



COMMERCIAL & INVESTMENT DIVISION

For Sale / Lease

Medical / Office Building



7 Office Park Dr | Little Rock, AR 72211

OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / SF:	\$178.65
Lease Rate:	\$18.00/SF (Full-Service)
Available SF:	Up to 9,615 SF +/- (Entire first floor)
Lot Size:	1.65 Acres
Building Size:	21,423 SF +/-

PROPERTY OVERVIEW

Premium medical/office building located right off the I-630/I-430 interchange. This building provides convenient access to major thoroughfares in any direction.

PROPERTY HIGHLIGHTS

- Close proximity to Arkansas Heart Hospital, Baptist Health Medical Center, retail, restaurants, and hotels.
- Modern shared conference room
- Abundant parking

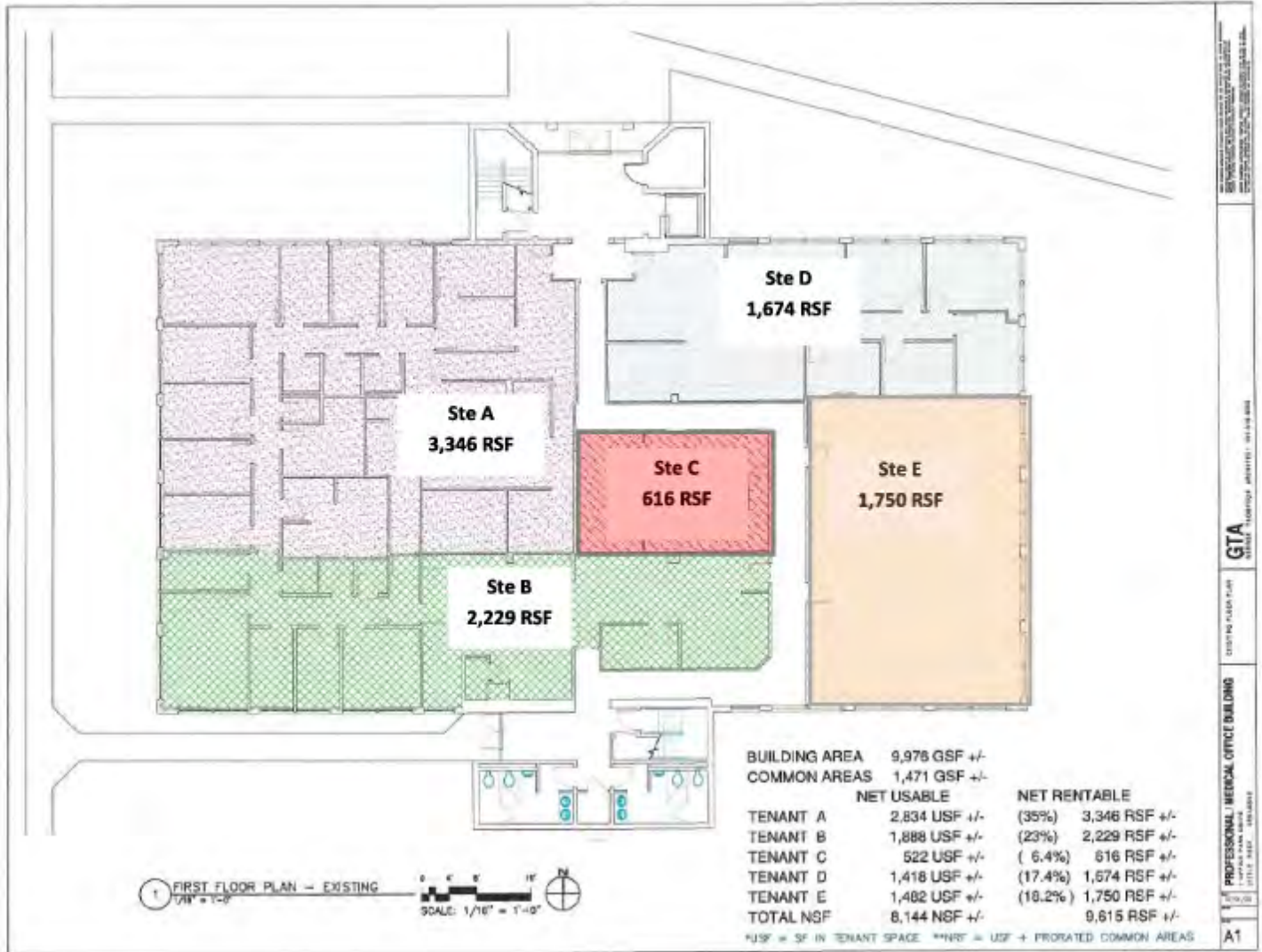
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2315

KRIS UPTON, CPA CCIM
(C)501.350.8258 | (O)501.916.8231
kupton@rpmgroup.com

CAROLINE OTWELL
(C)501.749.0330 | (O)501.664.7807
cotwell@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com



Entire first floor is available for lease. Approximately 9,615 SF +/-.

