



# Bowman Plaza I & II

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4700 S Bowman Road &  
12120 Colonel Glenn Road,  
Little Rock, AR

## Office & Flex Space for Lease

- Available suites: 2,144 - 11,020 SF
- Lease rate: \$9.00 - \$12.50/SF, NNN
- CAM: \$2.40/SF
- Easy access to I-430
- 24' clear height
- Fully sprinkled
- Rear loading
- Zoning: "POD," Planned Office District
- Desirable west Little Rock location

# For Lease | Available Suites

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|                                      |           |                 |
|--------------------------------------|-----------|-----------------|
| Bowman Plaza I<br>Suite 900 (office) | 4,300 SF  | \$12.50/SF, NNN |
| Bowman Plaza I<br>Suite 1000B        | 11,020 SF | \$9.00/SF, NNN  |

|                                                              |          |                 |
|--------------------------------------------------------------|----------|-----------------|
| Bowman Plaza II<br>Suite 6200-A<br>(physical therapy clinic) | 3,346 SF | \$12.50/SF, NNN |
|--------------------------------------------------------------|----------|-----------------|

|                                       |          |                |
|---------------------------------------|----------|----------------|
| Bowman Plaza II<br>Suite 6200-B (gym) | 5,019 SF | \$9.00/SF, NNN |
|---------------------------------------|----------|----------------|

|                                        |          |                 |
|----------------------------------------|----------|-----------------|
| Bowman Plaza II Suite<br>6400 (office) | 3,000 SF | \$12.50/SF, NNN |
|----------------------------------------|----------|-----------------|

|                                        |          |                 |
|----------------------------------------|----------|-----------------|
| Bowman Plaza II<br>Suite 6600 (office) | 2,144 SF | \$12.50/SF, NNN |
|----------------------------------------|----------|-----------------|

Suites 6400 & 6600 may be combined for a total of 5,144 SF

## Neighborhood Aerial



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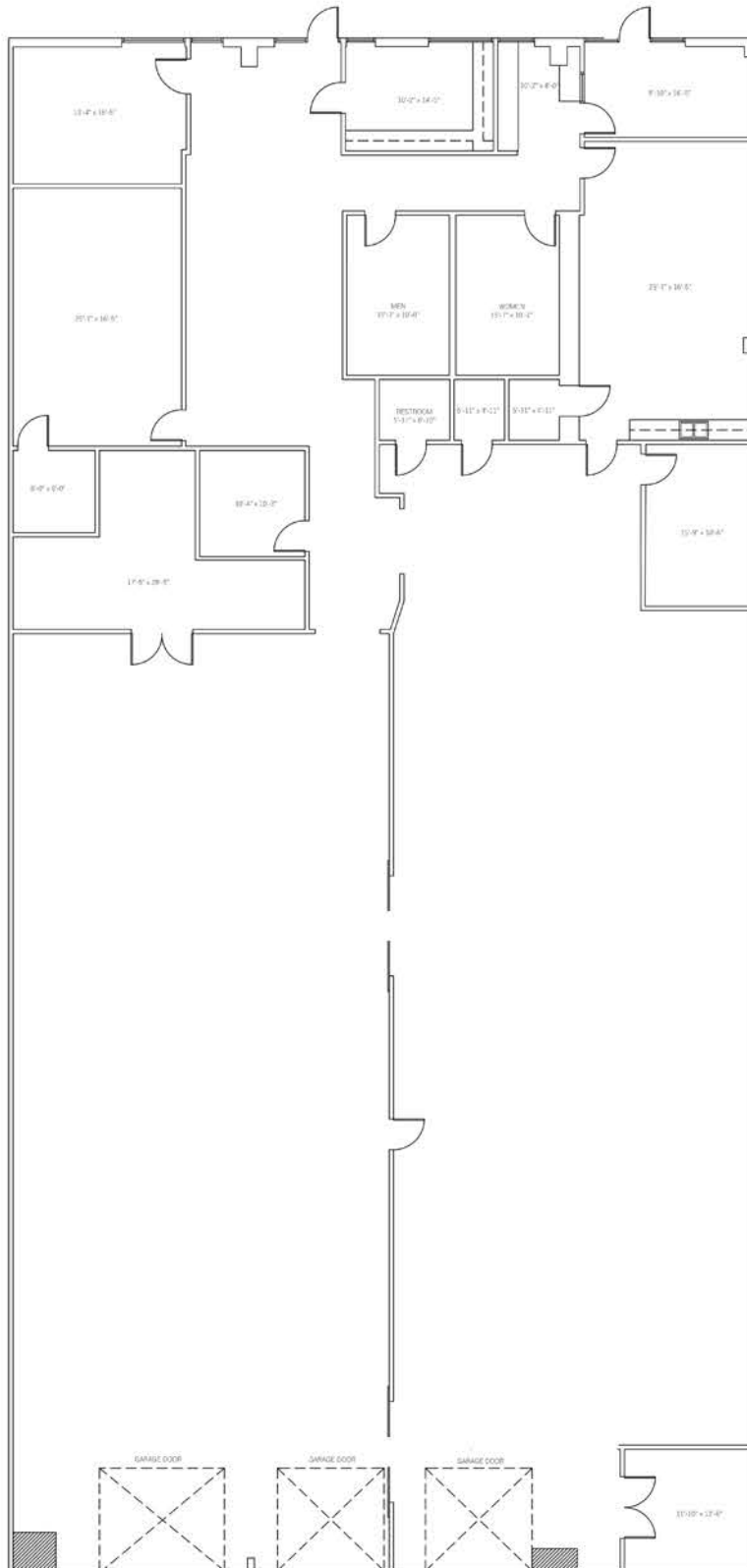
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# Bowman Plaza | Floor Plans



