

521 President Clinton Avenue, Little Rock, AR

For Sale or Lease: Downtown Little Rock Office Condo

Features

- Condo size: +/- 45,000 SF
- Four floors, +/- 11,250 SF per floor
- Sale price: \$7,650,000 (\$170/SF)
- Available for lease
- Exterior signage rights
- Visibility to I-30
- Up to 200 assigned parking spaces
- Mixture of private office and open area
- Located at the entrance to the proposed 30 Crossing Park development (see page 3)

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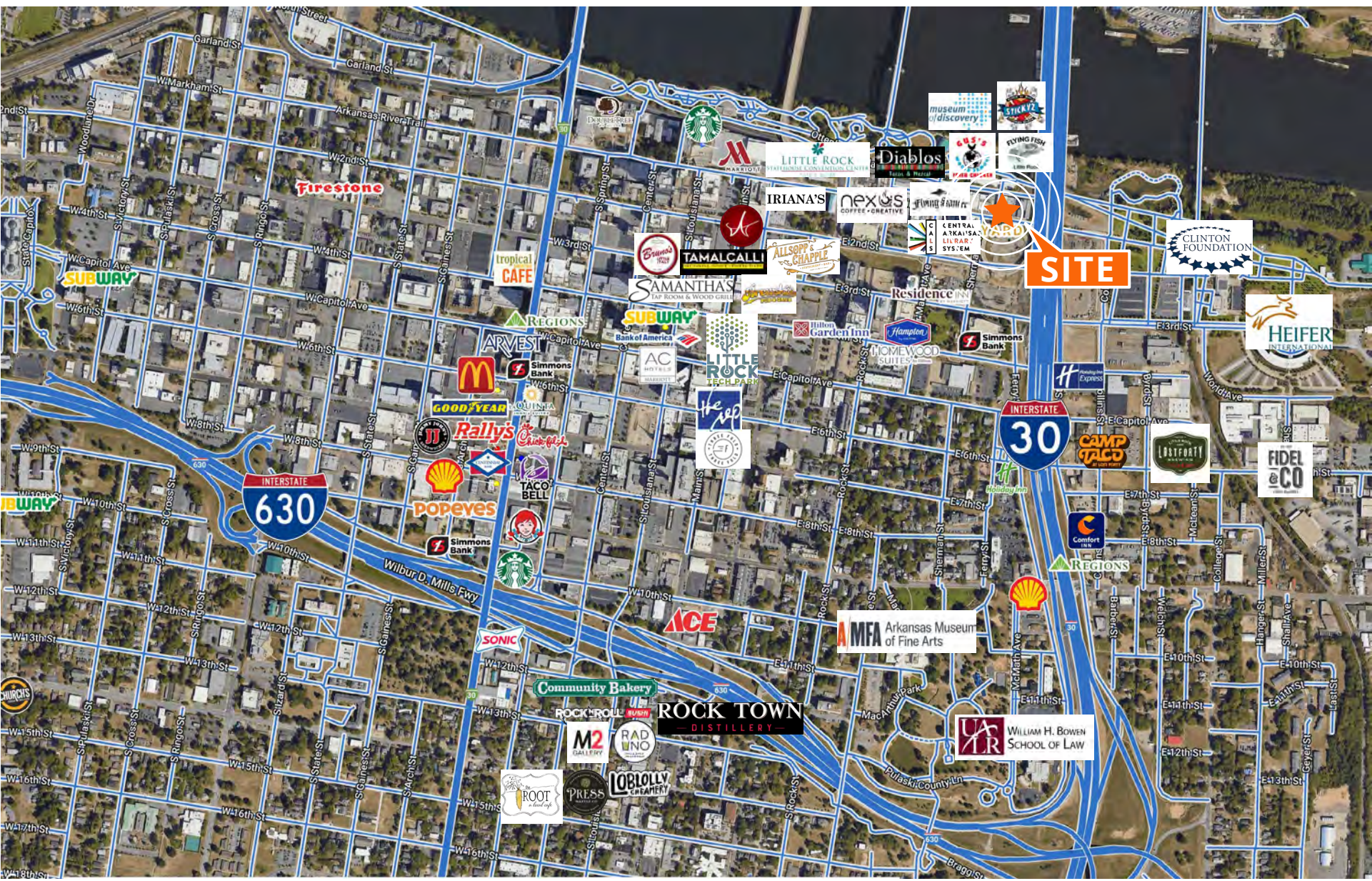
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Neighborhood Map



