



COMMERCIAL & INVESTMENT DIVISION

# For Sale / Lease

## Medical Office Suite



### 9601 Baptist Health Drive, Ste. 960 | Little Rock, AR 72205

#### OFFERING SUMMARY

<b>Sale Price:</b>	\$249,900
<b>Price / SF:</b>	\$160.19
<b>Suite 960:</b>	1,560 SF +/-
<b>Lease Rate:</b>	\$25.00 SF/yr (Full Service)

#### PROPERTY HIGHLIGHTS

- Medical office condo in Baptist Medical Towers I in the heart of Central Arkansas medical district and within 5 miles of 5 major hospitals.
- Class "A" office building with Baptist Health Reputation
- Medical office space has bath with private shower
- Prominent on-campus location with direct access and visibility to I-630.
- Covered drop off and pick up as well as covered parking
- Competitive lease rates
- Tenant improvement allowance negotiable
- Professional on-site management and maintenance

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2280

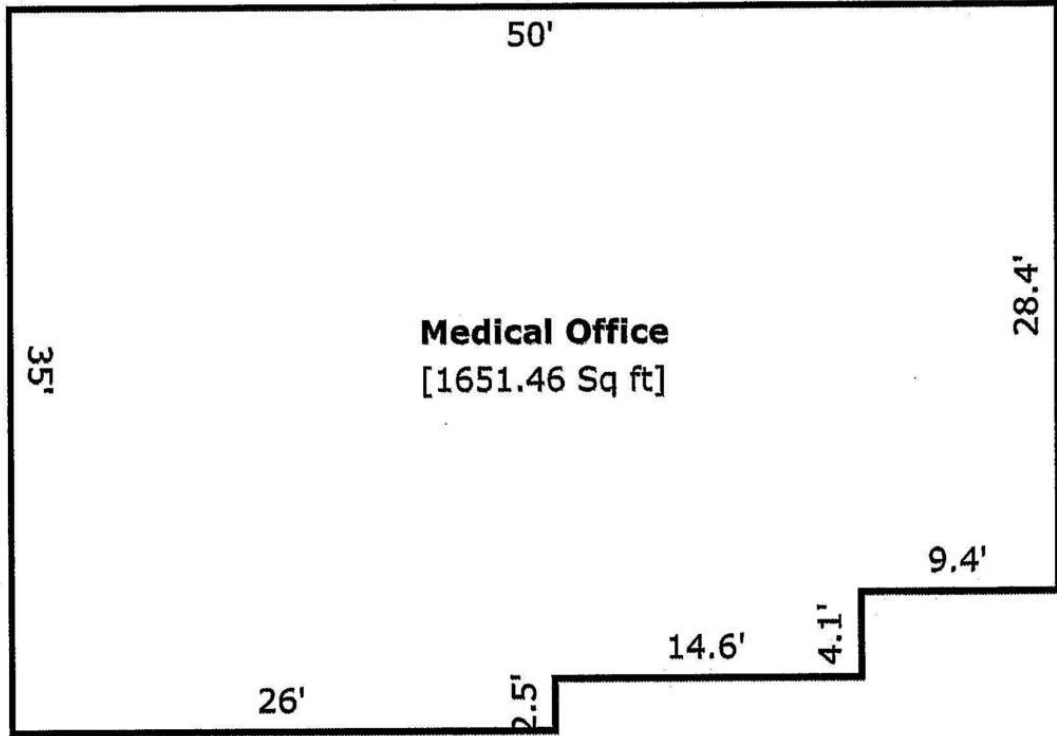
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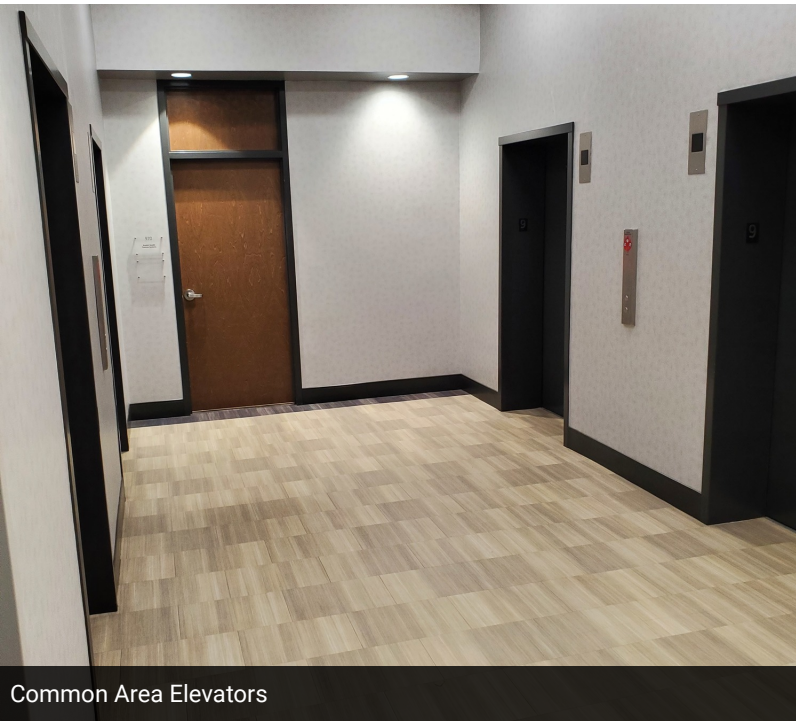
# Property Photos



Baptist Tower 1



Lobby Store / Pharmacy



Common Area Elevators



Suite 960 Reception

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DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,051	3,779	8,838
Total Population	2,332	7,454	16,735
Average HH Income	\$31,803	\$41,393	\$49,119

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