

# OFFICE or 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

### SPACE AVAILABLE

- **Suite 104-C – 2177 Rentable SF**  
(1st Floor / Gross Lease - with shared kitchen, waiting, restrooms)

### RENTS

- **Suite 104-C – \$4,535 per month**  
including utilities, HVAC maintenance, and janitorial!
- Professional Mgmt
- Security Cameras on Buildings
- Plentiful Parking
- Large monument sign on Cantrell for retail tenants
- High traffic area – The Ranch/Cantrell Rd has 31,000-36,000 cars per day

### CONTACT:

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### Other Tenants at Dogwood Crossing

Ninja Bar & Grill, El Porton Mexican Rest., Diamond Pools, Westrock Wine & Spirits, McGaha Law Firm, Compass Family Counseling, Dentist Metrics, Ideal Health NOW, Indulge Nail Spa, Dextera Business Consulting, Ricky O'Brien-LPL Financial, Baby Views 3D, AR Reproductive Therapy, Peters & Assoc Engineers, Donnell Insur, Jack Chami CPAs, Ever Thine Home Intl, Mamies Poppy Plates



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