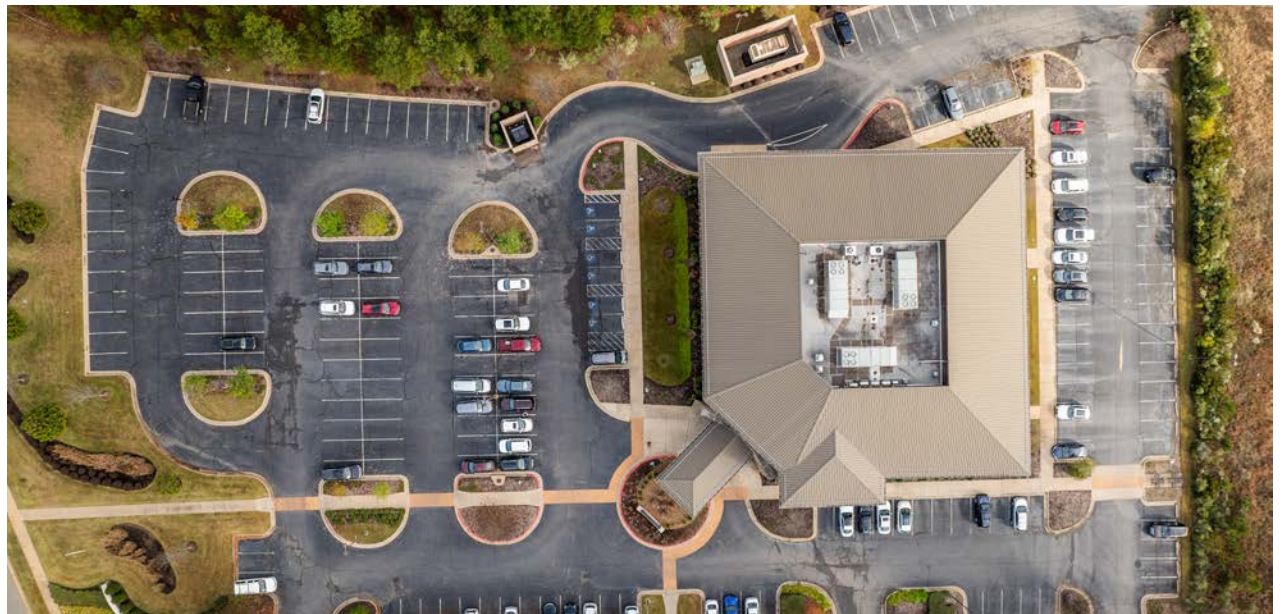


52,120 TOTAL EMPLOYEES

**Demographics based on a 5 mile radius. Source: NWA Council, ESRI*

16115 ST VINCENT WAY | LITTLE ROCK, AR





PROPERTY AERIAL



OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING

16115 ST VINCENT WAY | LITTLE ROCK, AR

FOR MORE INFORMATION, PLEASE CONTACT:



JASON PARKER, SIOR
501 680 0321
jparker@sagepartners.com



RYAN GIBSON
501 680 6119
rgibson@sagepartners.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.