

CONWAY, ARKANSAS
2425 DAVE WARD DRIVE - DANIEL BUILDING

Medical Office Space For Lease In Conway Regional Medical Park Daniel Building



OFFERING SUMMARY

Lease Rate:	\$7,600.00 per month (MG)
Building Size:	9,014 SF
Available SF:	4,645 SF
Lot Size:	1.15 Acres
Year Built:	2000
Renovated:	2018
Zoning:	O-1
Market:	Central Arkansas
Submarket:	Conway, Arkansas
Traffic Count:	35,000

PROPERTY OVERVIEW

Located in one of the six office buildings in Conway Regional Medical Office Park, this space is set in a campus style setting. Pharmacy, largest family practice clinic in Conway, and 6 specialty clinics are located in Conway Regional Medical Park.

PROPERTY HIGHLIGHTS

- Easy Access to both Conway Regional Medical Center & Baptist Health
- Pharmacy & 6 specialty clinics located in Conway Regional Medical Park
- Banister-Lieblong Clinic, Conway's largest family practice clinic is in CRMP
- Across the street from University of Central Arkansas
- Dave Ward Drive is Conway's main east-west connector

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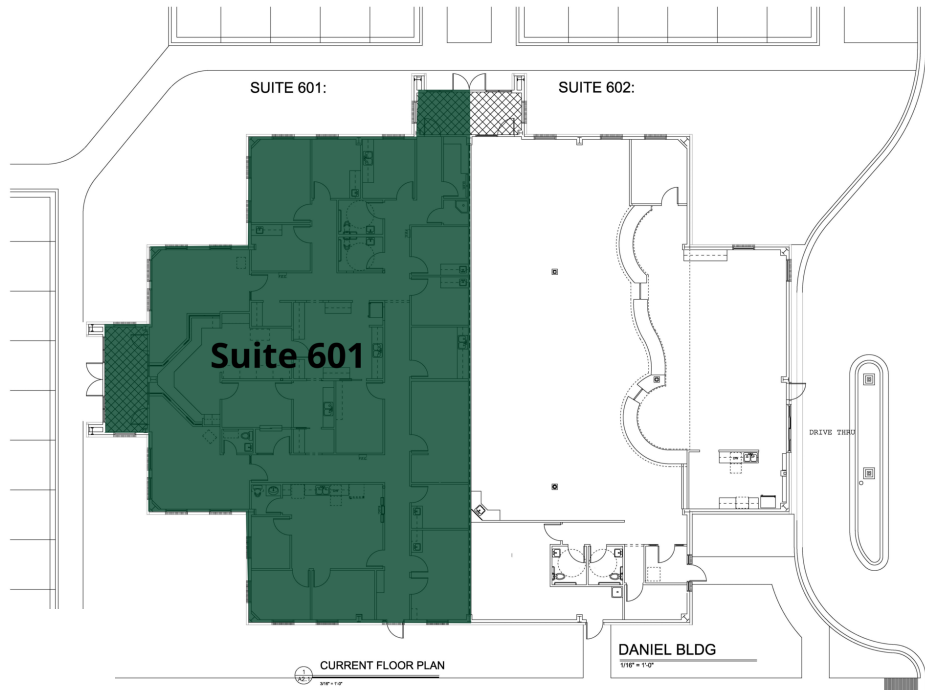
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LEGEND

Available

LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	4,645 SF	Lease Rate:	\$7,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 601	Available	4,645 SF	Modified Gross	\$7,600 per month	-

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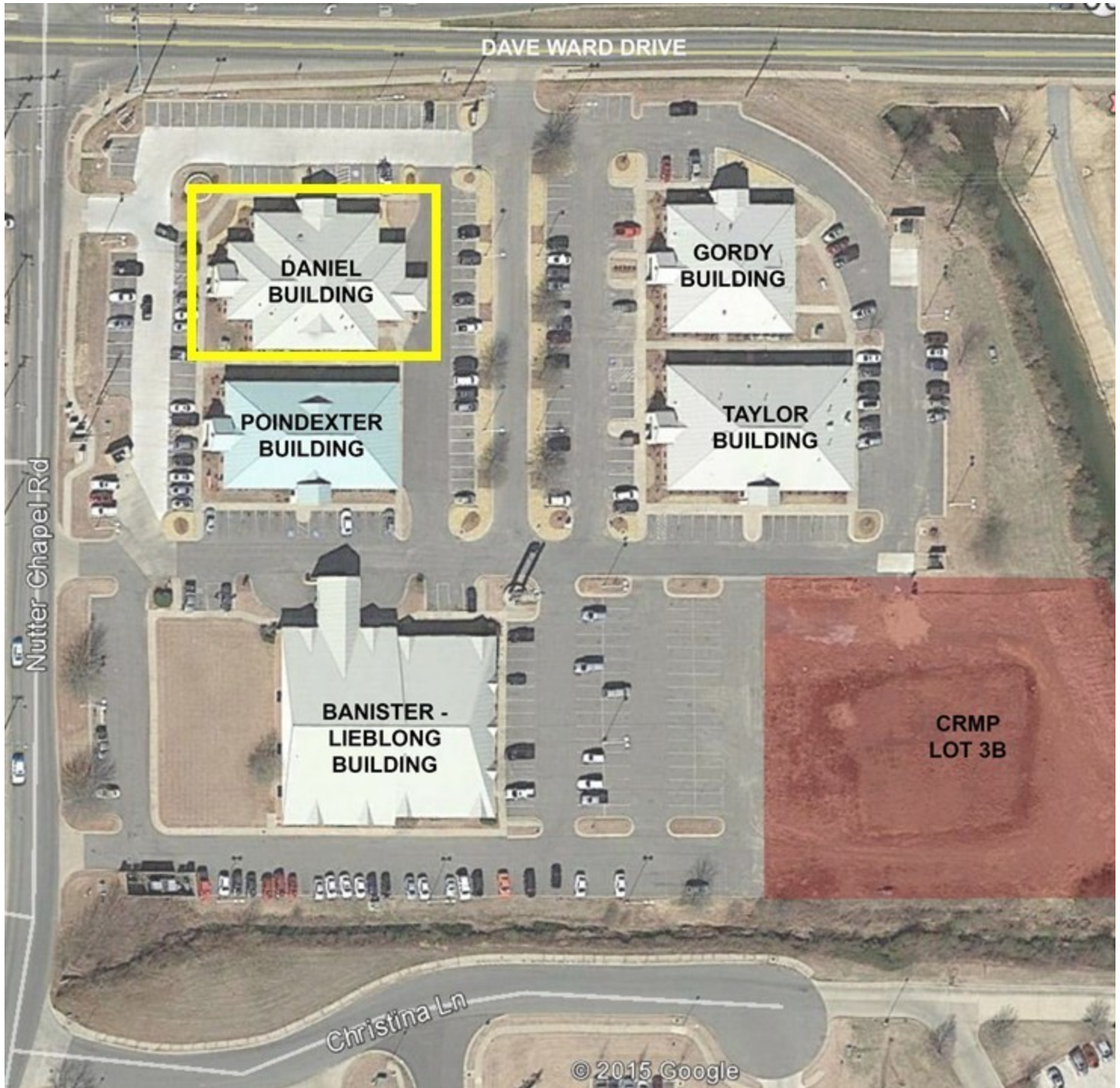
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Gordy & Taylor Buildings Conway Regional Medical Park



