

OFFERING MEMORANDUM

MEDICAL OFFICE BUILDING

16115 ST VINCENT WAY | LITTLE ROCK, AR



 CUSHMAN &
WAKEFIELD

 Sage
PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT:

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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 \$10,750,000 (\$252/SF)

**leasehold improvements only*

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

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PROPERTY AERIAL



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