

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

OFFICE SPACE AVAILABLE

- Suite 2 – 1536 SF (1st Floor-can combine)
- Suite 2B – 1060 SF (1st Floor-can combine)
- Suite 104-C – 2177 Rentable SF (1st Floor)
- Suite 206 – 1051 Rentable SF (2nd Floor)
- Suite 205 – 960 Rentable SF (2nd Floor)

RENTS

- Suite 2 - \$2,208/Month NNN
- Suite 2B - \$1,460/Month NNN
- Suite 104-C - \$4,535/Month Gross
- Suite 206 - \$1,665/Month Gross
- Suite 205 - \$1,520/Month Gross

First Floor – NNN Leases

Second Floor - True Full Service

(Includes security, janitorial, utilities, HVAC, maintenance. Tenant pays for phone/internet only)

Suite 206 is off main elevator lobby. Suite 205 has a private breakroom. Suite 104C shares hallways and breakroom with other private offices on first floor.

- Professionally decorated common areas
- Spaces finished out using high-quality Class A building standard finishes
- Professional Mgmt
- All Suites have Exterior Views
- Access Control with Alarm
- Elevator to Second Floor

CONTACT:

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Other Tenants at Dogwood Crossing

Ninja Bar & Grill, El Porton Mexican Restaurant, Diamond Pools, Westrock Wine & Spirits, McGaha Law Firm, Compass Family Counseling, Dentist Metrics, Ideal Health NOW, Indulge Nail Spa, Silks A Bloom, Dextera Business Consulting, Ricky O'Brien-LPL Financial, Baby Views 3D, AR Reproductive Therapy, Peters & Associates Engineers, Donnell Insurance, and Jack Chami CPAs