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Poindexter & Daniel Buildings Conway Regional Medical Park



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Banister-Lieblong Clinic Conway Regional Medical Park



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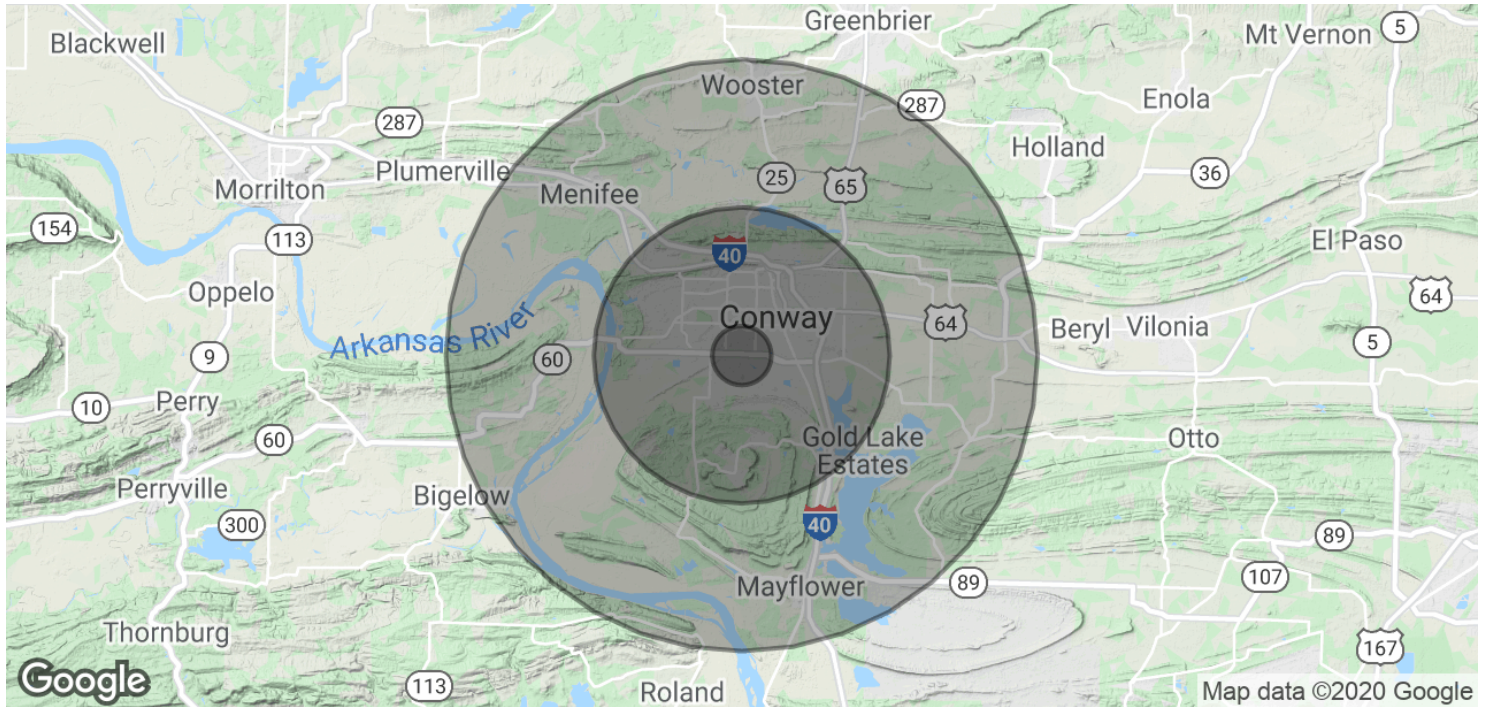
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,966	65,981	97,509
Average age	21.7	28.0	30.8
Average age (Male)	21.3	27.3	29.9
Average age (Female)	22.2	28.8	31.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,439	24,777	36,899
# of persons per HH	3.5	2.7	2.6
Average HH income	\$61,033	\$58,541	\$59,417
Average house value	\$116,908	\$130,499	\$126,218

* Demographic data derived from 2010 US Census

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