30 Crossing Park

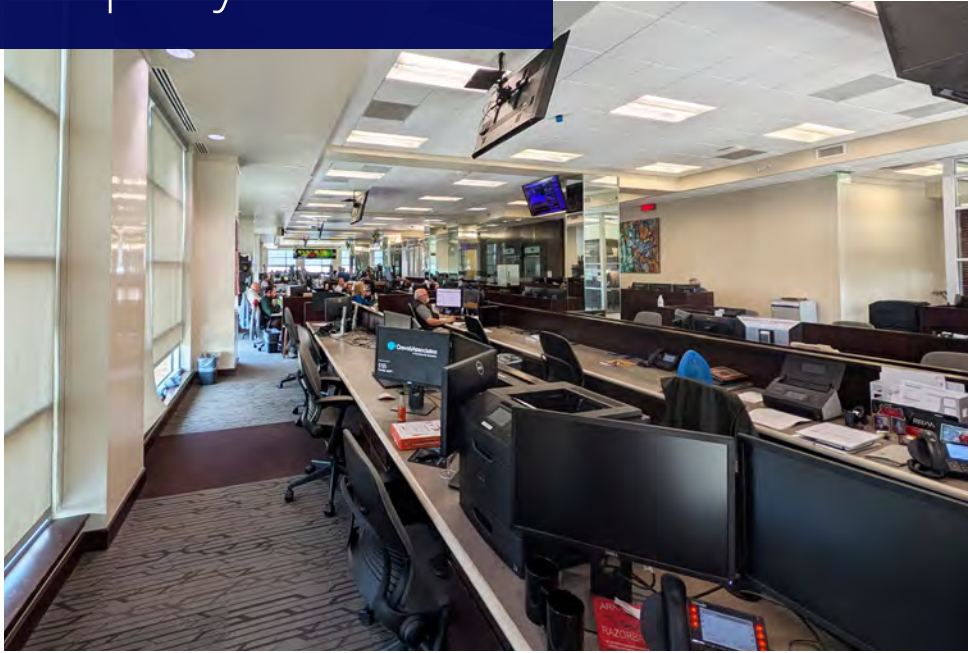
Renderings and plans from Sasaki & DLRP

PROPOSED CONCEPT

- Located at the entrance to the proposed 30 Crossing Park development
- Signage opportunities to face the interstate and the proposed park



