



FOR SALE/LEASE

WEST LITTLE ROCK OFFICE BUILDING

Property Highlights

- 5,964 SF single-story office building Located next to the Bank OZK headquarters in The Ranch in West Little Rock
- Sale Price: \$1,250,000 (\$209.59/SF)
- Lease Rate: \$20.00/SF NNN
- Building easily demises for two separate office spaces
- 9 offices, multiple workstations, 2 bathrooms, 2 conference rooms, kitchen/breakroom, reception area, and storage
- Easy access to Hwy 10, seeing 21,000 VPD

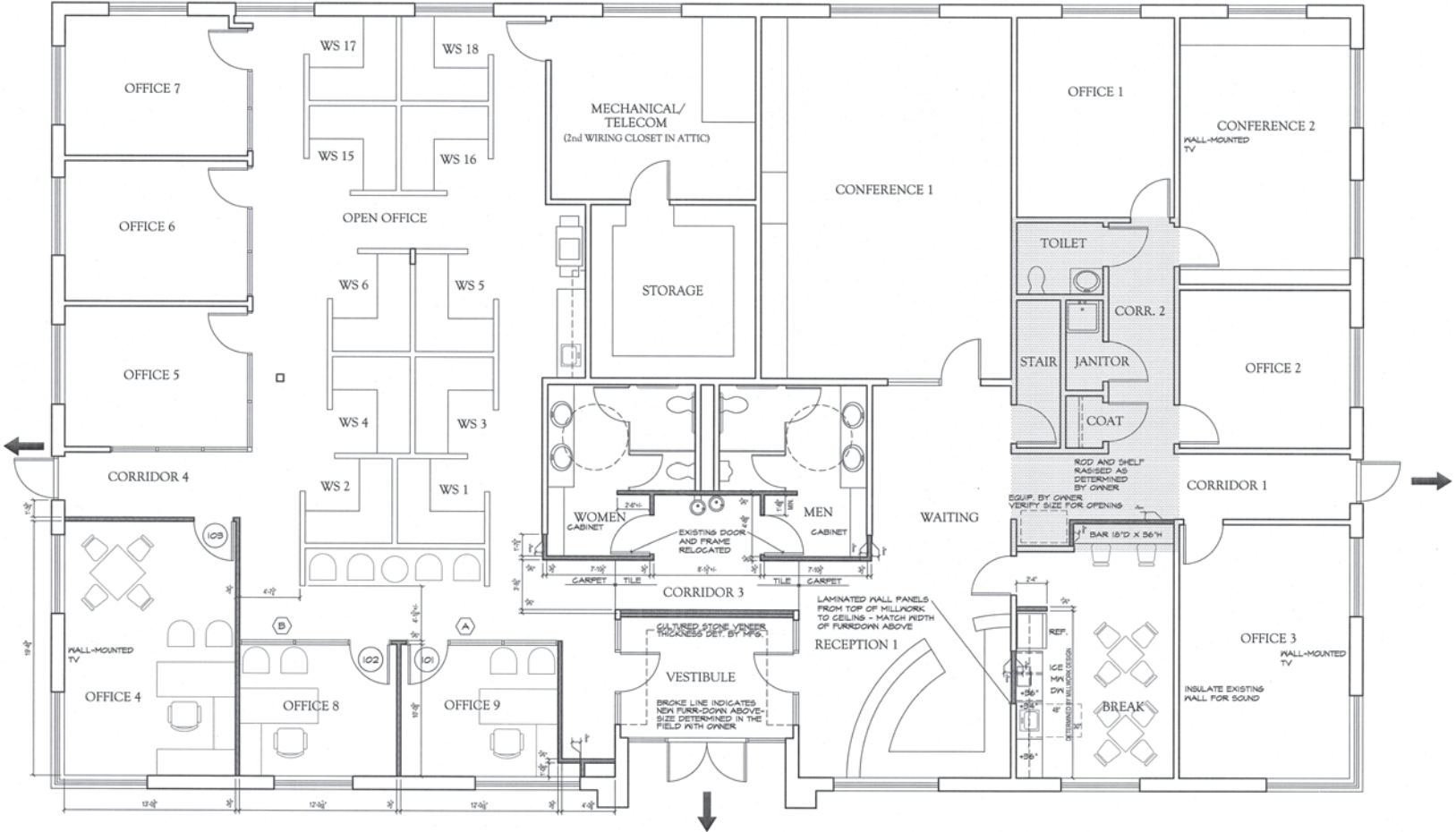
*information deemed reliable but not guaranteed

**For more information, please
contact:**

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501 716 5511
sagepartners.com

FLOOR PLAN 6321 RANCH DRIVE | LITTLE ROCK, AR 72223



NOTE: MODIFY EXISTING MILLWORK AS DIRECTED BY OWNER

INDICATES MECH./ELEC. MEZZANINE ABOVE
WS = WORK STATION



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"