Main Office Entry

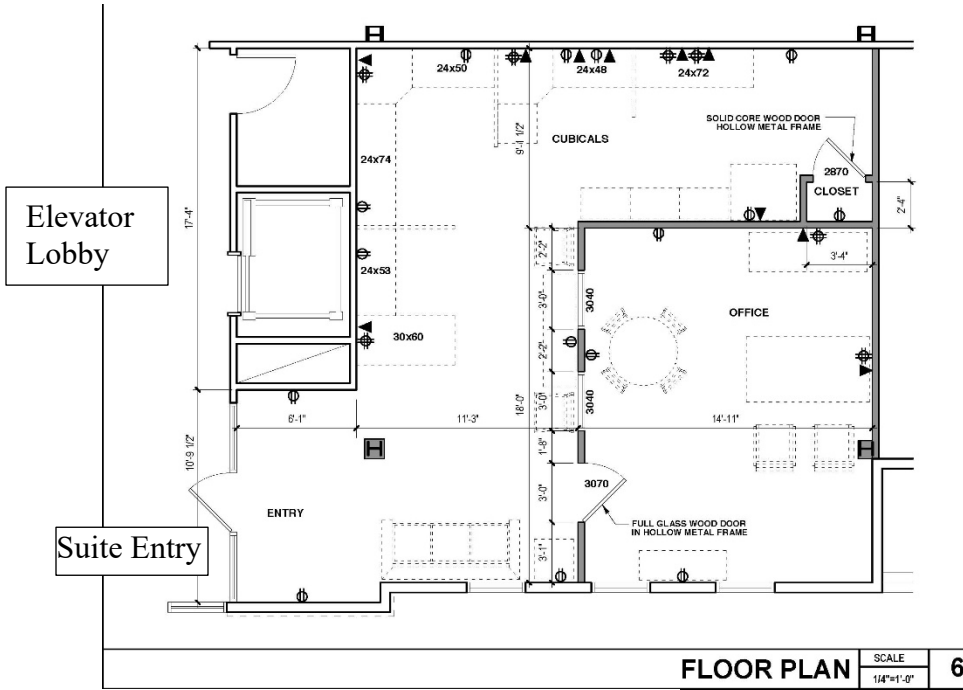


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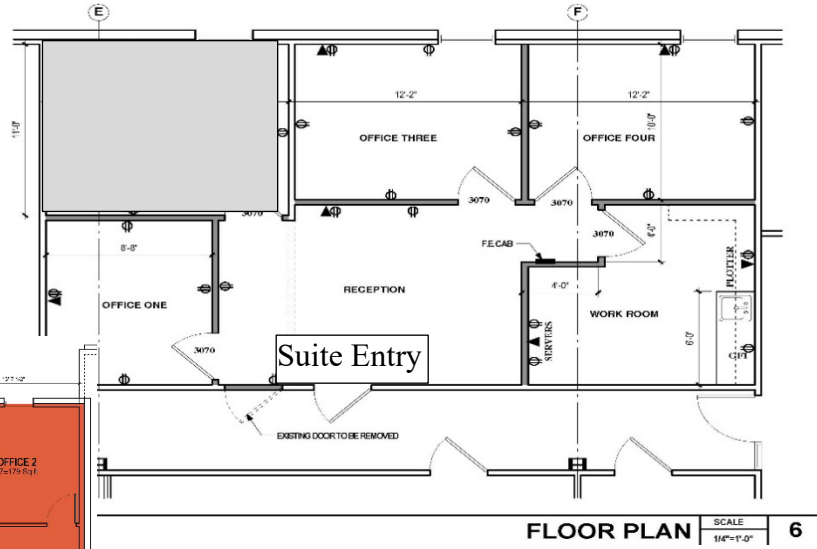
The Owners of this property are all licensed real estate brokers.