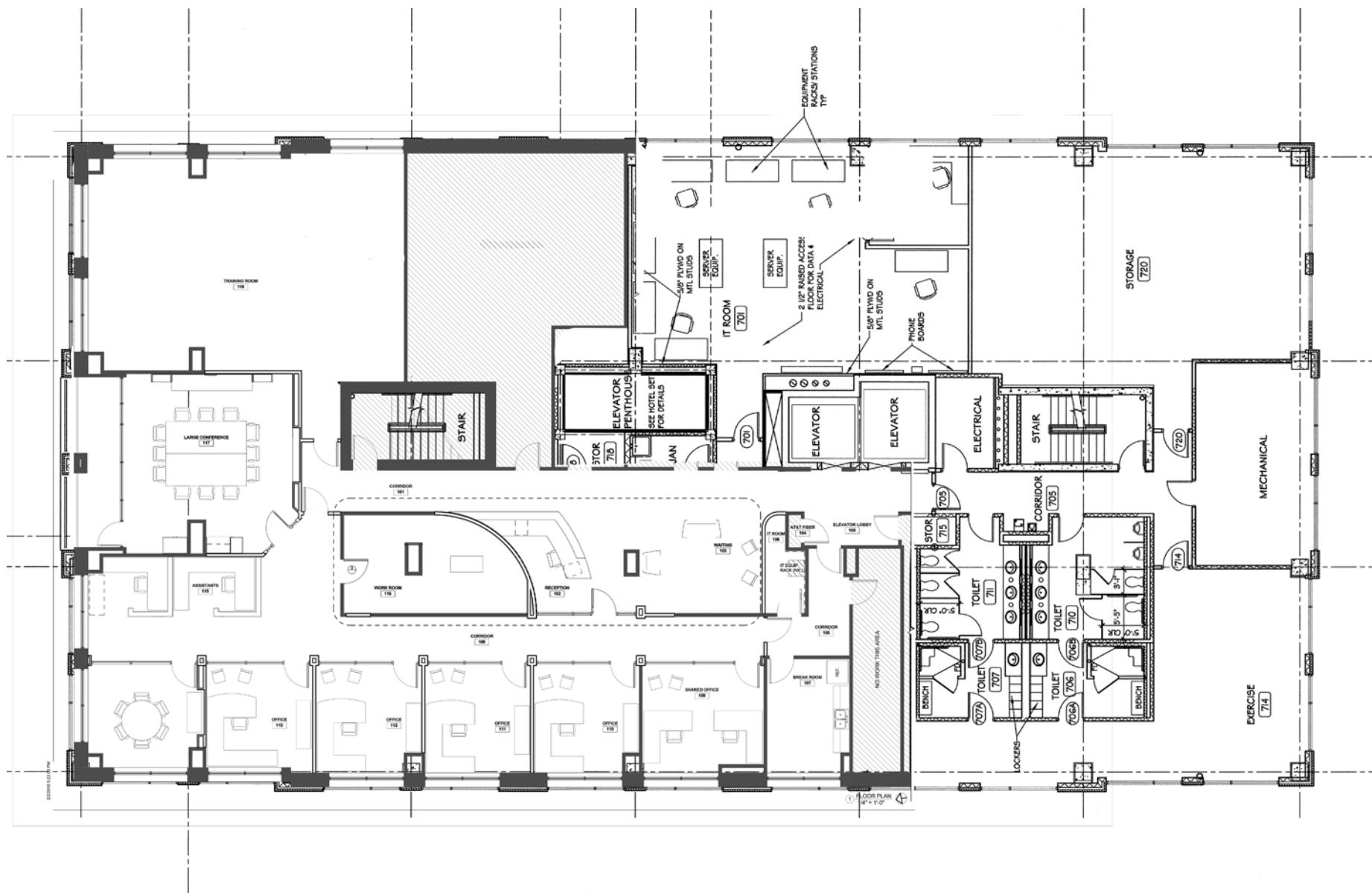
Property Photos



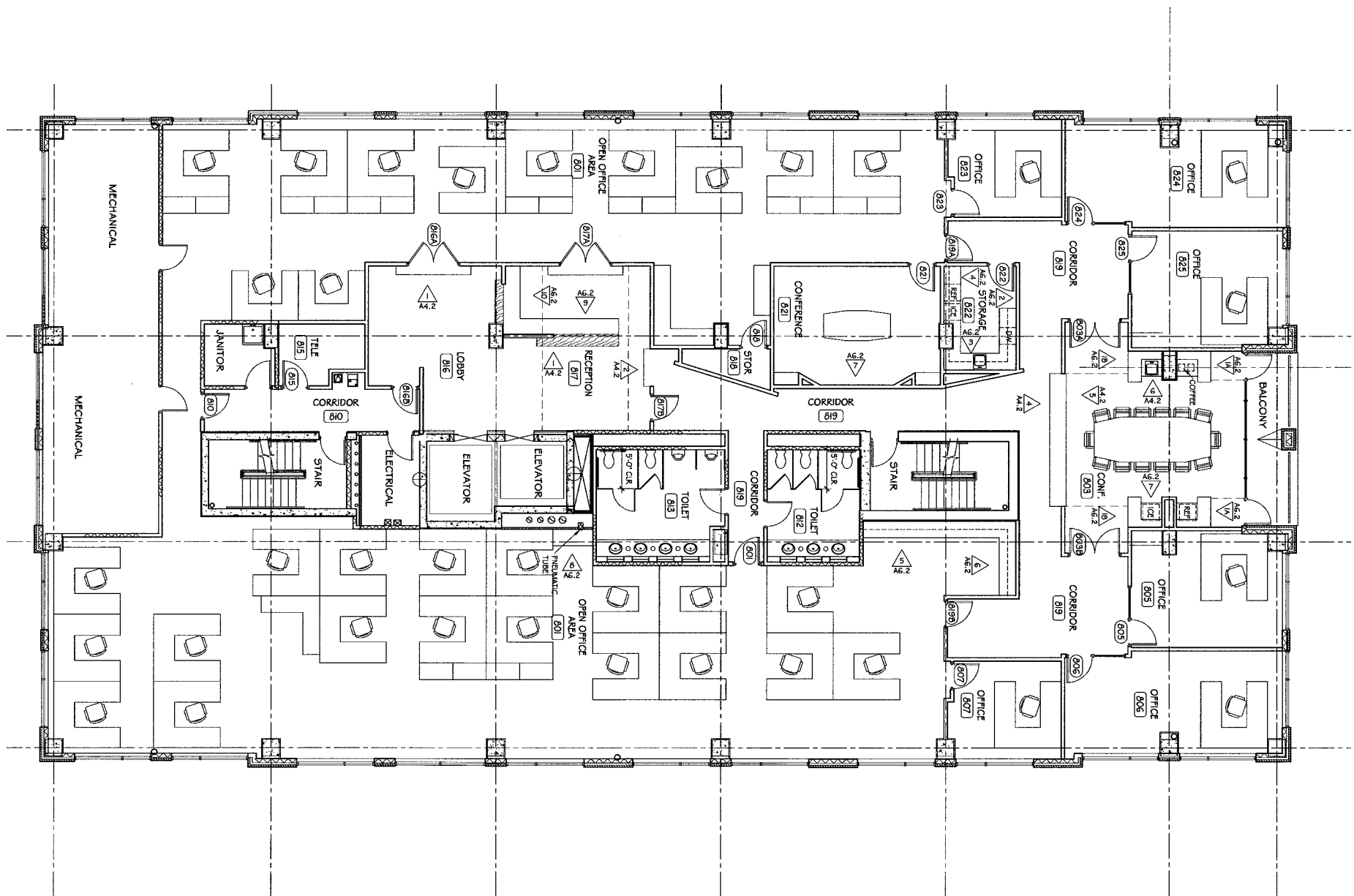
