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# MUSEUM CENTER OFFICE SPACE FOR LEASE

## 500 President Clinton Ave, Little Rock, AR



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate</b>	Call Agent for Pricing
<b>Lease Type</b>	Full Service
<b>Address</b>	500 President Clinton Ave
<b>City/State</b>	Little Rock, AR 72201
<b>Property Type</b>	Office
<b>Available SF</b>	±1,148 – 11,384 SF
<b>Building Size</b>	±240,000 SF
<b>Year Built/Renovated</b>	1926/2022
<b>Lot Size</b>	±1.32 Acres
<b>Zoning</b>	Urban Use

### PROPERTY HIGHLIGHTS

- Museum Center offers flexible and collaborative office space in the heart of the sought-after [River Market District](#). The amenities-rich neighborhood includes coffee shops, restaurants, hotels, retail, banking and convention centers
- Over \$1 million has been invested into the property in recent years, including a new roof and common area
- Professional office community with shared conference room
- One of Little Rock's most renowned fine dining establishments, Sonny Williams' Steak Room, exists on the ground floor of the building
- Professionally managed with on-site security
- Tenants include Truist Bank, INUVO, Access Health and The Museum of Discovery

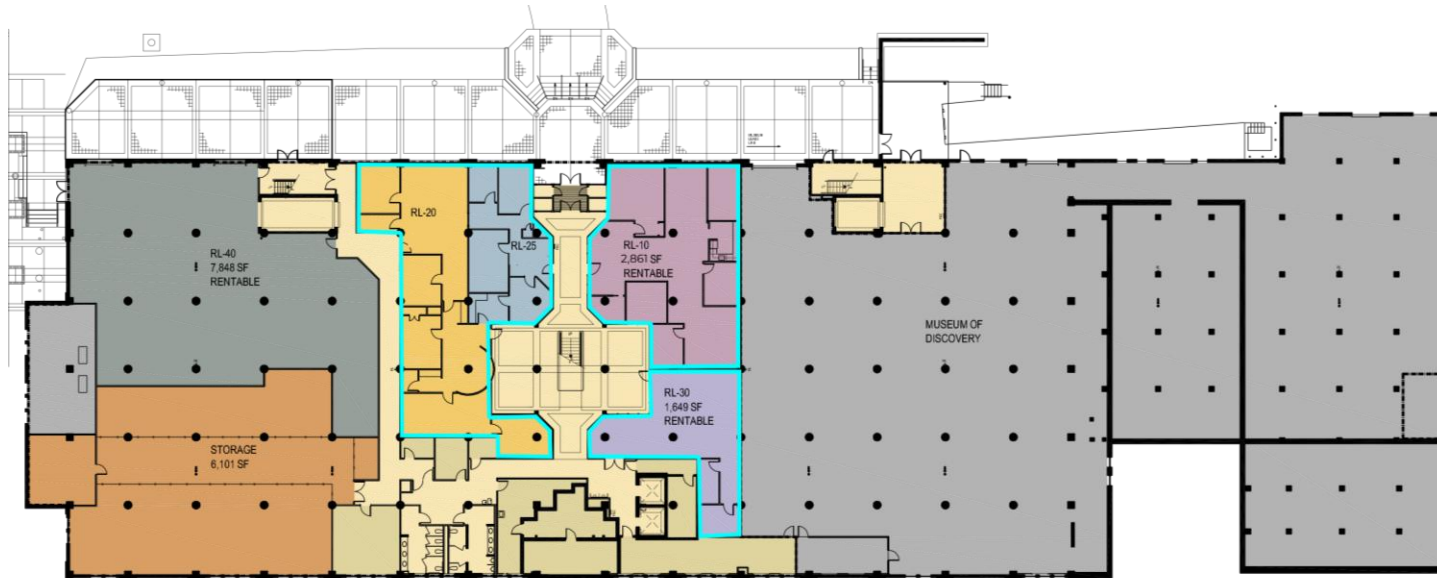


SUITE	SIZE (SF)	LEASE TYPE
RL 10	±2,861 RSF	Full Service
RL - 20 & 25	±1,148 - 4,079 RSF	Full Service
RL - 30	±1,649 RSF	Full Service
Suite 209	±1,393 RSF	Full Service
Suite 211	±2,308 RSF	Full Service
Suite 213 - 214	±3,782 RSF	Full Service
Suite 217	±1,505 RSF	Full Service
Suite 301	±11,384 RSF	Full Service
Suite 302	±8,678 RSF	Full Service
Suite 303	±4,412 RSF	Full Service
Suite 400 A	±5,322 RSF	Full Service
Suite 400 B	±9,918 RSF	Full Service
Suite 401	±5,570 SF	Full Service
Suite 402	±2,550 RSF	Full Service
Suite 403	±1,591 RSF	Full Service

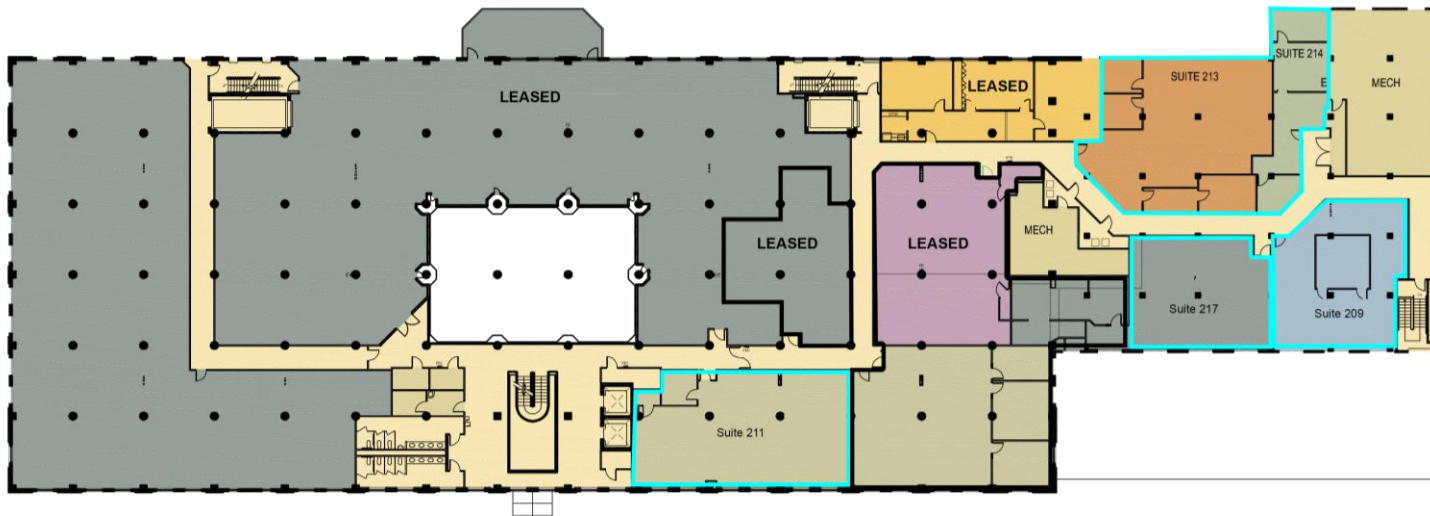
## NOTABLE TENANTS



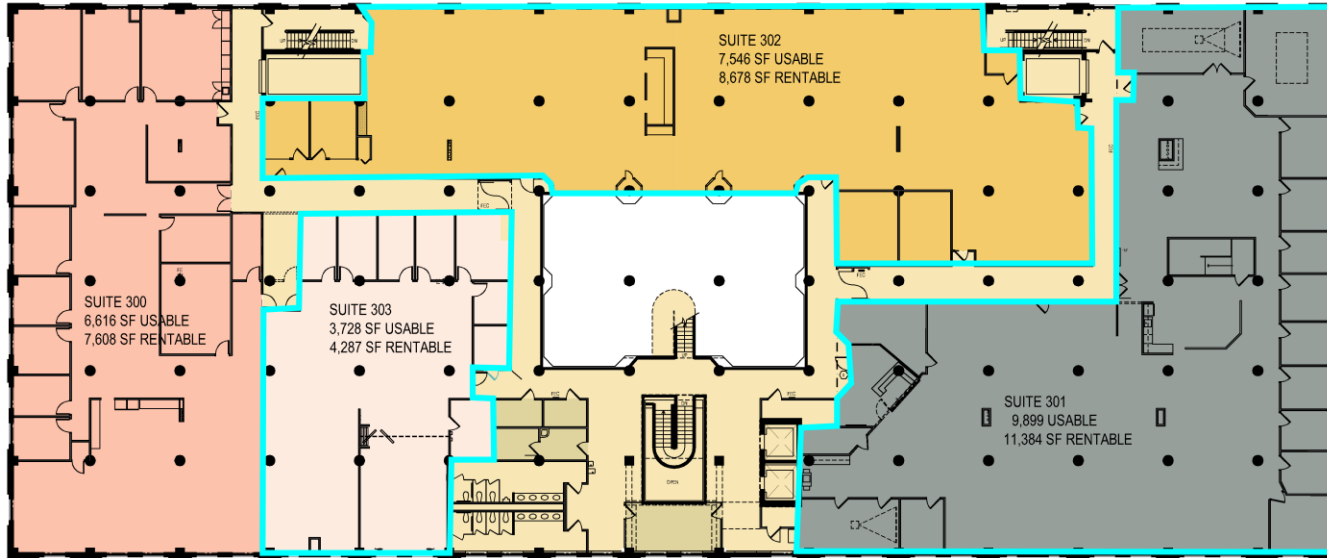
## RIVER LEVEL



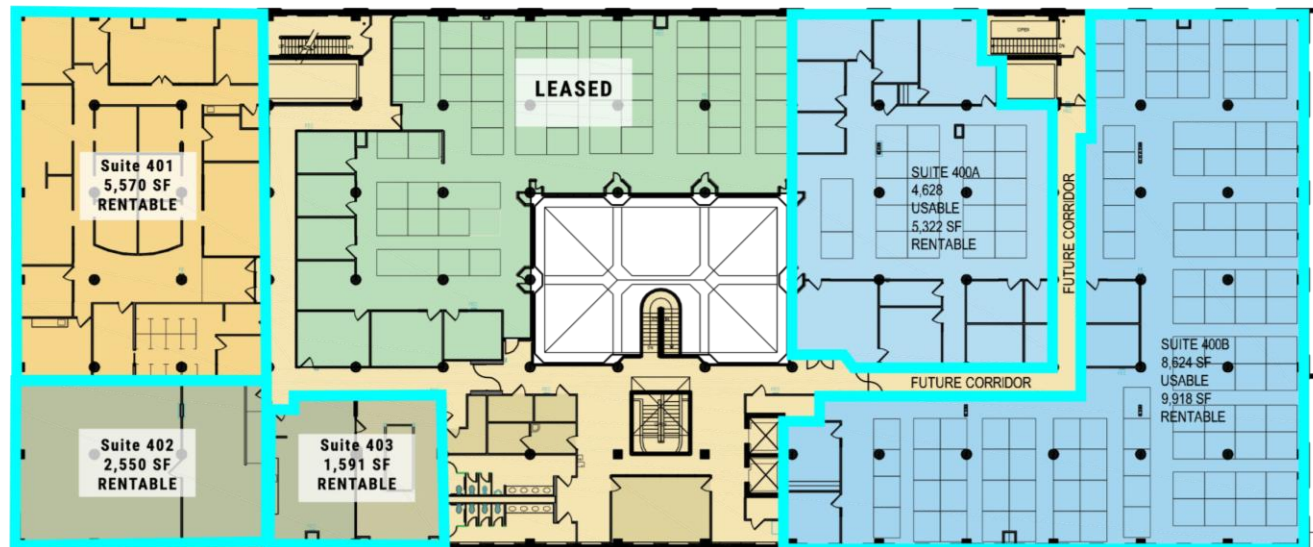
## 2<sup>ND</sup> FLOOR



## 3<sup>RD</sup> FLOOR



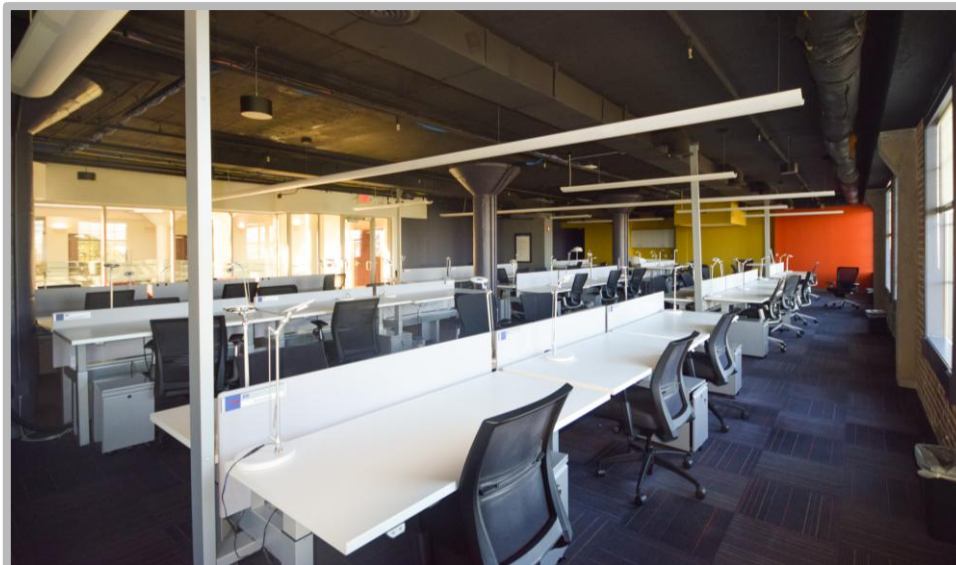
## 4<sup>TH</sup> FLOOR



## Suite 215



## Suite 301



## Suite 303



## Suite 400 A & B



## Suite 401





## Building History

Formerly known as the Terminal Warehouse Building, Museum Center occupies more than one square block in downtown Little Rock—the city's warehouse and manufacturing center from the turn of the century until the early 1900s. Today, the property is one of only two warehouse buildings remaining from the 1920s growth period.

Designed in the Venetian gothic style by architect Eugene Stern in 1926, the prominent building is surrounded by longstanding commercial structures also hailing from the early 1900s. At the time of its