



For Lease

Medical Building

Lease Rate Negotiable

601 W Maple Ave. Unit #208

Springdale, Arkansas 72764

Property Highlights

- This is a sublease
- Currently built out as dentist office
- Employee lounge with dedicated restroom and washer/dryer hook-up
- 2 offices one of which has restroom
- 3 exam lanes
- Lab room
- Nurses station
- Spacious lobby
- Covered garage parking

Property Description

This is a sublease. Full service gross lease. Northwest Medical Center - Springdale, accredited by The Joint Commission, is a 222-bed acute care facility serving Northwest Arkansas for more than 50 years. The hospital was the first in Arkansas to offer minimally invasive robotic-assisted surgery at the Northwest Robotic Surgery Institute as well as first in the state to earn national accreditation for adolescent bariatric surgery. From open-heart surgery and neurosurgery to a Chest Pain Center and behavioral health services, Northwest Medical Center-Springdale provides a comprehensive range of services.

OFFERING SUMMARY

Available SF	2,172 SF
Lease Rate	Lease Rate Negotiable
Building Size	153,718 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,903	\$47,849
3 Miles	61,248	\$50,885
5 Miles	95,203	\$56,859

For more information

Roger Reithemeyer CCIM

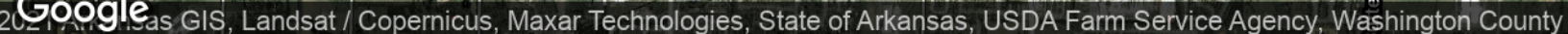
O: 479 899 6840 x17
rreithemeyer@naicapstone.com

Randy L. Crossno CCIM

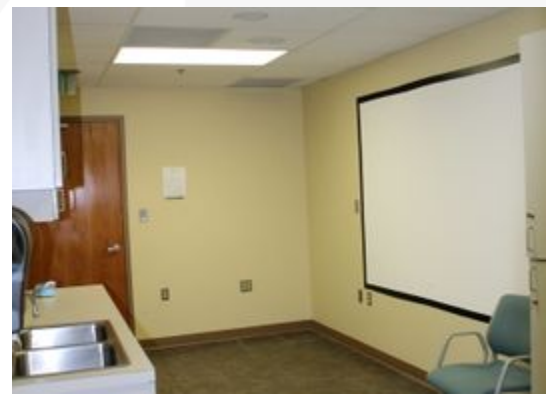
O: 479 899 6840 x11
rcrossno@naicapstone.com

Location Maps

A map of the Springdale, Arkansas area. The NAI logo is placed in the center, over Springdale. The map shows major highways (Interstates 49 and 412, State Routes 12, 16, 264, 303, 412, 612, 62, 74, 127, 23, 295) and surrounding cities/towns including Rogers, Lowell, War Eagle, West Liberty, Clifty, Forum, Huntsville, Elkins, Harris, Fayetteville, Farmington, Savoy, Trident, Gentry, Highfill, Cave Springs, Tontitown, Johnson, Elm Springs, and Larue. The map also shows geographical features like Prairie Creek and various lakes. The map data is attributed to ©2021 Google.



Additional Photos



Additional Photos



Northwest Medical Center - Springdale

Springdale, Arkansas

479-751-5711

NorthwestHealth.com



Hospital Information

- Licensed Beds: 222
- Physicians: 282+

Recognition Awards for Quality

- Accredited by The Joint Commission
- Accredited Chest Pain Center
- Accredited Joint Center

Affiliated Facilities

- Northwest Outpatient Surgery Center; Schmieding Senior Health Center; Northwest Physicians; PremierCare, PPO
- Northwest Arkansas Home Health