## Suite 1000B: 11,020 SF



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Bowman Plaza I  
Suite 900: 4,300 SF

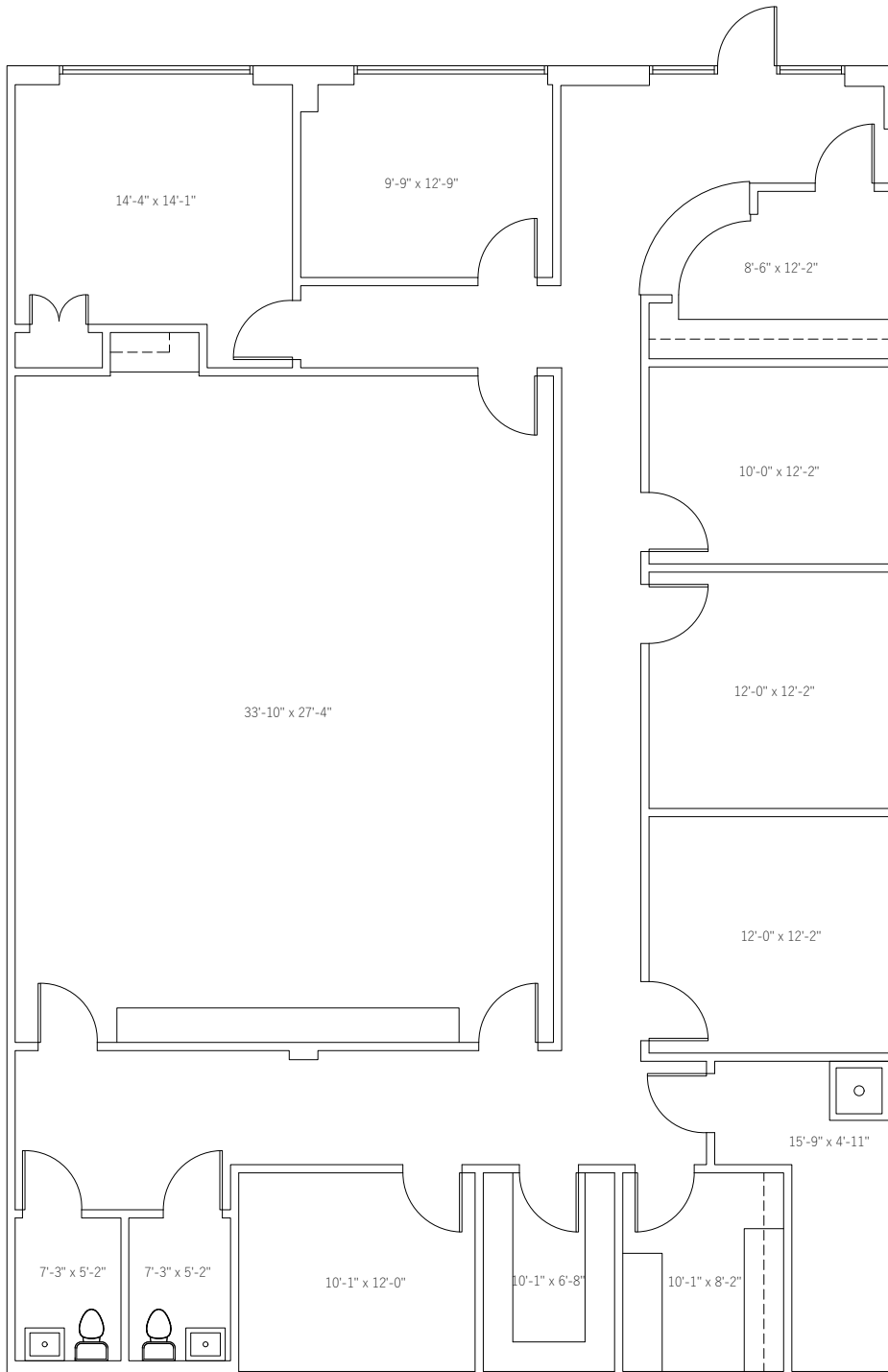


# Bowman Plaza II Floor Plans



## Suite 6400: 3,000 SF

Suites 