

MEDICAL OFFICES/LAB BUILDING FOR SALE NORTHSHORE BUSINESS PARK – NORTH LITTLE ROCK

4850 NORTHSHORE LN, N. LITTLE ROCK, AR 72118

+/- 14,774 SF - Ideal for Single Tenant or Multi-Tenant Investment, or
Owner - User Occupancy

OFFERED AT: \$3,500,000 (\$237/SF)

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PROPERTY HIGHLIGHTS

- Building Size : +/- 14,774 SF
- Zoning : C-3 Commercial
- Lot Size : +/- 1.21 Acres
- Built-Out As : Medical & Lab Facility
- Finished Ceiling Height : From 9' to 10'
- Ceiling Finish : 2' x 2' acoustical lay in ceiling tiles
- Utilities : Entergy | Summit | Central Ark Water | AT&T
- Parking : 39+ Surface Parking Spaces
- Emergency Back-Up Generator : Property is equipped with an emergency back-up generator designed to provide power during utility outages, helping support business continuity and minimizing operational disruptions.
- Replacement Cost : The asking price is significantly below replacement cost and further positions the property as a sound purchase opportunity.
- Location : Northshore Business Park

Contact Broker for
Financial Information and Private Tours



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This exceptional +/- 14,774 SF commercial building offers a rare opportunity to acquire a modern medical, laboratory, or professional office facility in North Little Rock's premier Northshore Business Park. Built with high-end clinical infrastructure, the property is ideal for medical users, laboratory operations, corporate headquarters, or investors seeking a quality commercial asset.

The building's modular design and two points of entry provide flexibility for a single owner-user or the ability to subdivide into multiple professional suites. Its existing laboratory improvements significantly reduce the cost and time required for specialized occupancy while remaining adaptable for a wide variety of professional uses.



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LOCATION 4850 NORTHSORE LN, N. LITTLE ROCK, AR 72118

Located in the Northshore Business Park, this property sits within one of Central Arkansas' most strategic **professional** and **medical business corridors**. The Northshore area is home to a growing collection of corporate headquarters, healthcare facilities, and research centers, **attracting a high-caliber workforce** and **strong professional traffic** from across the region.

The property's versatile footprint makes it an excellent opportunity for medical practitioners, laboratory operators, or corporate firms seeking an **exceptional ownership opportunity** for medical practices, laboratory operators, healthcare providers, corporate headquarters, or investors. The building benefits from **immediate access to I-430 and I-40**, connecting the site to Little Rock and the surrounding areas in a matter of minutes.

This prime location, combined with a modern 2017 construction, offers long-term value through its strategic location, quality construction, and highly adaptable floor plan, making it an outstanding acquisition opportunity.



CLOSE BY

- Northshore Golf Range
- Arkansas River Trail
- Big Dam Bridge
- Neurological Surgery Associates
- Crystal Hill Elementary
- Burns Park
- I-430
- I-40

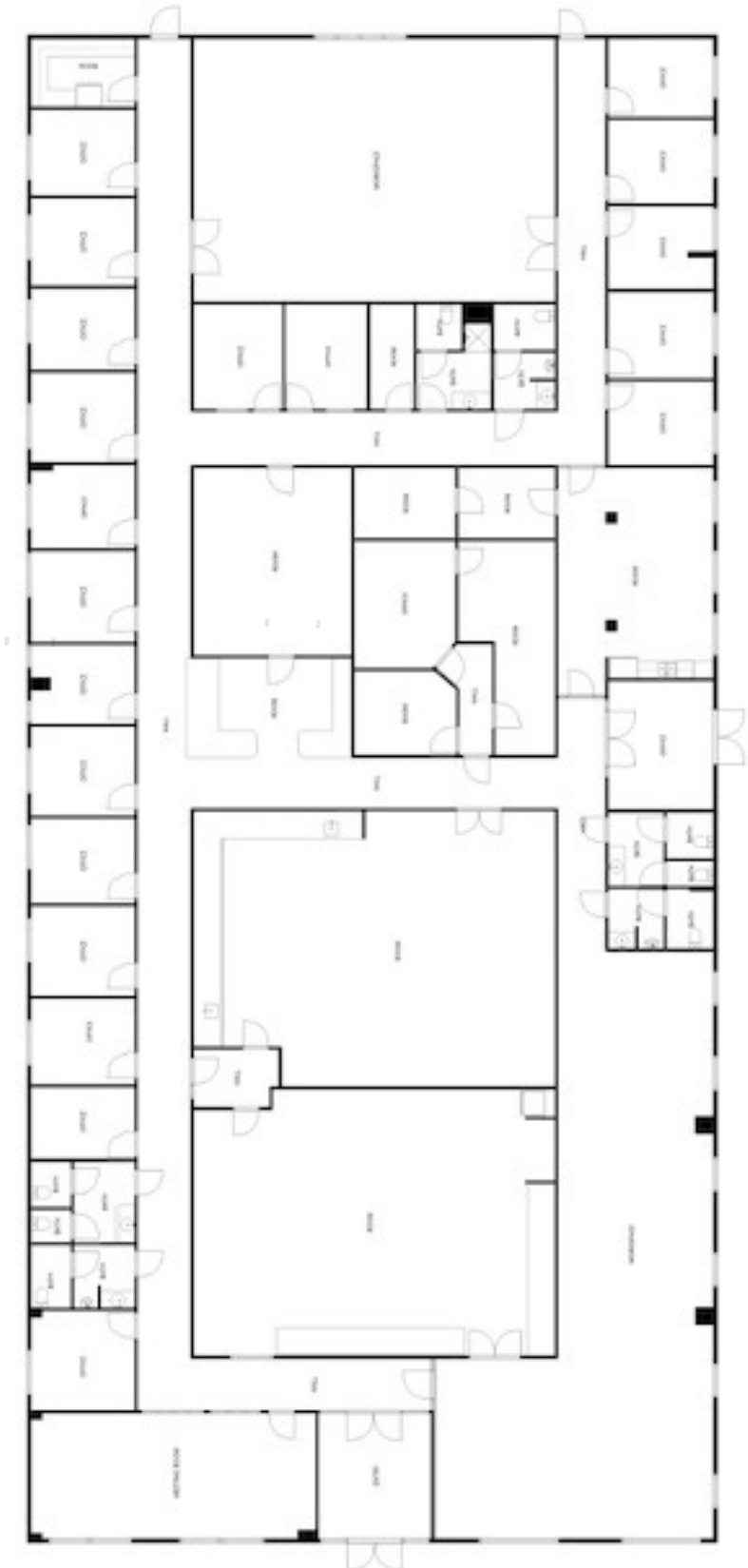
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FLOOR PLAN

4850 NORTSHORE LN.
N. LITTLE ROCK, AR 72118

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FLOOR PLAN PROVIDED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARENTEED