# **MEDICAL SPACE FOR LEASE** 3025 Fountain Drive Conway, Arkansas 72034

### Clint Bailey Associate Director 501.358.8280 cbailey@newmarkmtp.com



## 3025 FOUNTAIN DR.

#### **AVAILABLE**

Lease Rate: \$6,800/month

Lease Type: Modified Gross

Available SF: 4,392 SF

Total Building Size: 8,539 SF

Year Built: 2007

#### **COMMENTS**

- Located in a cluster of medical businesses consisting of Conway Regional Imaging Center, Conway Orthopedic and Sports, Central Arkansas Pediatrics, St. Vincent Family Medicine, and Arkansas Eye Care
- Located within close proximity to shopping, dining, and professional services
- 2<sup>nd</sup> Generation medical office space consisting of a reception/waiting area, 2 lab areas, break room, 5 offices, 8 exam rooms with sinks, 1 oversized exam room, nurse station, and multiple restrooms
- Optimal location under 1 mile from Conway Regional Hospital and under 5 miles from Baptist Hospital



Demographics	1 Mile	3 Mile	5 Mile
Population	9,090	59,247	70,420
Total HH	3,571	23,468	27,822
Total HH Income	\$85,334	\$63,698	\$65,737



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# **LOCATION MAP**





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Newmark Moses Tucker Partners represents the tenant/sublandlord of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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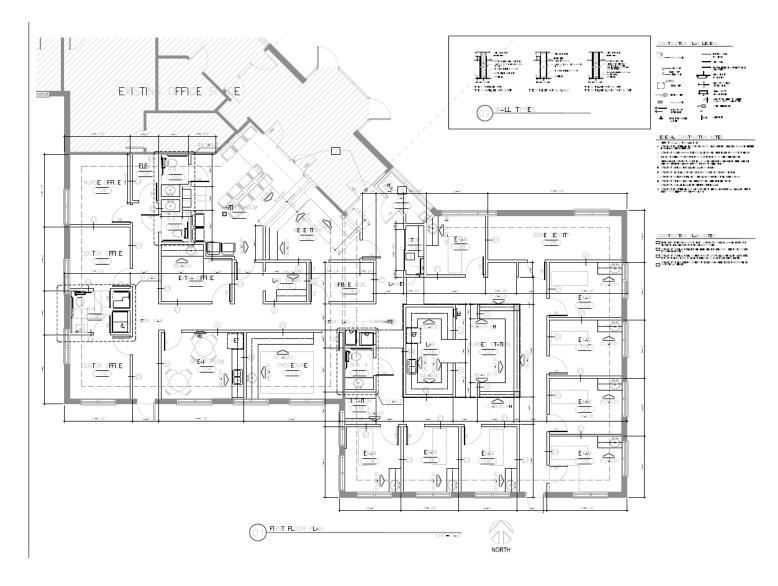


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## **3025 FOUNTAIN DR.**

#### **FLOOR PLAN**





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