Property Photos



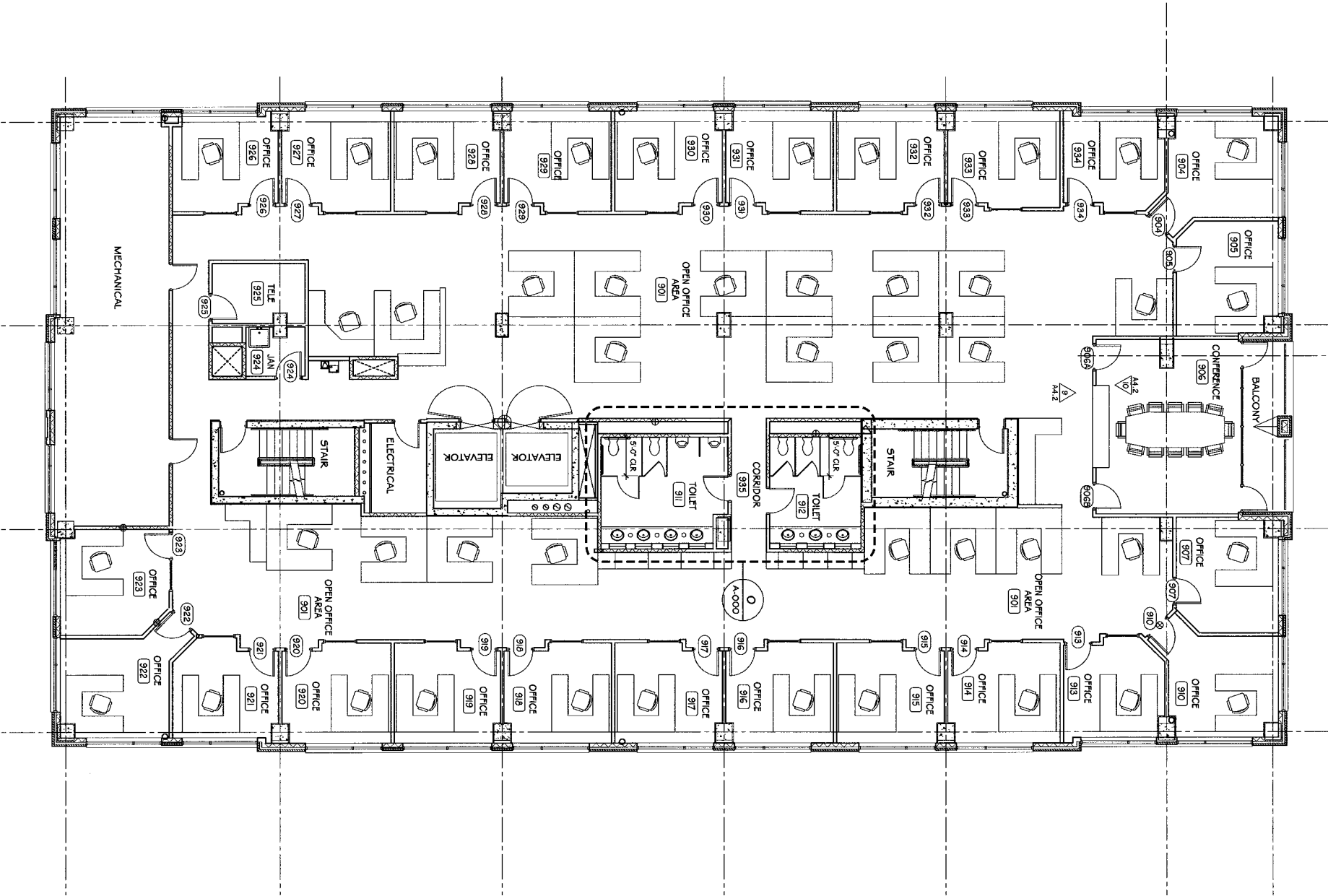
7th Floor



8th Floor



9th Floor



10th Floor

