

MEDICAL OFFICE LEASING · BELLA VISTA, AR

Blue
Crane

A private, standalone medical facility

600 MEMORIAL DRIVE

— 8,145 SF MEDICAL OFFICE TURNKEY · STANDALONE

ABOUT THE FACILITY

A turnkey clinic, ready for your practice.

A purpose-built 8,145 SF medical office in a private, standalone location in Bella Vista. The building is already fitted for clinical use, with exam rooms, labs, private offices, and generous patient waiting areas, so a practice can move in and operate with minimal build-out.

8,145

Square feet

Single-tenant facility

Standalone

Private setting

Its own building & parking

Turnkey

Clinical fit-out

Move-in-ready layout



VISIBILITY & SIGNAGE

A front door you can brand.

A covered corner drive-in gives patients a clear, sheltered arrival, and an existing monument base at the Memorial Drive corner is ready for tenant signage with exposure to passing traffic.



MONUMENT SIGNAGE HERE

BY THE NUMBERS

Built around clinical care.

14

Exam rooms

3

Lab rooms

6

Private offices

2

Patient waiting areas

530_{SF}

Conference room

10

Restrooms throughout

THE OFFERING

Deal terms at a glance.

BUILDING SIZE	8,145 SF
PROPERTY TYPE	Medical Office
SETTING	Standalone & Private
CONFIGURATION	Turnkey Clinical
LEASE RATE	\$20/SF NNN
TENANT IMPROVEMENTS	Negotiable

8,145
SQUARE FEET

INSIDE THE FACILITY

Fitted and operational.

Exam & lab casework

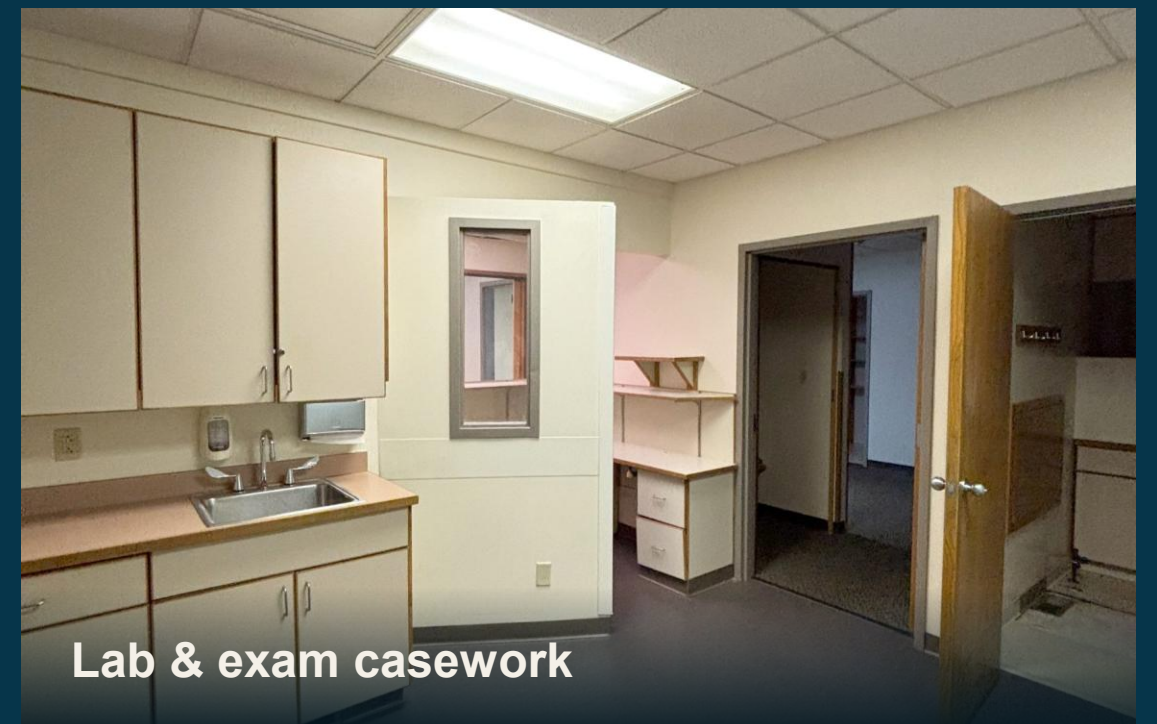
Wooded views



Stone-accented lobby



Reception & check-in



Lab & exam casework

THE SETTING

Private, green, connected.

Lake Norwood

Mildred B. Cooper Chapel

US-71 & AR-340

Downtown Bella Vista



WHY 600 MEMORIAL DRIVE

The case for your practice.

- 01 8,145 SF purpose-built for medical use
- 02 A turnkey clinical layout, ready to operate
- 03 14 exam rooms, 3 labs and 6 private offices
- 04 A private, standalone building with its own parking
- 05 A green Bella Vista setting near Lake Norwood
- 06 Quick access to Highway 71 and Bentonville

\$20/SF_{NNN}

TI Negotiable, turnkey office, standalone in Bella Vista.

Blue
Crane

GET CONNECTED

Let's find your space.

Gavin Magee

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OFFERING

600 MEMORIAL DRIVE

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