construction, Museum Center was heralded as the largest building in Little Rock. The advantageous location and proximity to the river and former railroad tracks proved a natural location for the construction of several large office and warehouse buildings in the 1920s and 30s. It was during this period that developer Stonewall Jackson Beauchamp built the Terminal Warehouse in partnership with John Deere Co. and food brokers Johnson and Cooper. The Terminal Van and Storage Co. was among the building's first tenants.

The substantial brick property enjoys a physically and commercially favorable position parallel to the Arkansas River and adjacent to the former Missouri Pacific Railroad. Museum Center is situated in the heart of what is now known as the River Market District, the premier entertainment destination in downtown Little Rock.



## River Market District

The River Market District is the vibrant centerpiece of downtown Little Rock, Arkansas, known for its lively atmosphere, eclectic mix of dining and entertainment, and scenic location along the Arkansas River. As a key cultural and economic hub, the district features a variety of attractions, including the Ottenheimer Market Hall, an indoor marketplace offering diverse culinary options, and the Little Rock River Market Pavilion, which hosts farmers' markets, concerts, and special events.

The district features a variety of popular restaurants, including Cache Restaurant, known for its upscale dining and riverfront views; Sonny Williams' Steak Room, a classic spot for premium steaks and seafood; Flying Fish, a casual eatery specializing in Southern-style seafood; and @ The Corner, a beloved brunch destination offering modern takes on classic diner fare. The area also boasts lively bars and entertainment venues, making it a hotspot for nightlife.

Throughout the year, the River Market District hosts major events such as Jazz in the Park, a free outdoor concert series, and the Little Rock Farmers' Market, which runs from May through September. The district also offers access to the Arkansas River Trail, a scenic path perfect for walking, biking, and taking in the city's natural beauty.

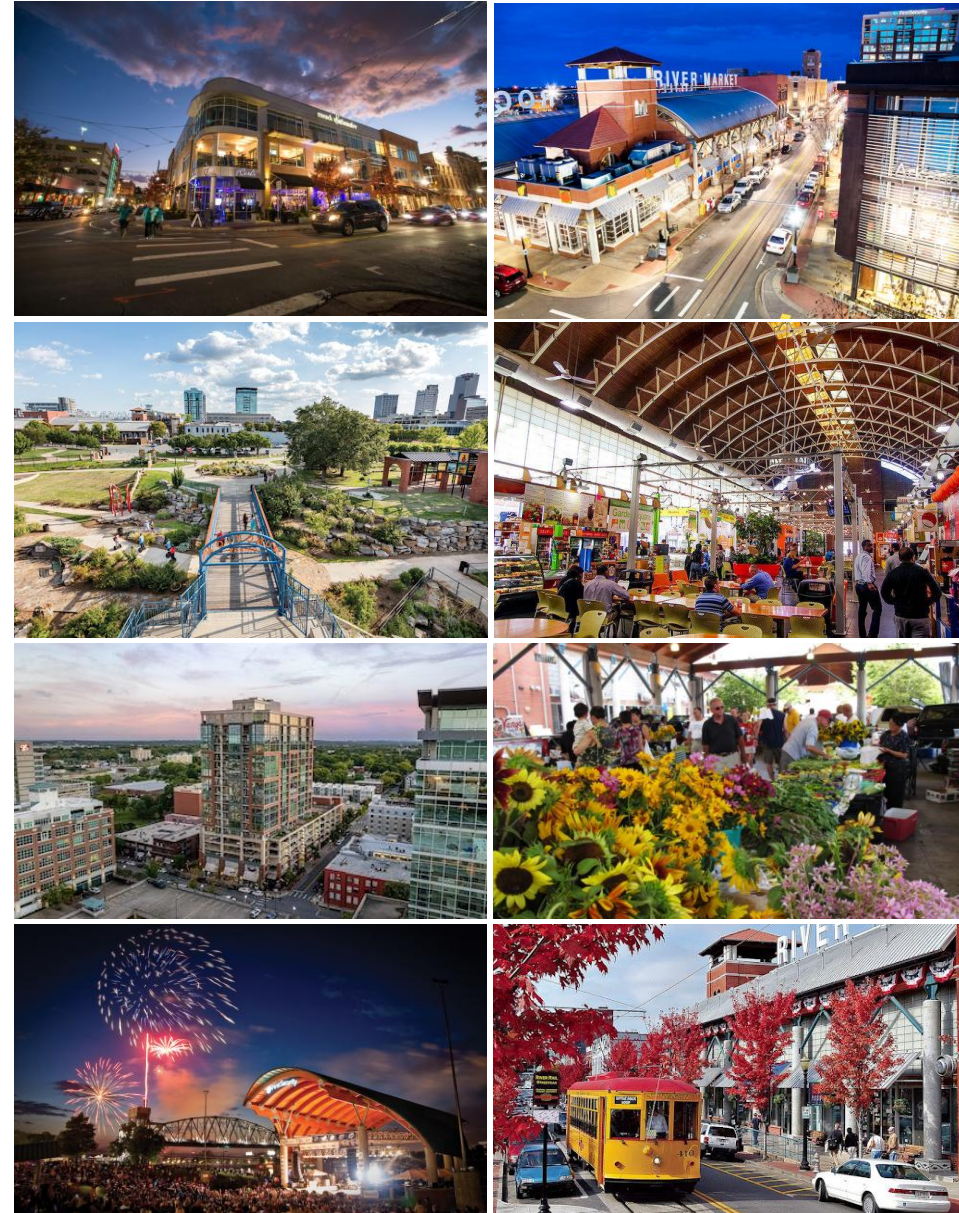
With its blend of history, culture, and modern development, the River Market District has become a focal point for business, tourism, and nightlife in Little Rock, offering an energetic and welcoming atmosphere year-round.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



## Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It 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.