JOHNSON
ARCHITECTS, P.C. LLC
REGISTERED ARCHITECT
JOHNSON ARCHITECTS, P.C. LLC
STATE OF ARKANSAS
AR 1651 05/24/2014
DON JOHNSON
ARKANSAS ARCHITECT NO. 1651
ARKANSAS DESIGNER DESIGNER NO. 1651
2125 GANTRELL ROAD, SUITE 107
LITTLE ROCK, ARKANSAS 72202
PHONE: 501.374.7700
FAX: 501.374.8888
CELL: 501.401.2305
johnson@johnsonarch.com

RENOVATIONS FOR
OLEEN PINNACLE HEALTHCARE CONSULTING
6321 RANCH DRIVE
LITTLE ROCK, ARKANSAS

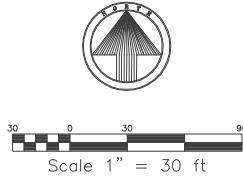
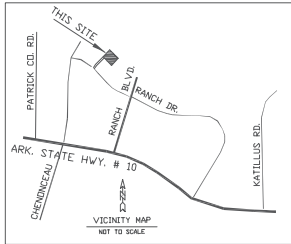
Date
14 JULY 2014
Revision
28 AUGUST 2014
Sheet Title
PROPOSED FLOOR PLAN
Sheet Number
A3

SURVEY 6321 RANCH DRIVE | LITTLE ROCK, AR 72223



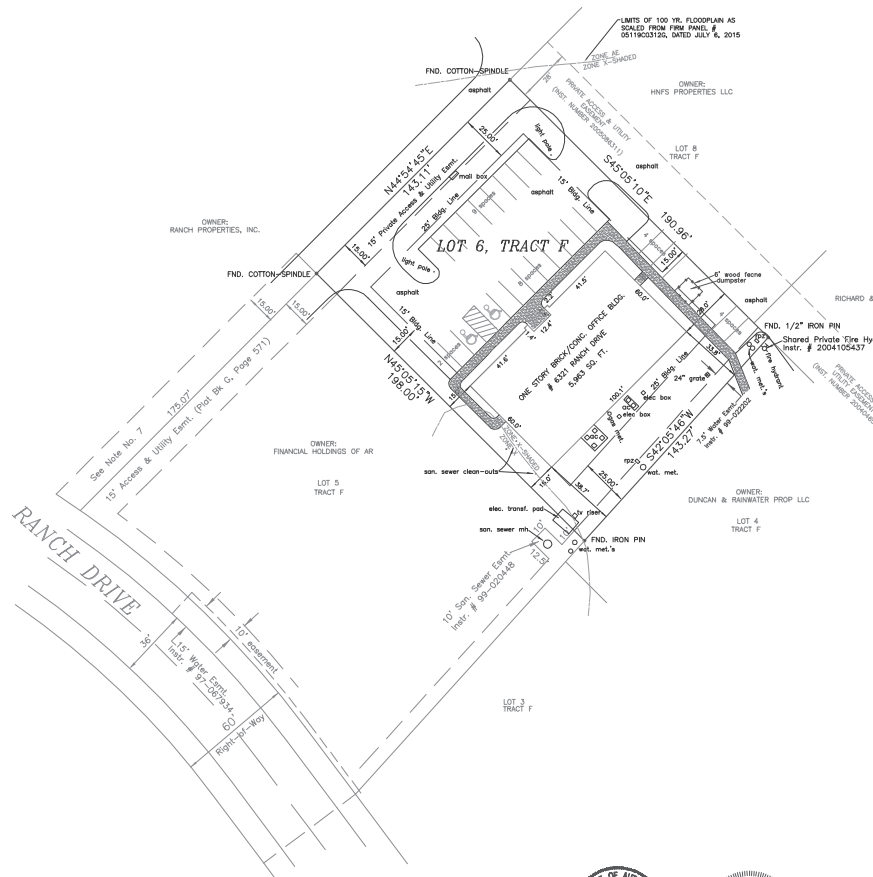
CUSHMAN & WAKEFIELD

sage
PARTNERS



NOTES:

1. ADDRESS OF PROPERTY: 6321 RANCH DR., LITTLE ROCK, AR 72223
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
3. AREA OF PROPERTY: 27,830 SQ. FT. OR 0.6389 ACRES +/-
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODPLAIN, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR LITTLE ROCK, ARKANSAS. THIS PROPERTY LIES PARTIALLY IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND PARTIALLY IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE), AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. (FROM COMMUNITY PANEL # 0511903125, JULY 6, 2015)
5. ZONING OF PROPERTY: PCD (PLANNED COMMERCIAL DISTRICT)
6. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
7. 15' ACCESS & UTILITY EASEMENT SHOWN ON NEARBY PLATS, HOWEVER NO REQUIRED DOCUMENTATION FOUND TO VERIFY EASEMENT EXISTS.
8. OBSERVED DESIGNATED PARKING SPACES: STANDARD=27 HANDCAP=2



TO: KRA PROPERTIES, LLC
LENDERS TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FIRST SECURITY BANK, ITS RESPECTIVE SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(b)(1), & 9, 10(a) IF APPLICABLE, 11, 13, AND 14 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON OCTOBER 15, 2018.