6400 & 6600 may be combined for 5,114 SF



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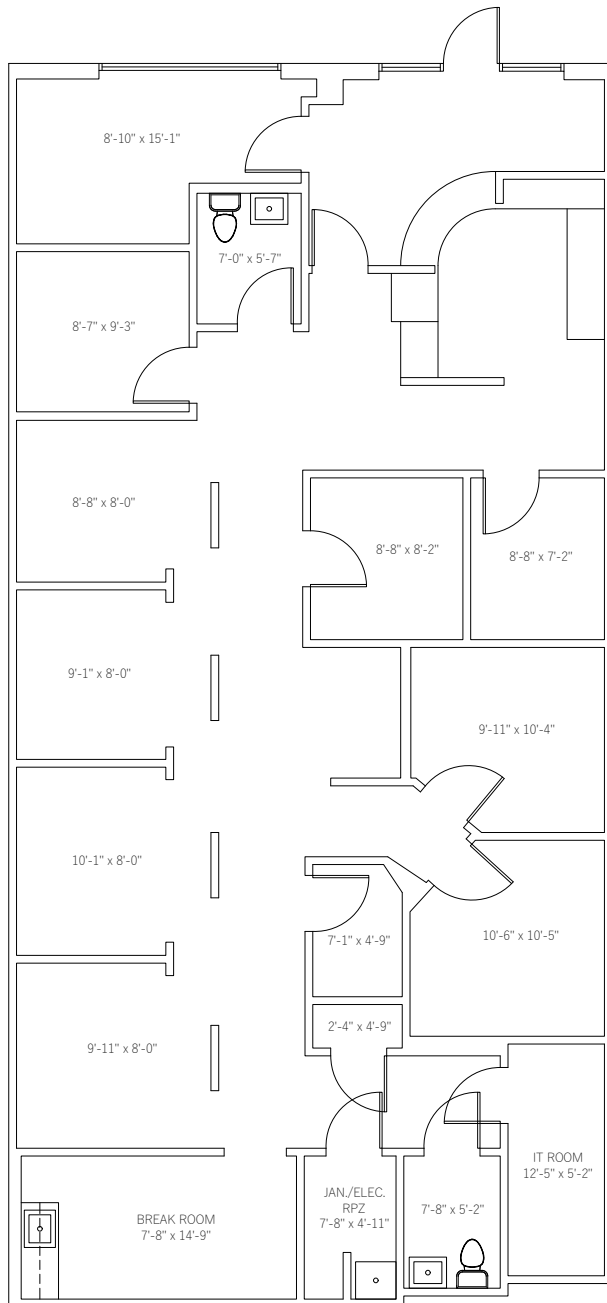
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# Bowman Plaza II Floor Plans

