

Office/School Facility

100% Leased Investment Sale

21 Corporate Hill Drive
Little Rock, AR 72205
www.cbre.com/littlerock

Property Information

- + 18,796± SF Total on Two Floors
- + 100% Sprinkled
- + New Roof in 2019
- + Office, Classroom and Conference Interiors
- + 2.21± Acre Lot
- + Great User and Corporate Location with Convenient Access to the I-630/I-430 Interchange
- + Net Lease with Landlord Responsible for Roof & HVAC Replacement
- + June 30, 2027 Lease Expiration
- + (2) 5-Year Options to Renew and Extend at 75 bps Annual Escalations

Sales Price: \$3,800,000

In-Place Rent

Year Ending	NOI
June 30, 2025	\$290,820
June 30, 2026	\$293,001
June 30, 2027	\$295,199



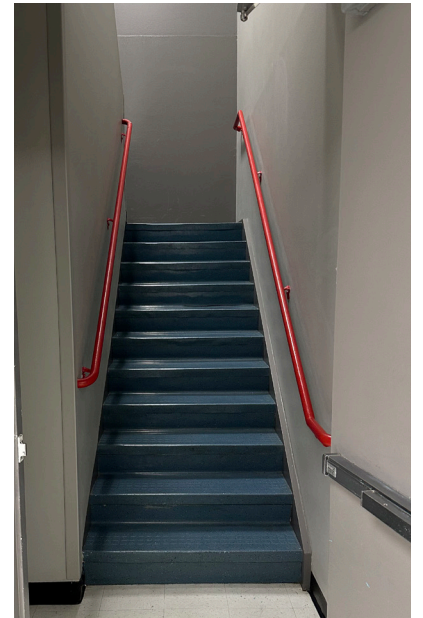
Tenant Overview

LISA Academy Arkansas Hybrid School, located in Little Rock, Arkansas, serves hybrid students in grades K-12. The school consists of one building and three portable buildings (used for storage) totaling 18,796 square feet on 2.21 acres. LISA Academy Arkansas Hybrid School is part of the charter holder Lisa Academy, which has 13 Schools Statewide serving nearly 4,000 students.

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For Sale

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Contact Us

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