



2745 Albert Pike Road

2745 Albert Pike Rd, Hot Springs, AR 71913

Tom Whitehead

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2745 Albert Pike Road

\$15.00 - \$17.00 /SF/Yr

This property, built in 2017, is a prime new retail location with national anchor tenant. Lease space has a beautiful view of Lake Hamilton. Boat dock located behind the building. 1,500SF in basic vanilla build out, 3,000 Grey Shell ready to be customized to your business needs. Perfect space for office/ medical, or small retail.

Off Albert Pike Road in Hot Springs, AR.

- Optimal build-out opportunity, with beautiful view of Lake Hamilton
- TIA negotiable

Rental Rate: \$15.00 - \$17.00 /SF/Yr

Property Type: Retail/office

Property Sub-type: Storefront Retail/Office

Gross Leasable Area: 4,500 SF

Year Built: 2017

Walk Score ®: 22 (Car-Dependent)

Taxes: \$1.25 USD/SF/YR

Operating Expenses: \$1.25 USD/SF/YR

Rental Rate Mo: \$2.50 USD/SF/YR



1st Floor Ste A & B

Space Available	3,000 SF
Rental Rate	\$15.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Special Move in incentive; Owner is offering \$4 SF buildout on Grey Shell

1

1st Floor Ste C

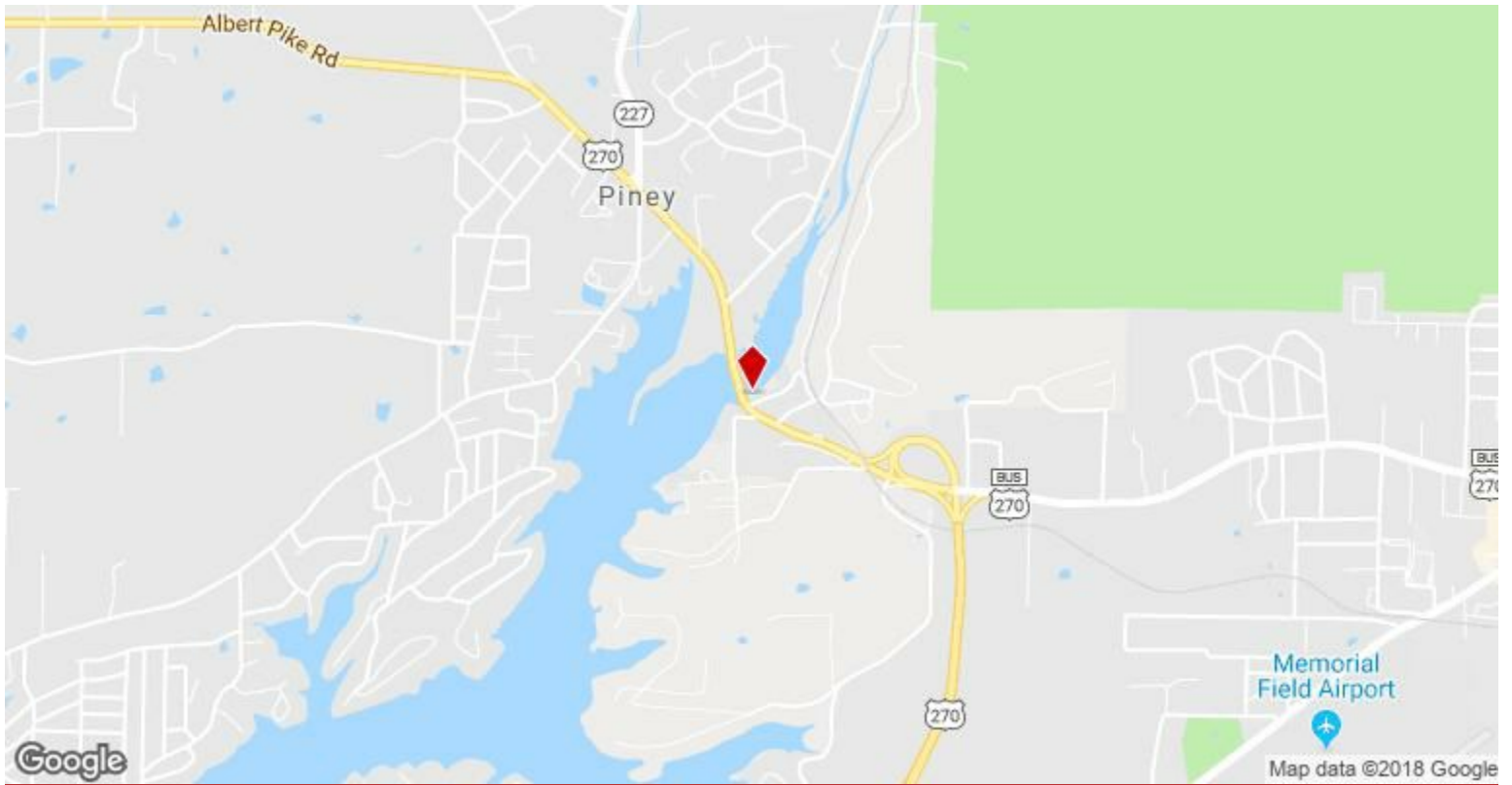
Space Available	1,500 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	Relet
Space Use	Office/Retail
Lease Term	2 Years

Newly Vanilla build out, open floor plan, with own bathroom. \$17.00 SF first two year graduated lease.