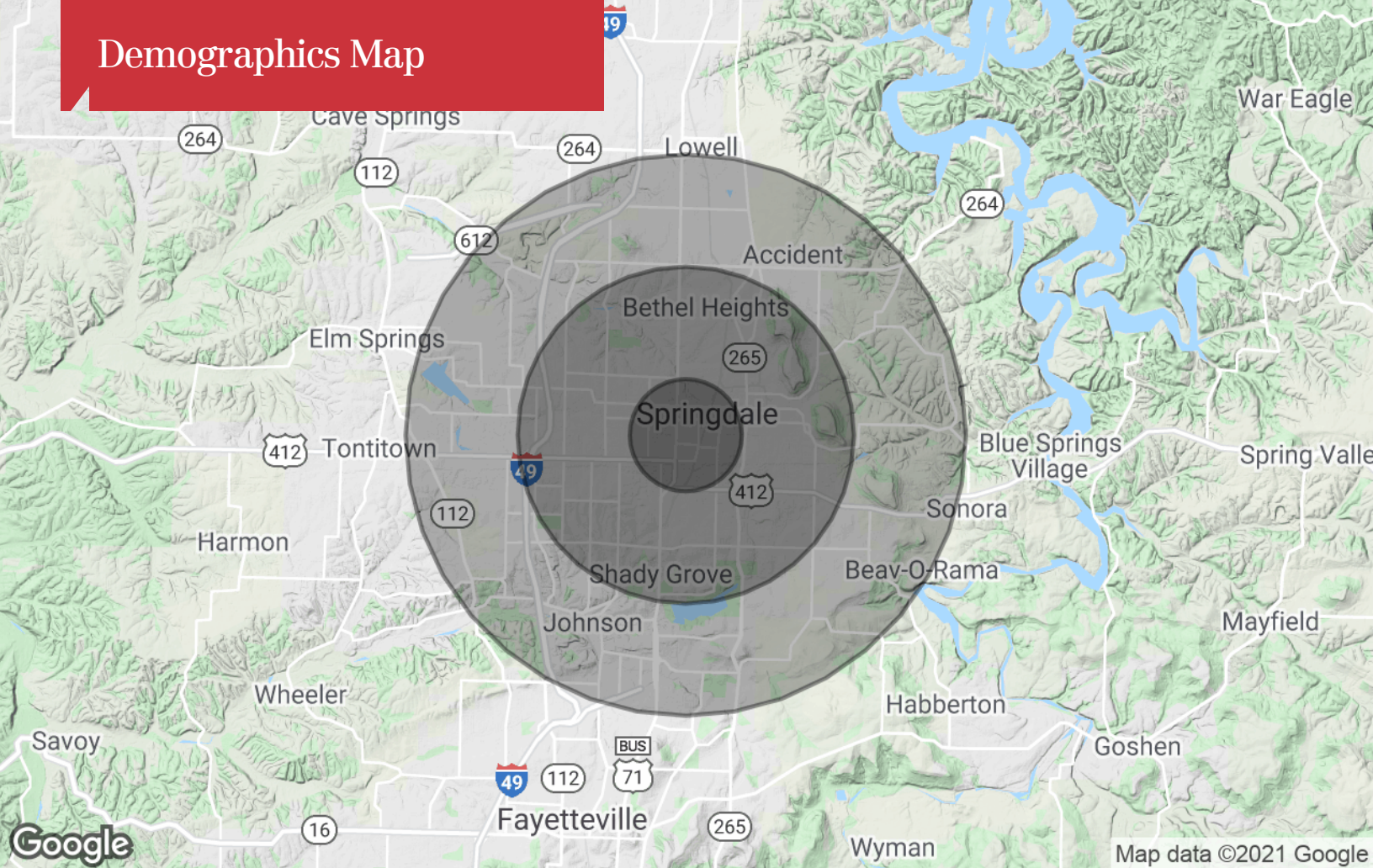
Specialties

- | | |
|-----------------------------------|------------------------------|
| • Anesthesiology | • Oncology |
| • Bariatric (Weight Loss Surgery) | • Open MRI |
| • Cardiology | • Ophthalmology |
| • Cardiovascular Surgery | • Oral/Maxillofacial Surgery |
| • Emergency Medicine | • Orthopedics/Surgery |
| • Endocrinology | • Otolaryngology |
| • Family Practice | • Pain Management |
| • Gastroenterology | • Pediatrics |
| • General Surgery | • Podiatry |
| • Geriatrics | • Psychiatry |
| • Gynecology | • Pulmonology |
| • Histology | • Radiology |
| • Infectious Disease | • Thoracic Surgery |
| • Internal Medicine | • Urology |
| • Nephrology | • Vascular Surgery |
| • Neurology/Neurosurgery | • Wound Care/HBO |

