

SHERWOOD, ARKANSAS

OFFICE BUILDING FOR SALE OR LEASE

7600 HIGHWAY 107



OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$230 - \$350 per month (Modified Gross)
Space Available:	±175 - 750 SF
Building Size:	± 4,777 SF
Year Built:	1985
Market:	Central
Sub Market:	Sherwood

LOCATION OVERVIEW

The Shields Professional Building is located on Highway 107 (also called JFK Boulevard) near the North Hills Boulevard intersection. With views on the North Hills Golf Course, this charming building offers professional offices and suites with abundant front-door parking.

PROPERTY HIGHLIGHTS

- Investment Property
- Located near the North Hills Boulevard intersection
- Abundant front-door parking



Newmark

Moses Tucker Partners

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Newmark Moses Tucker Partners represents the owner 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. Independently owned and operated

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LEASE TYPE | MG

TOTAL SPACE | 175 - 250 SF

LEASE TERM | Negotiable

LEASE RATE | \$230.00 - \$350.00 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A3	Available	250 SF	Modified Gross	\$350 per month
C1	Available	225 SF	Modified Gross	\$315 per month
C2	Available	250 SF	Modified Gross	\$350 per month
C3	Available	175 SF	Modified Gross	\$230 per month



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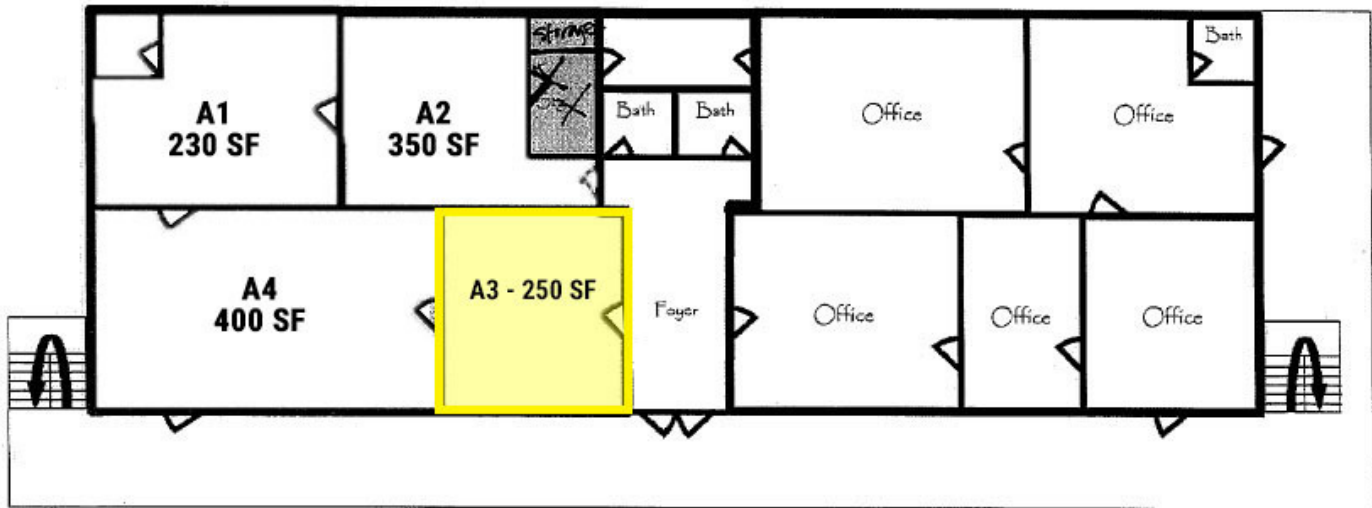
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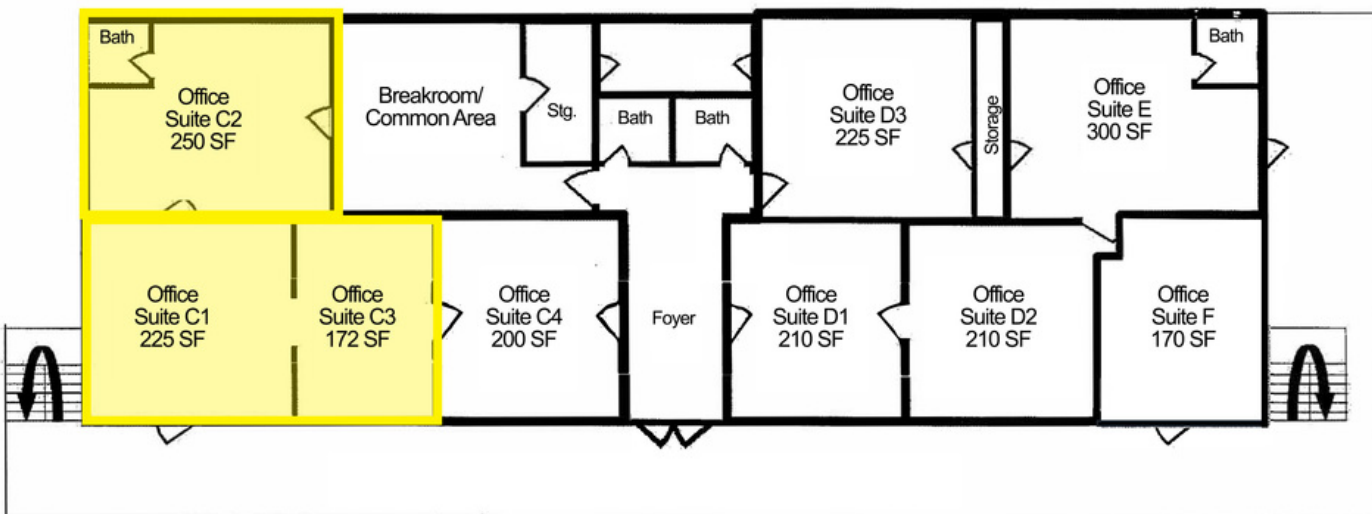
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First Floor



Second Floor


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OFFICE BUILDING FOR SALE OR LEASE 7600 HIGHWAY 107



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