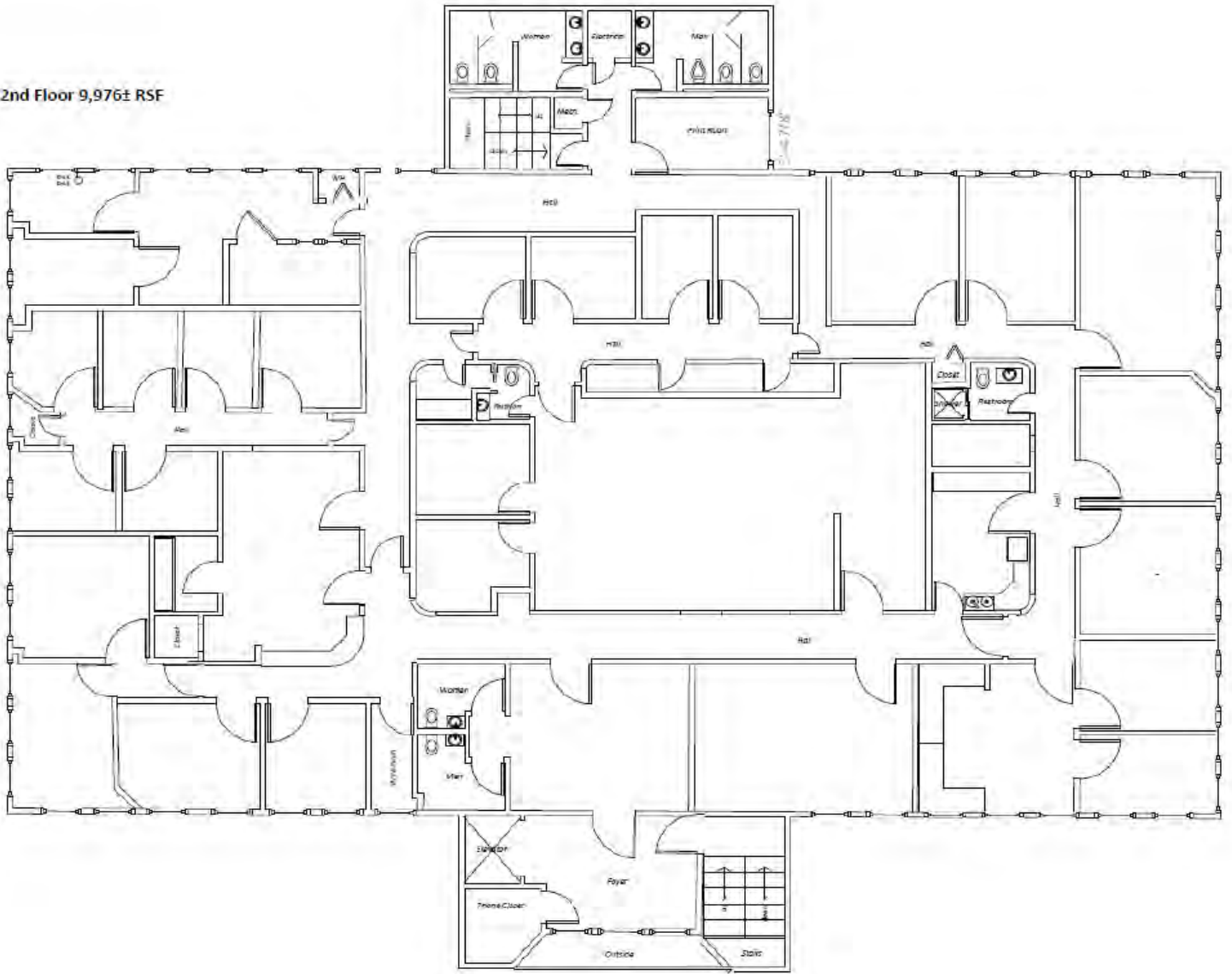
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

KRIS UPTON, CPA CCIM
(C)501.350.8258 | (O)501.916.8231
kupton@rpmgroup.com

CAROLINE OTWELL
(C)501.749.0330 | (O)501.664.7807
cotwell@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com

2nd Floor 9,976± RSF



Entire 2nd floor is currently occupied.