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](#)).

Central Arkansas has experienced significant population growth 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. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

### DEMOGRAPHICS\*

Population

### 3 MILES

40,945

### 5 MILES

109,823

### 10 MILES

292,332

Households

19,944

50,128

127,812

Average Age

40.7

40.3

39.7

Average Household Income

\$74,769

\$81,059

\$84,717

Businesses

3,226

6,460

12,845

*\*Demographic details based on property location*

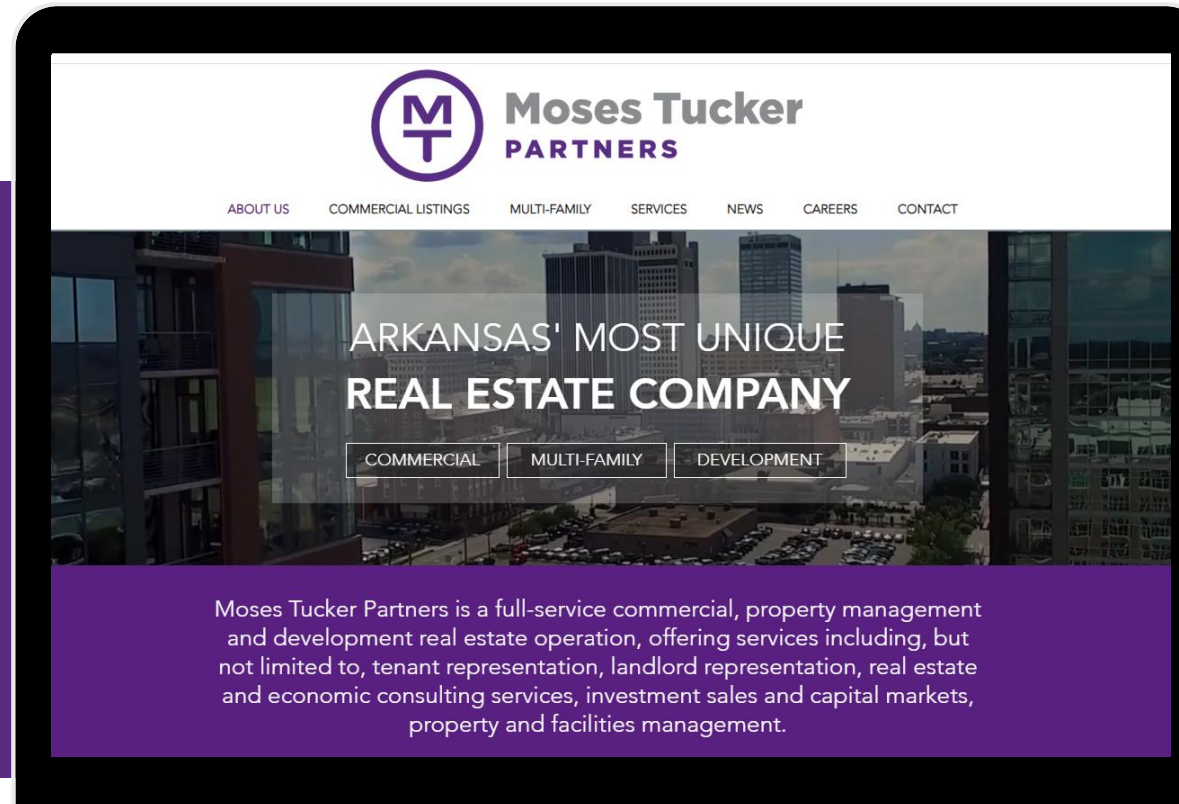
# CONNECT

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