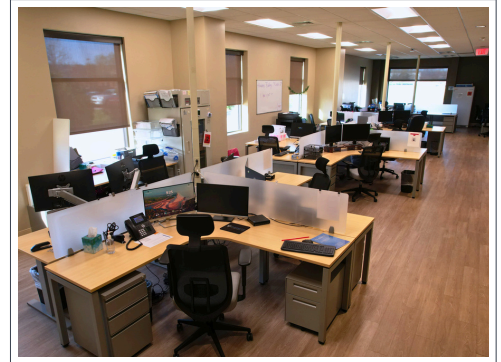


MEDICAL OFFICES/LAB SPACE FOR LEASE NORTHSHORE BUSINESS PARK – NORTH LITTLE ROCK

4850 NORTHSHORE LN, NORTH LITTLE ROCK, AR 72118



This 14,774 SF commercial space is located in the premier Northshore Business Park of North Little Rock, one of Central Arkansas' up and coming professional areas. With its modular design and two points of entry, the building offers exceptional flexibility for a single corporate user or **can be divided into multiple private leases** to accommodate several smaller professional suites. The existing high-end infrastructure, currently utilized as a clinical laboratory, provides a robust foundation that can be **seamlessly reoutfitted** for a wide variety of business needs, including medical, tech-flex, or traditional professional office space.

Features:

- 14,774 SF Multi-Use Building
- Adaptable Infrastructure Ready for Custom Tenant Reoutfitting
- Dedicated Surface Parking Lot with 39+ Spaces
- Excellent Visibility and Easy Access to Interstate 430 & Interstate 40

LEASE RATE: \$19.75 / SF NNN



GEORGE PETROV

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION



Located in the Northshore Business Park, this property sits within one of Central Arkansas' most strategic **professional** and **medical business corridors**. The Northshore area is home to a growing collection of corporate headquarters, healthcare facilities, and research centers, **attracting a high-caliber workforce** and **strong professional traffic** from across the region.

The property's versatile footprint makes it an excellent opportunity for medical practitioners, laboratory operators, or corporate firms seeking a **customizable environment**. The building benefits from **immediate access to I-430 and I-40**, connecting the site to Little Rock and the surrounding areas in a matter of minutes.

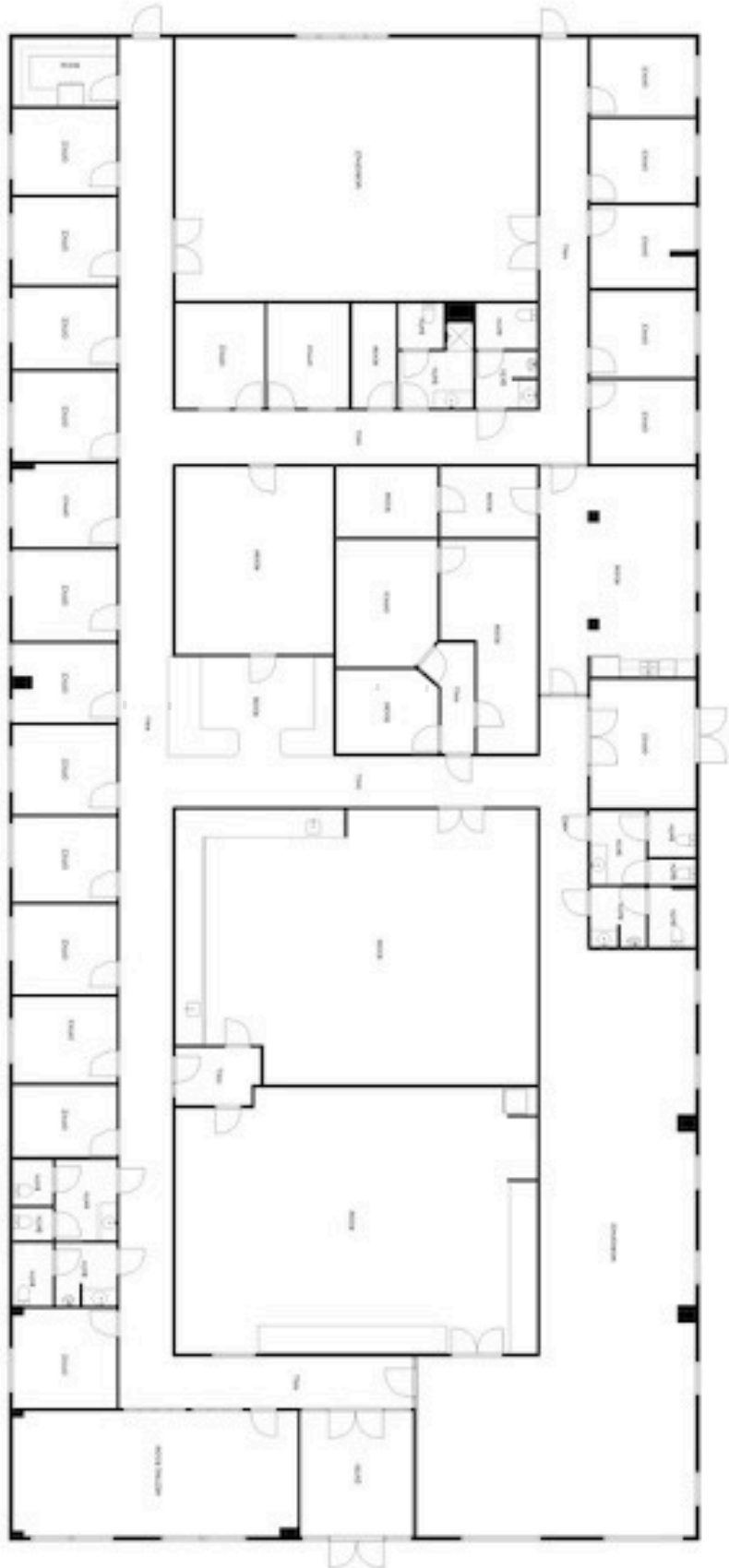
This prime location, combined with a modern 2017 construction, provides **strong visibility** and long-term viability for any business operating in this premier business park.



CLOSE BY

- Northshore Golf Range
- Arkansas River Trail
- Big Dam Bridge
- Neurological Surgery Associates
- Crystal Hill Elementary
- Burns Park
- I-430
- I-40

FLOOR PLAN



FLOOR PLAN PROVIDED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARENTEED