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# PROFESSIONAL OFFICE SPACE FOR LEASE

## 301 Main Street, Little Rock, AR

Entire 4<sup>th</sup> Floor Available



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](http://mosestucker.com)



## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Address</b>	301 Main Street, Little Rock, AR 72201
<b>Property Type</b>	Office
<b>Lease Rate/Type</b>	\$23.00/SF Modified Gross
<b>Available SF</b>	Entire 4 <sup>th</sup> Floor - ±6,511 SF
<b>Building Size</b>	±24,309 SF
<b>Year Built</b>	2015
<b>Lot Size</b>	±0.16 Acres
<b>Stories</b>	4
<b>Zoning</b>	UU – Urban Use



### PROPERTY HIGHLIGHTS

- Space consists of 10 private offices, a large conference room, kitchen/break room, large open area and 2 restrooms
- Tenants include LiveRamp, a data collaboration platform, and Waymack & Crew, a video production company
- Convenient parking - surface and deck options - nearby
- Popular restaurants, shops, entertainment and multi-family within close walking distance
- Minutes from the River Market, SOMA and East Village
- Located on Main Street in the Creative Corridor of Little Rock
- The Creative Corridor is where arts, entertainment, business and culture meet. Popular area tenants include The Arkansas Repertory Theatre, Ballet Arkansas, Brewski's Pub & Grill, Samantha's Tap Room, Bruno's Little Italy, and more.





## LOOKING NORTHWEST

Downtown North  
Little Rock/Argenta

Main Street  
Bridge  
12,000 VPD

Stephens

Marriott

CAPITAL HOTEL

STATEHOUSE  
CONVENTION  
CENTER

Arkansas River

ARKANSAS  
WALTON

Public Parking  
Deck

eStem  
PUBLIC CHARTER SCHOOLS

CJRW

BBB  
LITTLE ROCK, ARKANSAS

TAMACALL

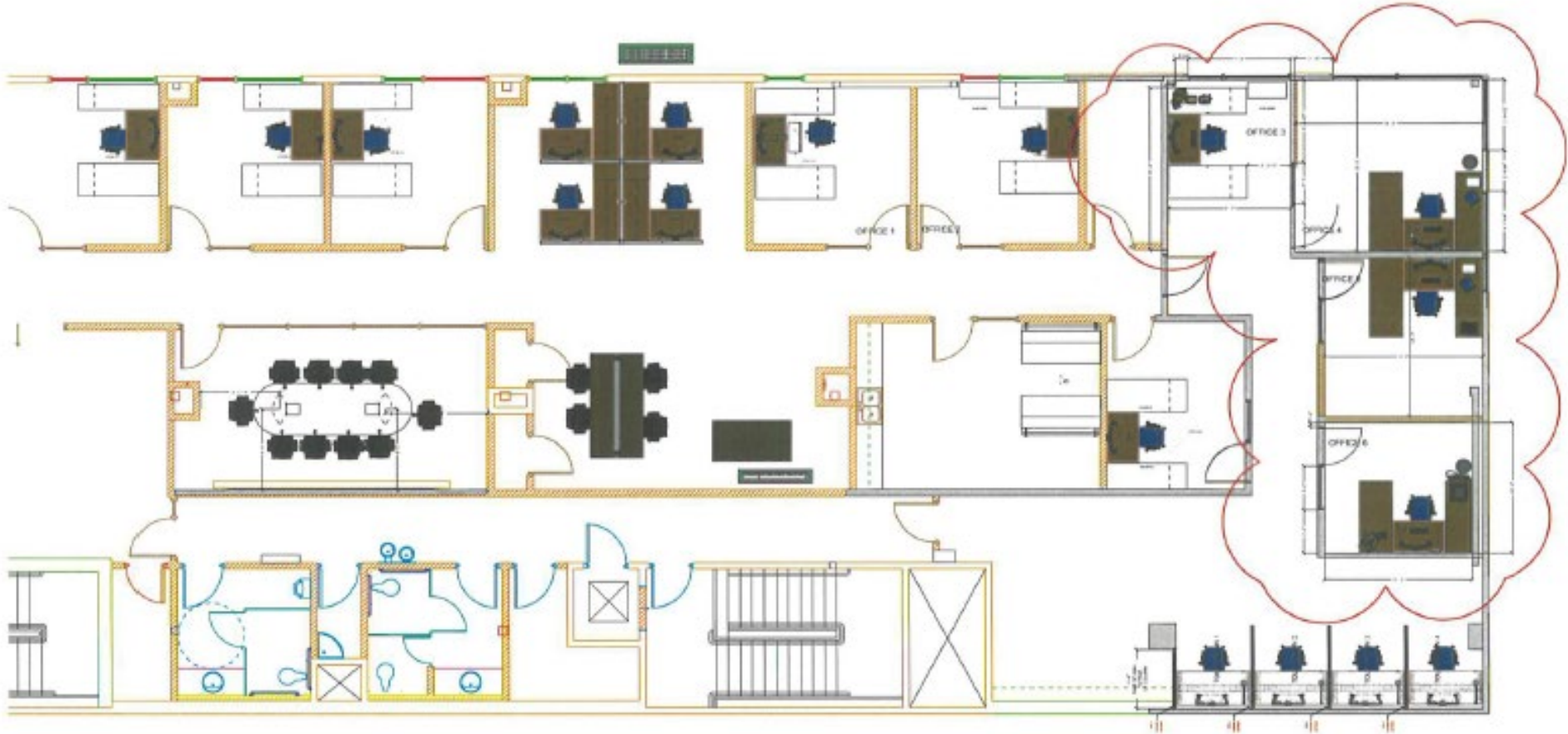
Bruno's  
LITTLE ITALY

SAMANTHA'S  
TAP ROOM & WOOD GRILL

ALLSOPP & CHAPPLE  
RESTAURANT & BAR  
A.W. LIN'S

Brewski's  
PUB & GRILL

3rd Street



AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE
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4<sup>th</sup> Floor

6,511 SF

MG

\$23.00/SF



VIRTUAL TOUR

[Click here for a virtual tour.](#)



## Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Downtown Little Rock, is home to several prominent office buildings that shape the city’s skyline. The Simmons Tower, standing at 40 stories, is the tallest building in Arkansas. The Regions Center, a 30-story skyscraper, and the 24-story Bank of America Plaza are key locations for financial and legal firms. Notably, Little Rock is considered one of the “Top 10 Places For Young Professionals To Live” ([Forbes 2023](#)), a “Best Place for Business and Careers” ([Forbes 2019](#)), one of the “Best Travel-Worthy State Capitals” ([USA Today 2014](#)), and one of “America’s 10 Great Places to Live” ([Kiplinger’s Personal Finance 2013](#)).

The Main Street Corridor is where arts, entertainment, business and culture anchor a vibrant, mixed-use neighborhood in the heart of the city. Home to the Arkansas Repertory Theatre, Arkansas Symphony Orchestra, and Ballet Arkansas, the Main Street Creative Corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Boyle Building is currently undergoing a \$35 million revitalization. Once the renovations are complete, the building will be occupied by the Office of the Arkansas Attorney General. It will also house 5,000 square feet of commercial/restaurant space and 7,000 square feet of office space.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	46,709	115,324	297,832
Households	20,876	50,717	126,193
Average Age	39.1	39.0	38.8
Average Household Income	\$60,949	\$68,928	\$75,700
Businesses	3,038	5,668	11,721

*\*Demographic details based on property location*

## Main Street Creative Corridor, Little Rock, AR

The Main Street Creative Corridor is the place to be for those wanting to incorporate art and culture into their everyday lives. Main Street is revitalizing one block at a time, using economic development stimulated by the arts rather than a traditional retail base. Home to the Arkansas Repertory Theatre, Ballet Arkansas, galleries, creative firms, and the Little Rock Technology Park, the Creative Corridor is rapidly becoming a mixed-use, work-live environment that is both sensitive to the historical context of Little Rock's Main Street and invigorating to its residents and visitors.

The initial planning and design for the Creative Corridor was funded by a 2011 "Our Town" grant from the National Endowment for the Arts. The plan, created by the University of Arkansas Community Design Center and Marlon Blackwell Architects, has received awards from the American Institute of Architects and The American Society of Landscape Architects.

Several blocks of Main Street include Low Impact Development streetscapes as a result of a grant from the Arkansas Natural Resources Commission and Environmental Protection Agency (EPA). Features include rain gardens, porous pavers, bio-swales, and other techniques to improve water quality.

An increasing number of public, private, and non-profit groups have invested in Main Street in recent years, with the Downtown Little Rock Partnership at the forefront of the efforts. Funding for a wide variety of art and lighting installations for the Corridor has been provided by ArtPlace America and Educational Foundation of America.

\*Source: <https://www.downtownlr.com/places/neighborhoods/main-street-creative-corridor/>





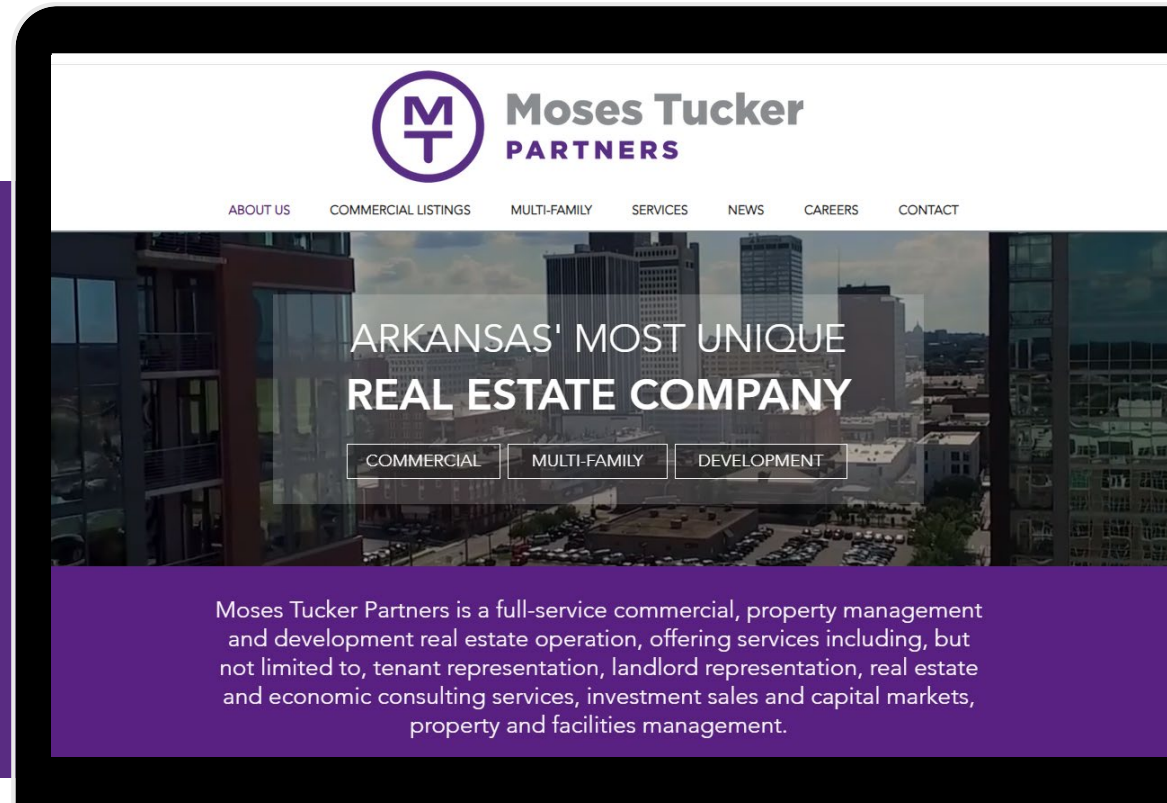
# CONNECT

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