FLOOR PLANS

Office - Suite 206

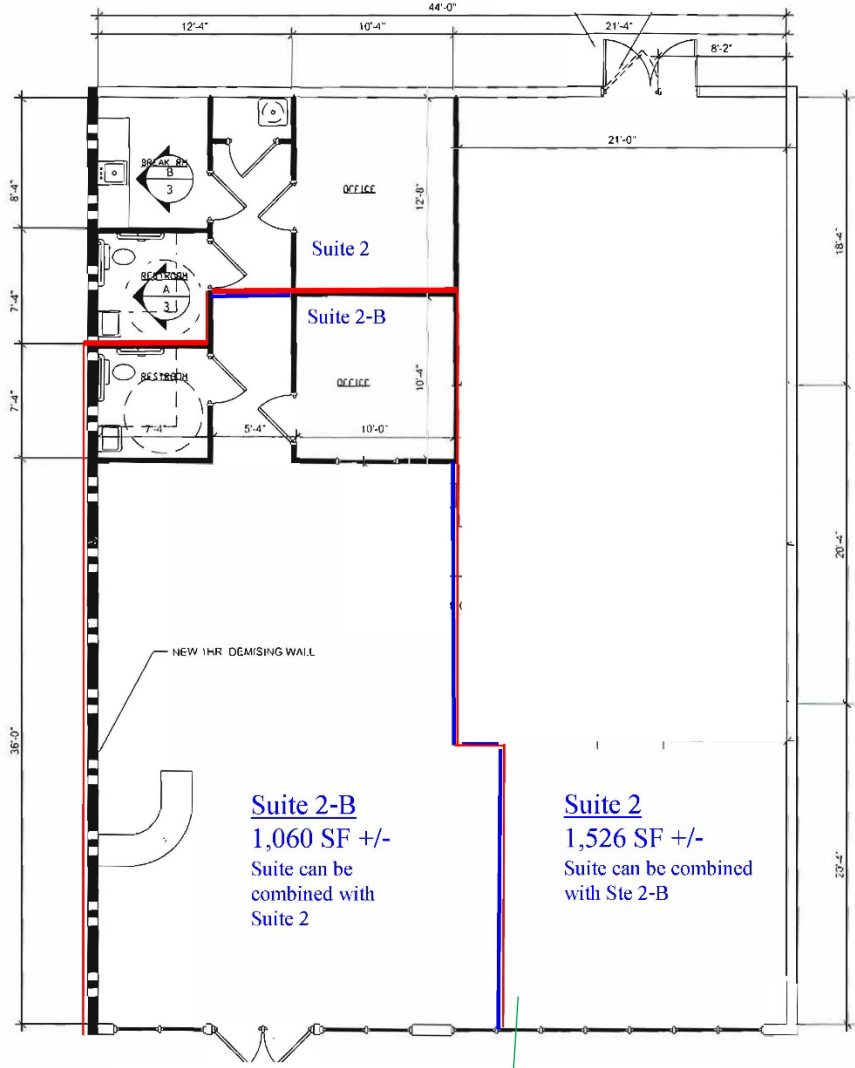


Office - Suite 205

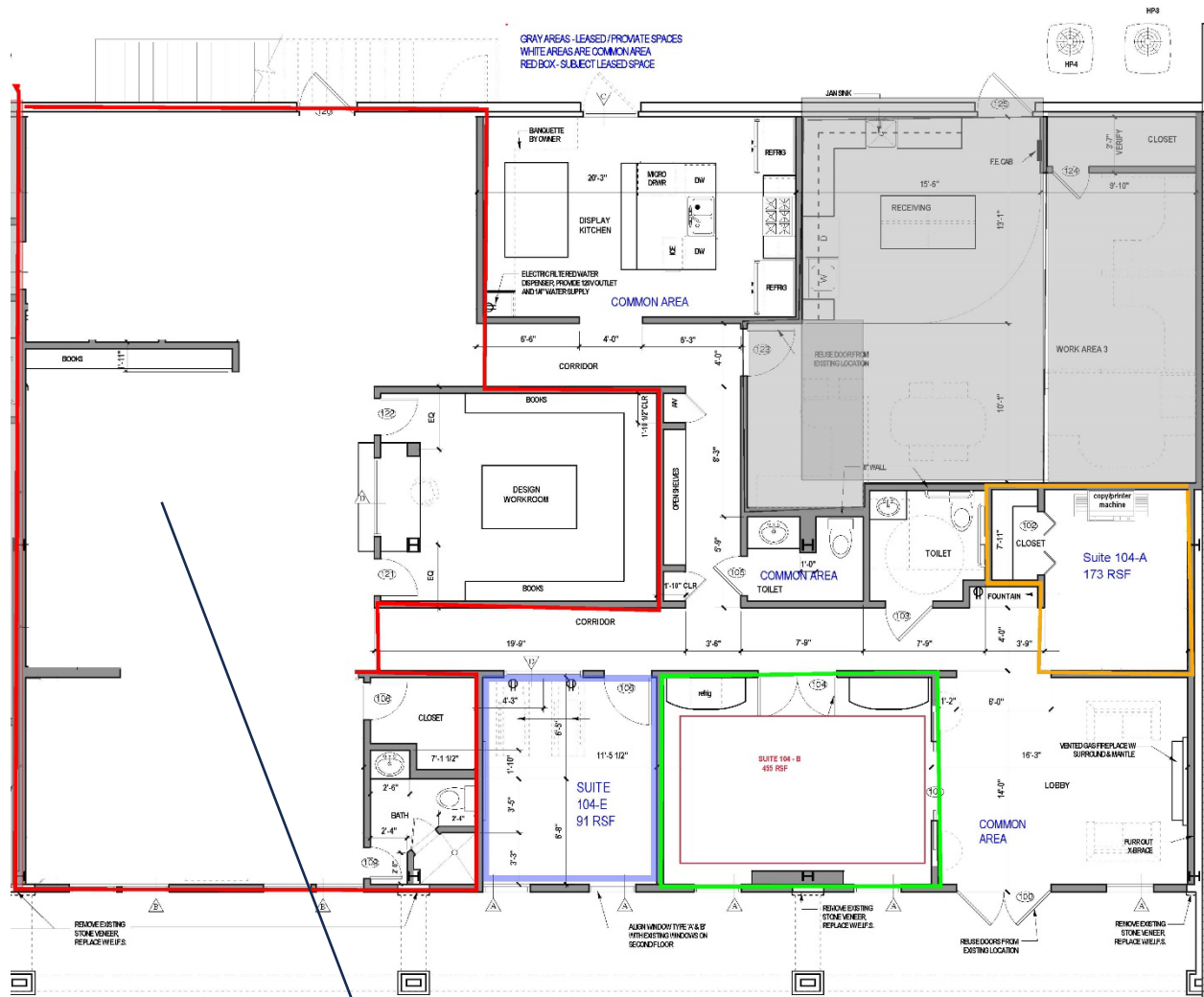


Suite 209A
Office 2

Suite 2 & 2B – Retail/Storefront Office



Suite 104-C (Modified Gross Retail or Office)



Suite 104-C
 2177 SF
 (can be made smaller)