



FOR LEASE

# MEDICAL OFFICE BUILDING

## Property Highlights

- Class A Medical office space available
- 1st Floor: 2,746 ± RSF (2nd generation pharmacy with a drive-through)
  - \$28.50/SF NNN
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  - Move in ready, 2nd generation dental clinic available 9/1/2026
- 2nd Floor: 10,452 ± RSF (shell condition)
  - \$24.50/SF NNN
  - Generous tenant improvement allowance available
- 3rd Floor: 8,041 ± RSF
  - \$26.50/SF NNN available 11/1/2026
- Existing tenants include St. Vincent Breast & Mammography Screening Center, St. Vincent Imaging, Pinnacle Dermatology, Arkansas Pediatrics, and Edwards Family Dentistry

\*information deemed reliable but not guaranteed

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**1ST FLOOR - PHARMACY SPACE**



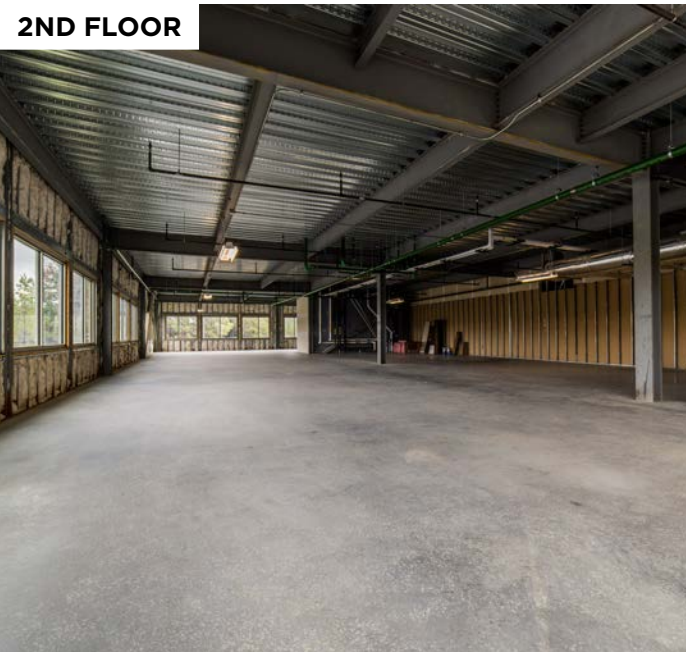
**1ST FLOOR - DENTAL SPACE**



**1ST FLOOR - DENTAL SPACE**



**2ND FLOOR**



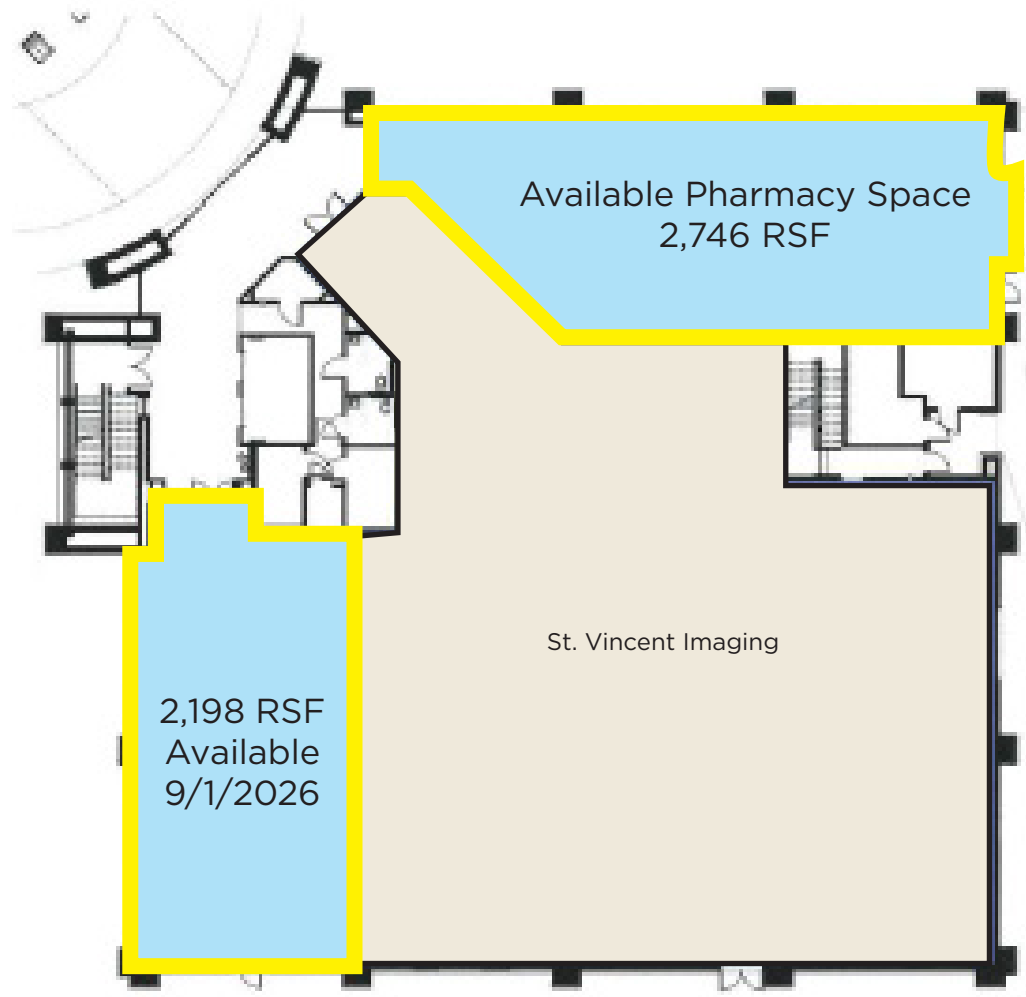
**3RD FLOOR**



**3RD FLOOR**

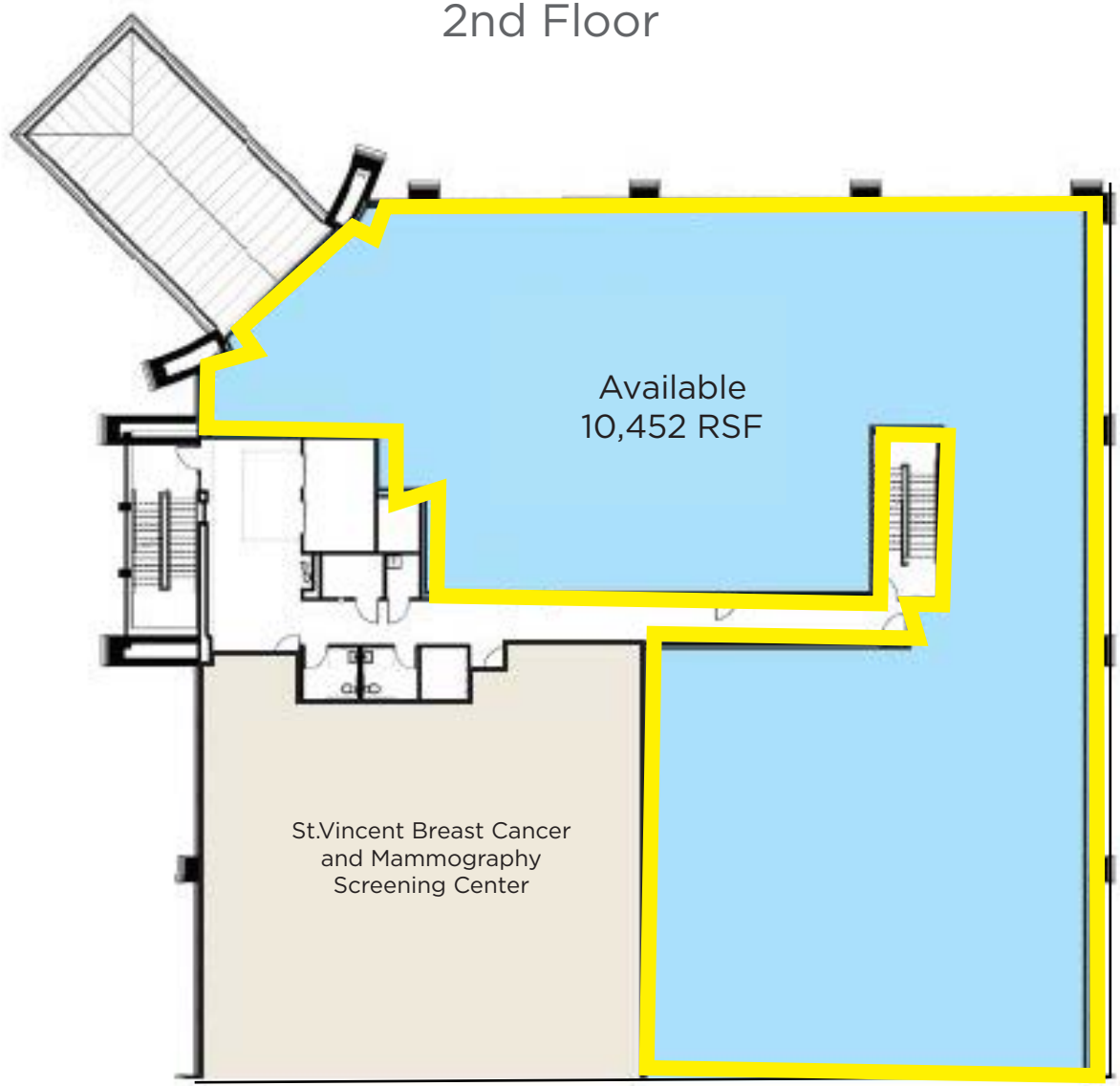


1st Floor





2nd Floor



3rd Floor