2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Domino's Pizzas	-	



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Property Photos



back of building with doc and water showing



inside grey box

Property Photos



view of lake

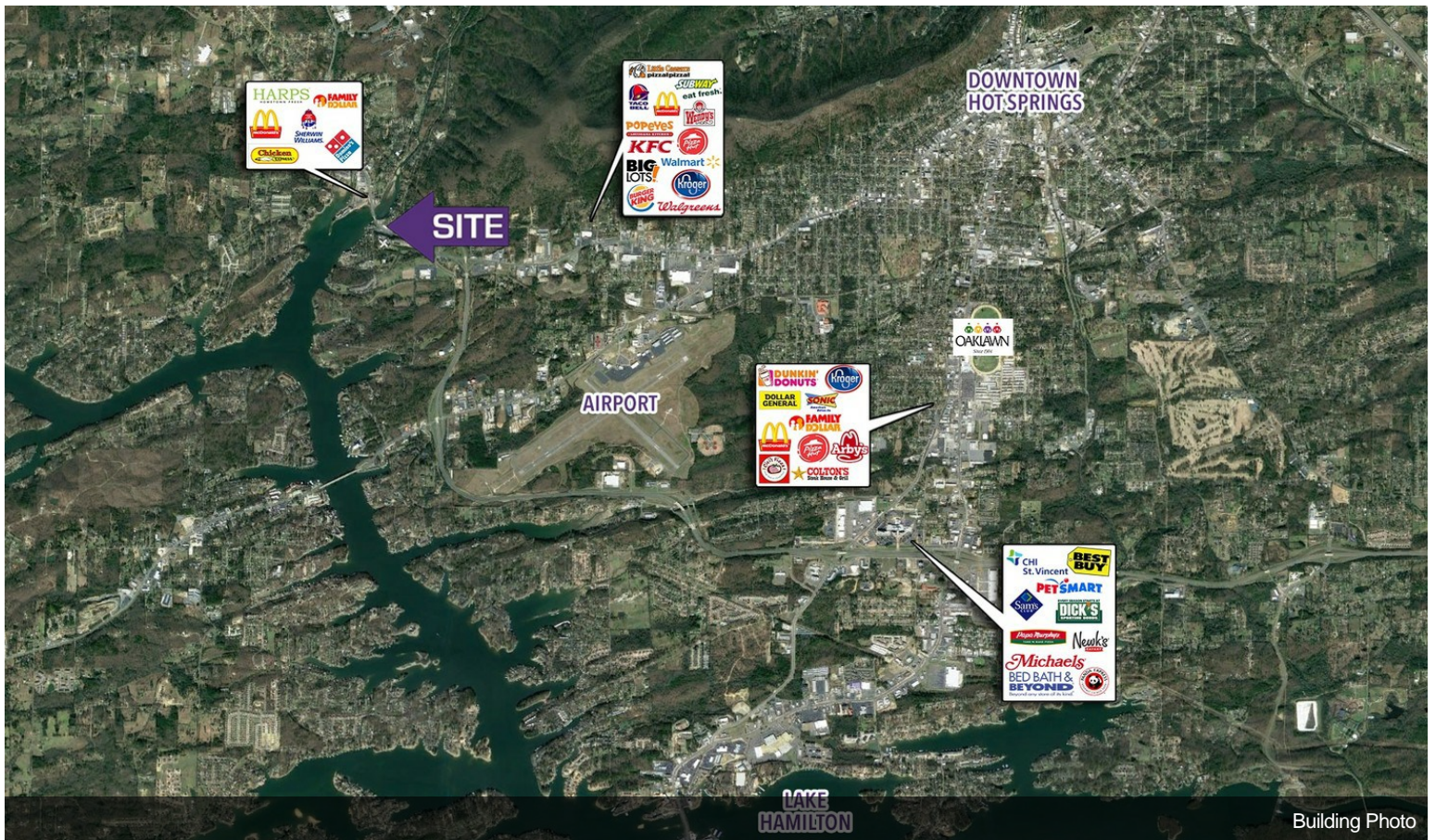


Primary Photo

Property Photos



outside sign



Building Photo