Service Highlights

- Acute Care Inpatient Rehabilitation Unit/Stroke Care
- Arkansas Saves Stroke Telemedicine Program
- Behavioral Health Unit
- Cardiac (Cath Lab, Angiography, Open Heart, CCU, Telemetry, Rehabilitation)
- Cardiopulmonary/Respiratory (EKG, Pulmonary Function Lab)
- Dialysis (Inpatient)
- Emergency Department/Level III Trauma Center
- Geriatric Acute Care
- GI/Endoscopy Lab
- Healthy Woman and Senior Circle Affinity Programs
- Imaging (Inpatient, Outpatient, CT, Ultrasound, Lithotripsy, Mammography, MRI, Nuclear Medicine)
- Intensive Care Unit
- Interventional Radiology
- Laboratory (Hematology, Histology, Microbiology, Transfusion)
- Occupational/Industrial Medicine
- Northwest Robotic Surgery Institute
- Northwest Surgical Weight Loss Program
- Nutritional Counseling
- Orthopedics
- Pediatrics Unit
- Rehabilitation (PT, OT, Speech)
- Sleep Disorders Center
- Special Services (EEG, Stress Testing, Holter Monitoring)
- Sports Medicine/Athletic Training Program
- Surgery (Inpatient, Outpatient, Robotic Assisted Surgery)
- Wound Care Center

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,903	61,248	95,203
MEDIAN AGE	30.0	29.4	30.7
MEDIAN AGE (MALE)	29.7	28.5	29.8
MEDIAN AGE (FEMALE)	30.0	30.3	31.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,843	20,161	33,285
# OF PERSONS PER HH	3.1	3.0	2.9
AVERAGE HH INCOME	\$47,849	\$50,885	\$56,859
AVERAGE HOUSE VALUE	\$121,443	\$138,124	\$180,771

Race

	1 Mile	3 Miles	5 Miles
% WHITE	67.3%	70.2%	76.0%
% BLACK	1.7%	2.0%	2.1%
% ASIAN	0.9%	1.9%	1.9%
% HAWAIIAN	3.1%	5.3%	4.3%
% INDIAN	0.7%	0.9%	0.7%
% OTHER	29.3%	25.0%	19.3%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	40.5%	39.0%	31.1%

* Demographic data derived from 2010 US Census



Roger T. Reithemeyer MBA, CCIM

Commercial Advisor

Scope of Responsibilities

Roger joins NAI Capstone as a Commercial Real Estate Advisor specializing in medical office and general purpose office services. These services include:

Site Selection	Leasing	Market Analysis
Sales	Acquisitions	Tenant Representation

What Makes Me Stand Out

Highest Level of Accountability	Well Respected in the Community
Delivering on a Commitment	Persistence in Serving my Clients
Consistent Values	Reliability

Contact Information:

o 479 899 6840 x17 c 479 633 3847

rreithemeyer@naicapstone.com

www.naicapstone.com



Certified Commercial Investment Member (CCIM) with Skill Sets:

- Commercial Real Estate Financial Analysis
- Market Analysis
- User Decision Analysis
- Investment Analysis

Notable Projects

- 20 Years of Experience with Real Estate Processes
- Corporate Liason / Relationship with more than 220 Strategic National Partners
- Managed Real Estate Portfolio of more than 450 Businesses
- Responsible for Corporate Land Dispositions Generating \$10M in Sales
- Generated \$12M in Income from Real Estate and Leasing Projects

Background & Experience

Wal-Mart Stores, Inc. Realty Division:

Responsible for Land Disposition, Special Projects, Tenant Leasing, and Realty Management.

Wal-Mart Stores, Inc. Health & Wellness Division:

Supported Integration of Medical Clinics, Pharmacies, Vision Centers, and Durable Medical Equipment into Total Store Operations.

Wal-Mart Stores, Inc.:

Walmart Store and Sam's Club Operations serving as management in: Arkansas • Tennessee • Texas • Florida • Louisiana • Illinois • Missouri

Education

(John Brown University)

Master of Business Administration - International Business

MBA International Business Practicum - Brasil Studies Program

Bachelor of Science Degree - Organizational Management

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214 S. First Street Suite 202
Rogers, AR 72756
o: 479 899 6840 f: 479 899 6841
www.NAIcapstone.com