

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

SPACE AVAILABLE

- Suite 2/B – 1,060 SF
(1st Floor)
- Suite 4 – 1,160 SF
(1st Floor)
- Suite 104-C – 2177 Rentable SF
(1st Floor / Gross Lease - with shared kitchen, waiting, restrooms)

RENTS

Suite 2B - \$1,595/Month NNN

Ste 4 - \$1,600/Month NNN

Triple Net Charges are \$4.30/SF per Year
and **INCLUDE** water, sewer and trash

Suite 104-C - \$3,535/Month **Gross**
(Utilities, janitorial,
HVAC Maint **included!**)

- 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:

Jill Bryant, Principal Broker

West Group Real Estate LLC
5507 Ranch Drive #201 Little Rock

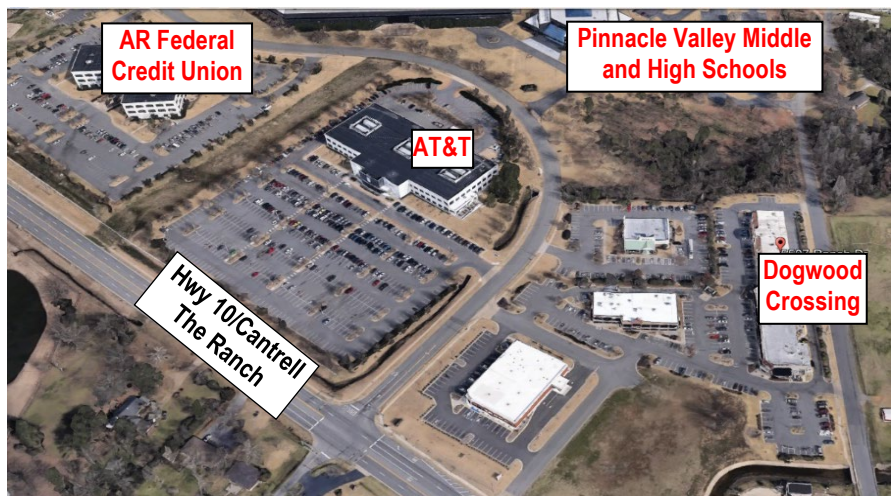
(501) 868-9790 Office Ext 113

(501) 604-4551 Text

Jill@WestGroupLLC.com

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



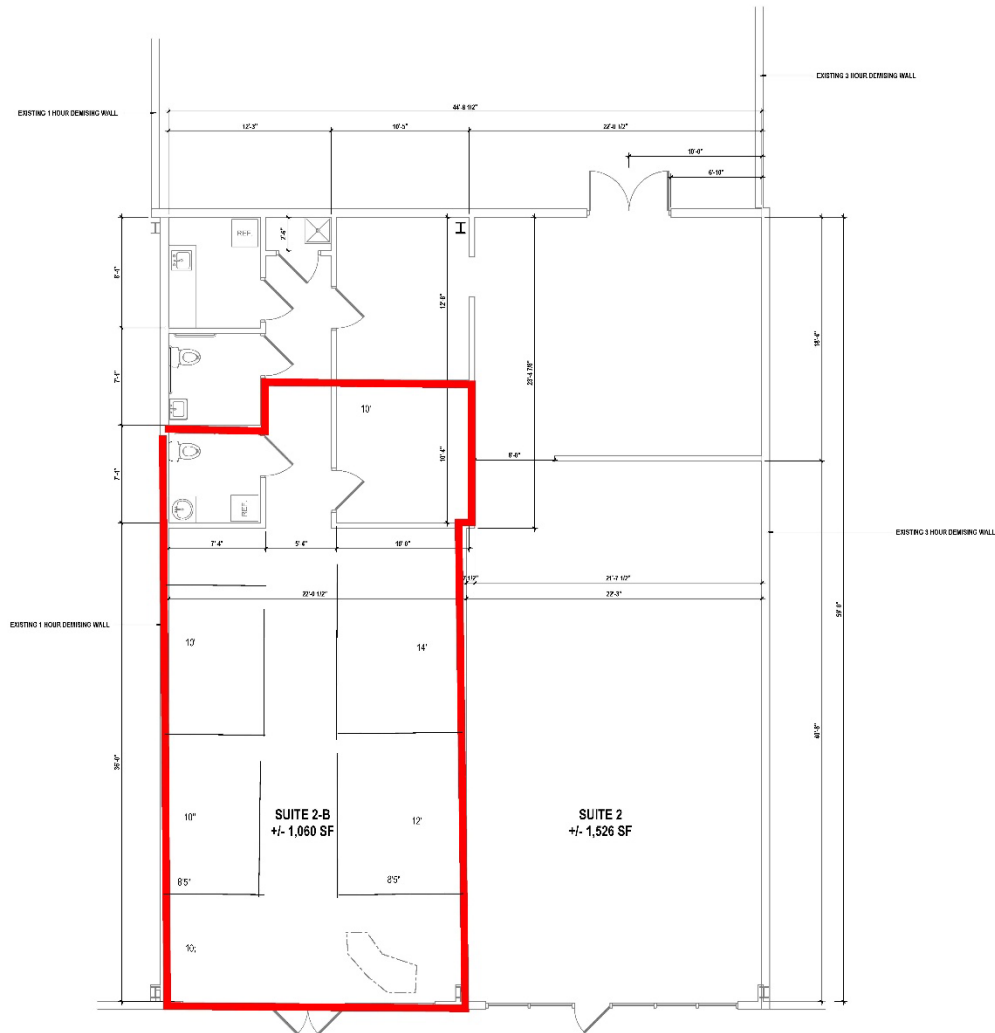
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Suite 104-C (Modified Gross Retail or Office)



Suite 2B

Triple Net Lease



EXISTING FLOOR PLAN - SUITES 2 & 2B

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN
8 COCHROME BLVD., 2ND FL., SUITE 210
LITTLE ROCK, AR 72696
P. 501.224.1140
WWW.WILLIAMSDEAN.COM

SUITES 2 & 2B AT
DOGWOOD CROSSING
1931 GERRARD BLVD.
LITTLE ROCK, AR 72111

:STAMP

EXISTING DRAWING

SHEET 1 OF 1
ARCHITECTURAL FLOOR
PLAN

NO.	DESCRIPTION	DATE

27 FEB 2025 :ISSUE DATE

25-008 :PROJECT NUMBER

:SHEET NUMBER

A200

Ste 4
Triple Net Lease