Daniel W. Tanner
PLS # 1542 (AR)

10-17-18
DATE OF PLAT OR MAP



LEGAL DESCRIPTION

LOT 6, TRACT F, THE RANCH, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK G, PAGE 653, RECORDS OF PULASKI COUNTY, ARKANSAS.
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ACCESS & UTILITY EASEMENT OVER LOT 5, TRACT F, THE RANCH, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SET OUT IN DECLARATION OF RESTRICTIVE COVENANTS AND BILL OF ASSURANCE OF RECORD AS INSTRUMENT NUMBER 2004004111, RECORDS OF PULASKI COUNTY, ARKANSAS, IN PLAT BOOK G, PAGE 571, RECORDS OF PULASKI COUNTY, ARKANSAS.

NOTES CORRESPONDING TO SCHEDULE BII, EXCEPTIONS OF COMMITMENT # 18-008071-180, COMMITMENT DATE SEPTEMBER 14, 2018, LAST REVISED/UPDATED SEPTEMBER 27, 2018, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I-REQUIREMENTS ARE MET.
2. STANDARD EXCEPTIONS:
 - A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - B. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
 - D. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
3. LOSS ARISING FROM ANY OIL, GAS OR MINERAL INTERESTS, CONVEYED, RETAINED, ASSIGNED OR ANY ACTIVITY ON OR DAMAGE TO THE INSURED LAND CAUSED BY THE EXERCISE OF SUB-SURFACE RIGHTS OR OWNERSHIP, INCLUDING BUT NOT LIMITED TO THE RIGHT OF MINORS AND EGRESS FOR SAID SUB-SURFACE PURPOSES.
4. TAXES AND ASSESSMENTS FOR THE YEAR(S) 2018 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE, PLUS ANY PENALTIES AND INTEREST WHICH MAY ACCRUE.
5. FUTURE DUES AND ASSESSMENTS OF THE RANCH PROPERTY OWNERS ASSOCIATION.
6. TERMS, PROVISIONS, OPTIONS, RIGHTS OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN DECLARATION AND RESTRICTIVE COVENANTS OF RECORD AS INSTRUMENT NUMBER 90 87466, IN DECLARATION OF RESTRICTIVE COVENANTS AND BILL OF ASSURANCE OF RECORD AS INSTRUMENT NUMBER 2004003113, AND IN AMENDMENT TO DECLARATION, PLAT AND RESTRICTIVE COVENANTS OF RECORD AS INSTRUMENT NUMBER 2004003114, RECORDS OF PULASKI COUNTY, ARKANSAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS PROPERTY. NOTHING TO PLAT.
7. BUILDING LINES AND EASEMENTS AS SHOWN ON PLAT OF RECORD IN PLAT BOOK G, PAGE 653, RECORDS OF PULASKI COUNTY, ARKANSAS, DESCRIBED AS: 25 FOOT WIDE BUILDING LINES ALONG THE SOUTHEAST SIDE AND THE NORTHWEST SIDE OF PROPERTY; 15 FOOT WIDE BUILDING LINES ALONG THE SOUTHWEST SIDE AND THE NORTHEAST SIDE OF PROPERTY; 7.5 FOOT WIDE WATER EASEMENT ALONG THE SOUTHEAST SIDE OF PROPERTY; 15 FOOT WIDE PRIVATE ACCESS & UTILITY EASEMENT ALONG THE NORTHWEST SIDE OF PROPERTY. AFFECTS PROPERTY. SHOWN HEREON.
8. EASEMENT IN FAVOR OF THE CITY OF LITTLE ROCK, ARKANSAS, FOR THE USE AND BENEFIT OF THE LITTLE ROCK SANITARY SEWER COMMITTEE, AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, A PERMANENT RIGHT, PRIVILEGE AND EASEMENT FOR THE PURPOSE OF PERMITTING THE LITTLE ROCK SANITARY SEWER COMMITTEE AND THE LITTLE ROCK WATERWATER UTILITY TO CLEAR AND KEEP CLEAR THE SURFACE OF THE RIGHT-OF-WAY AND TO LAY, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, RECONSTRUCT, TEST, INSPECT AND ADD SEWER MAINS AND SEWER LINES WHETHER ONE OR MORE, AND OTHER MATTERS AND COVENANTS AS SET OUT IN RIGHT OF WAY EASEMENT DATED FEBRUARY 14, 1991, EXECUTED BY RANCH PROPERTIES, INC., FILED FOR RECORD MARCH 7, 1991 AS INSTRUMENT NUMBER 91 12224, RECORDS OF PULASKI COUNTY, ARKANSAS, DOES NOT AFFECT.
