

FOR LEASE : \$20.00/SF + Utilities
3700 Dave Ward Drive | Conway, AR



FOR MORE INFORMATION CONTACT:

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- ⇒ FOR LEASE: 4,012 SF available on 1st Floor
Currently subdivided into two suites: 1,355 RSF / 2,657 RSF
but can be leased in its entirety
- ⇒ Former bank space with drive through (see floorplan on following page)
- ⇒ Upstairs tenant is Crye-Leike Realty
- ⇒ 24 parking spaces
- ⇒ Pylon signage
- ⇒ Located at the NW corner of the signalized intersection of Dave Ward Drive and Hogan Street — with over 30,000 vpd
- ⇒ Zoned C-3
- ⇒ Convenient parking at the door

Pylon signage



Safe/Lock boxes



WALL SCHEDULE

 EXISTING WALLS TO REMAIN

 EXISTING 1-HOUR RATED WALLS

 NEW WALLS - 5/8" x 4" STUDS AT 16" OC WITH 5/8" SYSTEM BOARDS EACH SIDE - NEW WALLS TO BE FLUSH WITH EXISTING WALLS WHERE THEY MEET IN THE SAME PLANE

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