



Accelerating success.



FOR SALE

# Crestwood Professional Building

2501 CRESTWOOD ROAD, NORTH LITTLE ROCK, AR

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Pricing: **\$6,500,000**  
**(\$191.33/SF)**



### Annualized Operating Data

POTENTIAL 2027 GROSS REVENUE	
<b>TOTAL GROSS INCOME</b>	<b>\$668,729.40</b>
OPERATING EXPENSE	
Repair & Maintenance	\$34,109.42
Janitorial	\$45,782.20
Utilities	\$64,580.00
Real Estate Taxes	\$45,151.00
Insurance	\$12,058.00
<b>TOTAL EXPENSES</b>	<b>\$201,680.62</b>
<b>NET OPERATING INCOME</b>	<b>\$467,048.78</b>



### Building Specifications

Building Size	<b>33,972 SF</b>
Lot Size	<b>1.82 Acres</b>
Occupancy	<b>92%</b>
Zoning	<b>C-3</b>
Year Built	<b>1993</b>

## THE PROPERTY

Crestwood Professional Office, located at 2501 Crestwood Road, is a 33,972 SF medical office building situated on 1.82 acres. The property is 92% occupied. It's located off North Hills Boulevard next to McGee Park in the Lakewood neighborhood.

The Lakewood area of North Little Rock is one of the most established and desirable residential districts, known for its mature trees, scenic lakes, well-kept neighborhoods, and convenient access to shopping, dining, and major highways. The area offers recreational amenities including lakes, parks, walking trails, and the historic Old Mill. Residents enjoy the convenience of Lakewood Village Shopping Center while remaining just minutes from downtown Little Rock, making the area popular with families, professionals, and retirees alike.

## AMENITIES

- Individual tenant heat and air controls
- Abundant free parking
- Secured storage cages available for each suite
- Traffic count: approx. 16,000 vehicles per day on North Hills Boulevard, 6,500 vehicles per day on Crestwood Road and 22,000 vehicles per day on McCain Boulevard
- Shared monument signage

# Neighborhood map



# Rentroll

Tenant	Suite	SF	\$/SF	Annual Rent	Lease From	Lease To	Renewal Options
Dune Lake Advisors, LLC	100	1,172	22.00	\$25,784.04	11/1/2025	10/31/2028	2 (3 year)
Edward Jones	205	1,249	21.62	\$27,009.12	10/1/2022	9/30/2027	None
Heartland Dental	103	2,708	24.60	\$66,616.80	4/1/2025	3/31/2028	1 (5 year)
John C Howell Jr. DDS	203	2,252	21.75	\$48,977.52	9/1/2023	8/31/2028	2 (5 year)
Peter Jensen Periodontics	301	1,137	22.50	\$25,577.64	11/1/2025	10/30/2026	None
Larsen Arkansas TMJ Center	301B	1,137	22.50	\$25,577.64	11/1/2025	10/30/2026	None
Dental Implant Docs	302	5,613	21.74	\$125,625.00	11/30/2022	11/30/2026	None (In lease negotiation)
The Neurology Clinic of Arkansas	204	4,550	20.51	\$93,330.00	12/1/2021	2/28/2027	2 (5 year)
Ozark Prosthodontics	201/202	2,853	22.37	\$63,816.00	2/1/2026	1/31/2029	None
Premier Gastroenterology	102	2,950	21.01	\$61,978.32	11/1/2023	2/29/2028	2 (5 year)
Orthodontic Associates	303	2,722	18.18	\$49,488.00	Owner	Owner	None
Vacant (Tenant signed personal guaranty)	101	2,589	21.22	\$54,949.32	8/1/2022	7/31/2027	None
<b>TOTAL</b>		<b>30,932</b>	<b>\$10.17</b>	<b>\$668,729.40</b>			

# Property photos



## AT A GLANCE

## Colliers | Arkansas

With more than 130 professionals across Little Rock, Rogers, Hot Springs and Conway, Colliers | Arkansas is the largest commercial real estate firm in the state, serving clients locally and beyond.

Originally founded in 1971 as Barnes, Quinn, Flake & Anderson, the firm has grown through the addition of IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and Gehrki Commercial Real Estate. The company affiliated with Colliers in 2004, further strengthening its capabilities and market presence. Today, Colliers | Arkansas is the most experienced full-service commercial real estate firm in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 23 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

## OFFICES

**Little Rock**

1 Allied Dr., Ste. 1500  
Little Rock, AR 72202  
1.501.372.6161

**Northwest Arkansas**

3503 S 55th St., Ste. 200  
Rogers, AR 72758  
1.479.636.9000

**Hot Springs**

835 Central Ave., Ste. 200  
Hot Springs, AR 71901  
1.501.623.2200

**Conway**

924 Van Ronkle St., Ste 1  
Conway, AR 72032  
1.501.388.1128

## CORE SERVICES

Our comprehensive portfolio of services includes:

- Brokerage
  - > Landlord Representation
  - > Tenant Representation
- Corporate Solutions
- Investment Services
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Management Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily
- Medical

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

## Arkansas\*

**4** offices in Little Rock, Northwest Arkansas, Hot Springs, & Conway

**133** professionals & staff

**24** brokers

Over **23** million square feet under management

**567** lease & sale transactions

Over **\$677** million total sales

Over **\$364** million total leases

\*Based on 2025 results

Colliers is in **70 countries\*\***

> **US \$5.6** billion in annual revenue

> **24,000+** professionals and staff

> **2** billion square feet under management

> **44,000** lease & sale transactions

> **\$108** billion assets under management

\*\*All statistics are for 2025, are in U.S. dollars and include affiliates

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