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

KRIS UPTON, CPA CCIM
(C)501.350.8258 | (O)501.916.8231
kupton@rpmgroup.com

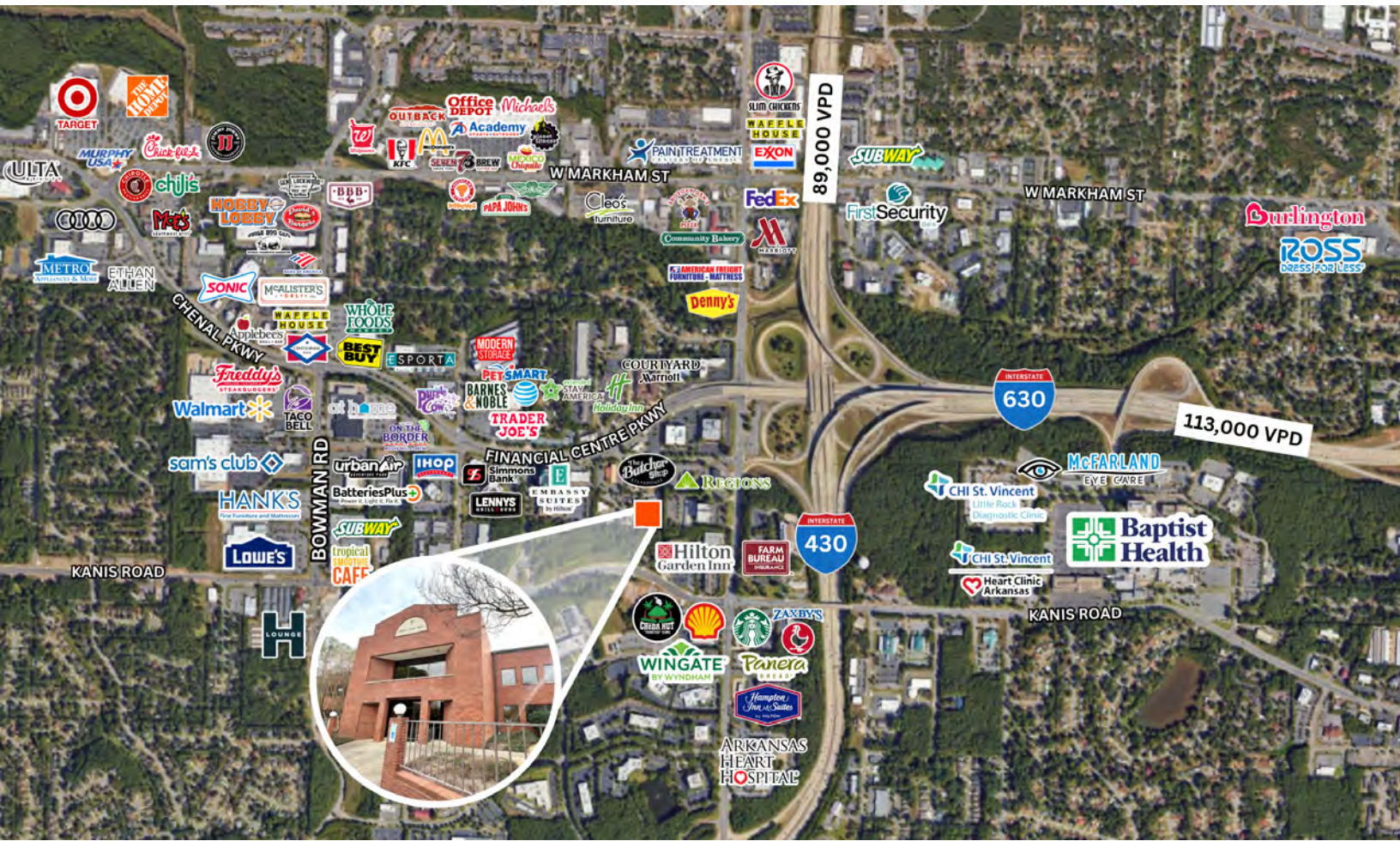
CAROLINE OTWELL
(C)501.749.0330 | (O)501.664.7807
cotwell@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com



COMMERCIAL & INVESTMENT DIVISION

Retailer Map



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

KRIS UPTON, CPA CCIM
(C)501.350.8258 | (O)501.916.8231
kupton@rpmgroup.com

CAROLINE OTWELL
(C)501.749.0330 | (O)501.664.7807
cotwell@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com



COMMERCIAL & INVESTMENT DIVISION

Additional Photos



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

KRIS UPTON, CPA CCIM
(C)501.350.8258 | (O)501.916.8231
kupton@rpmgroup.com

CAROLINE OTWELL
(C)501.749.0330 | (O)501.664.7807
cotwell@rpmgroup.com

1501 N. University Avenue, Ste. 800
Little Rock, AR 72207
501.664.7807
www.rpmgroup.com