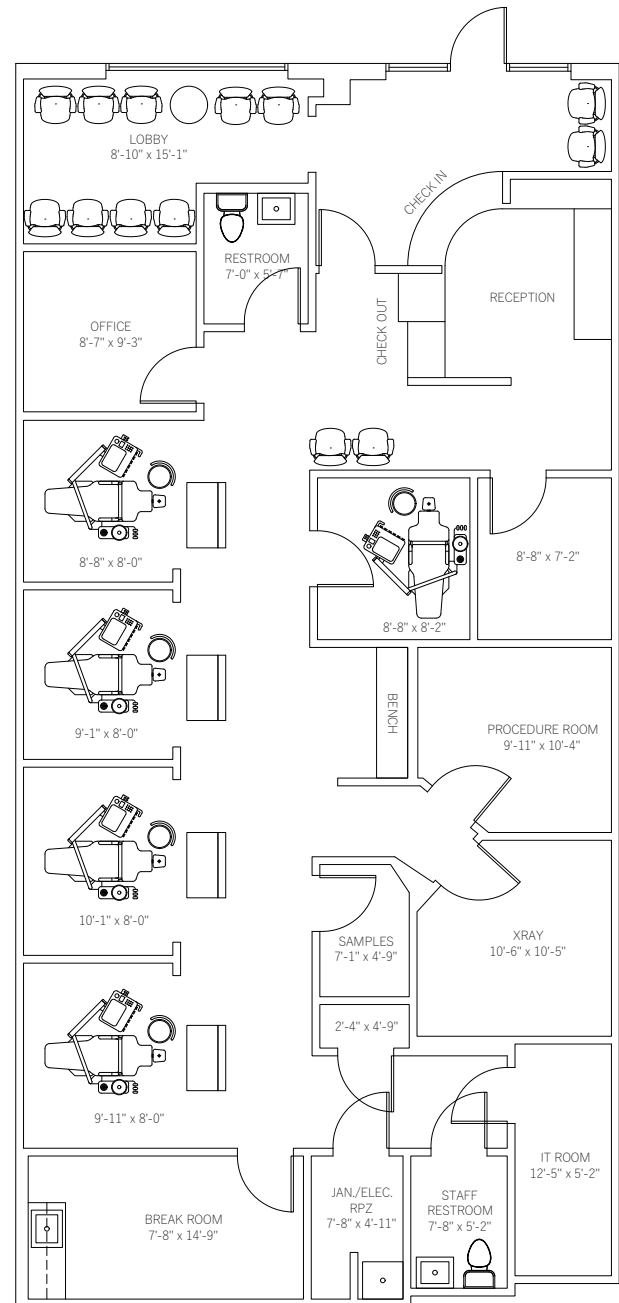
## Suite 6600: 2,114 SF

Existing floor plan



## Suite 6600: 2,114 SF

Proposed floor plan



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