9. EASEMENT IN FAVOR OF THE CITY OF LITTLE ROCK, ARKANSAS, FOR THE USE AND BENEFIT OF THE LITTLE ROCK MUNICIPAL WATER WORKS, AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, A PERMANENT RIGHT, PRIVILEGE AND EASEMENT FOR THE PURPOSE OF PERMITTING THE LITTLE ROCK MUNICIPAL WATER WORKS TO CLEAR AND KEEP CLEAR THE SURFACE OF THE RIGHT-OF-WAY AND TO LAY, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, TEST AND INSPECT UNDERGROUND WATER MAINS, WHETHER ONE OR MORE, AND SURFACE APPURTENANCES THEREON, AND OTHER MATTERS AND COVENANTS AS SET OUT IN RIGHT OF WAY EASEMENT DATED FEBRUARY 15, 1991, EXECUTED BY RANCH PROPERTIES, INC., FILED FOR RECORD MARCH 7, 1991 AS INSTRUMENT NUMBER 91-02220, RECORDS OF PULASKI COUNTY, ARKANSAS, AFFECTS PROPERTY. PLOTTED HEREON.
10. LITTLE ROCK CITY ORDINANCE NO. 19,016, AN ORDINANCE APPROVING A PLANNED ZONING DEVELOPMENT AND ESTABLISHING A PLANNED COMMERCIAL DISTRICT TITLED THE RANCH TRACT F REVISED SHORT-FORM PCD (2-443-H) LOCATED ON THE NORTHEAST CORNER OF RANCH DRIVE AND CHENOWETH AVENUE, IN THE CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK AND FOR OTHER PURPOSES, FILED FOR RECORD JANUARY 13, 2004 AS INSTRUMENT NUMBER 2004004111, RECORDS OF PULASKI COUNTY, ARKANSAS, AFFECTS PROPERTY. NOTHING TO PLAT.
11. LITTLE ROCK CITY ORDINANCE NO. 19,017, AN ORDINANCE GRANTING A VARIANCE FROM VARIOUS LOT DEVELOPMENT STANDARDS OF CHAPTER 31 OF THE CODE OF ORDINANCES OF THE CITY OF LITTLE ROCK, ARKANSAS, PROVIDING FOR A VARIANCE TO ALLOW THE CREATION OF A LOT WITHOUT PUBLIC STREET FRONTAGE FOR THE RANCH TRACT F SUBDIVISION, PRELIMINARY PLAT (5-285-PF), LOCATED ON THE NORTHEAST CORNER OF RANCH DRIVE AND CHENOWETH AVENUE, FILED FOR RECORD JANUARY 13, 2004 AS INSTRUMENT NUMBER 2004004112, RECORDS OF PULASKI COUNTY, ARKANSAS, AFFECTS PROPERTY. NOTHING TO PLAT.
12. TERMS AND CONDITIONS OF SHARED PRIVATE FIRE HYDRANT AGREEMENT DATED (NO DATE SHOWN), EXECUTED BY AND BETWEEN DUNCAN & RAINWATER, P.A. SHARPOW & ASSOCIATES LLC, FILED FOR RECORD DECEMBER 29, 2004 AS INSTRUMENT NUMBER 2004105437, RECORDS OF PULASKI COUNTY, ARKANSAS, FIRE HYDRANT LOCATION SHOWN.
13. RIGHTS OF TENANTS IN POSSESSION.
14. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND/OR PURCHASE CONTRACTS.

Revised Oct. 17, 2018
18-541D

Revised Nov. 21, 2013
certification

Revised Oct. 9, 2013
Job No. 13-567P

Date Nov. 17, 2011

Revised Nov. 17, 2011

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Job No. 11-517P

WHITE-DATERS & ASSOCIATES, INC.
24 RAWLING CIRCLE LITTLE ROCK, ARKANSAS 72223
PH. 501-821-1667 FAX. 501-821-1668

ALTA/NSPS LAND TITLE SURVEY
LOT 6, TRACT F
THE RANCH
LITTLE ROCK, ARKANSAS



SUBJECT PROPERTY

**BAPTIST
PREP**

The Ranch
Residences

BankOZK

FirstSecurity
Bank

tropical
SMOOTHIE
CAFE

Pinnacle View
Middle School

21,000
VEHICLES PER DAY

CANTRELL RD / HWY 10

**ARKANSAS
FEDERAL
CREDIT UNION**

AT&T

**Red Moon
TAVERN**

The Ridge at
Chenal Valley

Chevaux Court



CHENONCEAU BLVD