

OFFICE AND RETAIL SPACE FOR LEASE

Dogwood Crossing- 5507 Ranch Drive, Little Rock

Off Cantrell Rd near Izzy's Restaurant, new Roberts Elementary School and
Pinnacle Valley Middle & Tech High School

Approximately 1 mile from Chenal Parkway Intersection

SPACE AVAILABLE

- Suite 2/B – 1,060 SF
(1st Floor)
- Suite 4 – 1,160 SF
(1st Floor)
- Suite 104-C – 2177 Rentable SF
(1st Floor / Gross Lease - with shared kitchen, waiting, restrooms)

RENTS

Suite 2B - \$1,595/Month NNN

Ste 4 - \$1,600/Month NNN

Triple Net Charges are \$4.30/SF per Year
and **INCLUDE** water, sewer and trash

Suite 104-C - \$4,535/Month **Gross**

(Utilities, janitorial,

HVAC Maint **included!**)

- Professional Mgmt
- Security Cameras on Buildings
- Plentiful Parking
- Large monument sign on Cantrell for retail tenants
- High traffic area – The Ranch/Cantrell Rd has 31,000-36,000 cars per day

CONTACT:

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Other Tenants at Dogwood Crossing

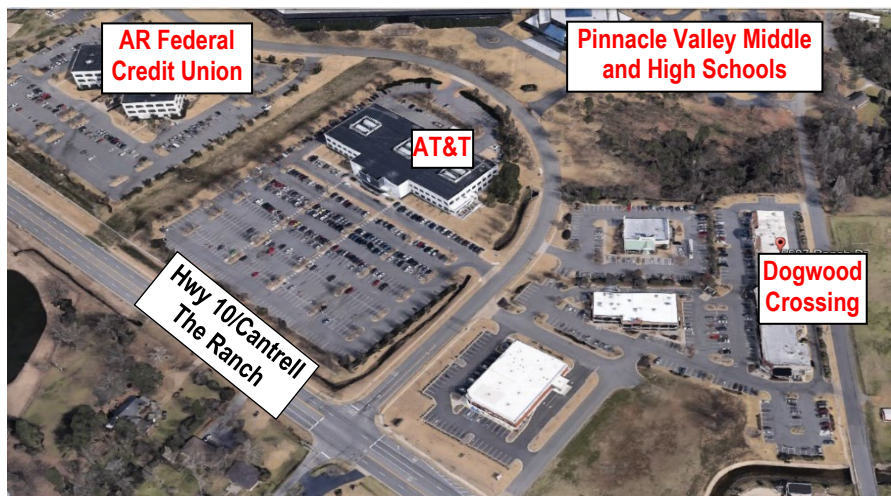
Ninja Bar & Grill, El Porton Mexican Rest., Diamond Pools, Westrock Wine & Spirits, McGaha Law Firm, Compass Family Counseling, Dentist Metrics, Ideal Health NOW, Indulge Nail Spa, Dextera Business Consulting, Ricky O'Brien-LPL Financial, Baby Views 3D, AR Reproductive Therapy, Peters & Assoc Engineers, Donnell Insur, Jack Chami CPAs, Ever Thine Home Intl, Mamies Poppy Plates



Ste 2

Ste 4 Entry

Ste 2B



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Suite 104-C (Modified Gross Retail or Office)



Suite 2B

Triple Net Lease

