

Keystone Crossing
147 & 149 Section Line Road
HOT SPRINGS, AR 71913

AVAILABLE FOR LEASE

Keystone Crossing is Hot Springs' newest multi tenant commercial development conveniently located just off the intersection of Central Avenue and the MLK Expressway. The center contains over 28,000 square feet of finished floor space. Features include completely covered front sidewalk, rear delivery/exit doors, plenty of well lighted customer parking in front and employee lighted parking in rear. **NO CAM OR POA FEES!**

Unit Sizes: 1,500 and 1,800 sq. ft. units

Rate: Starting at \$16.67 sq. ft. and includes parking/sidewalk lighting and maintenance, Exterior building and roof maintenance and landscape maintenance.. A garbage dumpster is also furnished by Owner. There are **no CAM or POA fees**. Tenant is responsible for their own utilities and all interior maintenance and repairs of the unit.

Term: Owner requires a minimum Lease Term of Five years. There are inflation adjustments every two years. Additional option periods may be added as desired by Tenant.

Deposit: One month security deposit required upon signing of the lease.

Late Fee: A 5% late fee for any payment not received by the 10th of the month.

Insurance: Tenant to provide Owner minimum \$1,000,000 Liability Insurance and necessary fire Insurance for interior improvements and their furnishings and equipment

Signage: Tenant is responsible for his own signage subject to Owner's approval. Signage may be applied to the face of the building using only reverse lit lettering. A space on the main Marquise sign on Section Line Road is provided by the owner. All signage is subject to City of Hot Springs sign ordinance.

Owner to Furnish:

A "White Box" consisting of four sheetrock walls, a slab floor and 2'x 4' lay in ceiling. A basic electrical and lighting layout will be provided along with an HVAC system and the rough plumbing for a lavatory and commode equal to approx. \$20/sq. ft.

Tenant Improvements:

All interior improvements will be the responsibility of the Tenant. All work performed is required to be by licensed contractors, necessary permits will be obtained and meet city codes. Owner can provide optional financing of improvements into the rent for a qualifying tenant if the improvements are performed by the Owner.

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Keystone Crossing Lease Rates

149 SECTION LINE ROAD

	<u>Sq. Ft.</u>	<u>Per sq. ft.</u>	<u>Mthly</u>
Ste. A	2,000	LEASED	
Ste. C	1,500	LEASED	
Ste. E	1,500	LEASED	
Ste. G	1,500	LEASED	
Ste. J	1,500	LEASED	
Ste. L	1,500	LEASED	
Ste. N**	1,500	\$19.20	\$2,400
Ste. Q**	1,500	\$16.80	\$2,100
Ste. S**	1,500	\$16.80	\$2,100
Ste. U	1,500	OFFICE	

147 SECTION LINE ROAD

	<u>Sq. Ft.</u>	<u>Per sq. ft.</u>	<u>Mthly.</u>
Ste. A	1,800	LEASED	
Ste. C	1,800	LEASED	
Ste. E**	1,800	\$16.67	\$2,500
Ste. G	1,800	LEASED	
Ste. J**	1,800	\$16.67	\$2,500
Ste. L	1,800	\$16.67	\$2,500
Ste. N	1,800	\$16.67	\$2,500

** Denotes units that are subject to a first right of refusal.

