

# OFFICE, RETAIL, & RESTAURANT SPACE ON HEIFER CAMPUS FOR LEASE

One World Ave | Little Rock, AR 72202



MAIN OFFICE BUILDING: ±11,500 - ±22,275 SF



HEIFER PAVILION: ±9,153 SF



2nd St BUILDING: ±21,040 SF



HEIFER VILLAGE: ±16,026 SF

**HANK KELLEY, CRE, SIOR, CPM**  
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**FINANCIAL CENTRE  
CORPORATION**

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## AVAILABLE

### Main Office Building:

1st Floor: ±11,500 SF

2nd Floor: ±22,275 SF

**Heifer Village Multi-Purpose Building:** ±16,026 SF

**Heifer Village Multi-Purpose Pavilion:** ±9,153 SF

**2nd St Office Building:** ±21,040 SF

## LEASE PRICE

### Main Office Building:

1st Floor: \$20/SF \*Tenant pays electric and janitorial

2nd Floor: \$20/SF \*Tenant pays electric and janitorial

**Heifer Village Multi-Purpose Building:** \$20/SF NNN

**Heifer Village Multi-Purpose Pavilion:** \$12/SF NNN

**2nd St Office Building:** \$12/SF NNN

## COMMENTS

- Award-winning, LEED certified, and meticulously maintained
- Positioned in the heart of the trending and fast-growing East Village neighborhood near downtown Little Rock
- Nearby businesses and amenities including The Clinton Library, Pedestrian Bridge, several breweries, restaurants, and retail destinations



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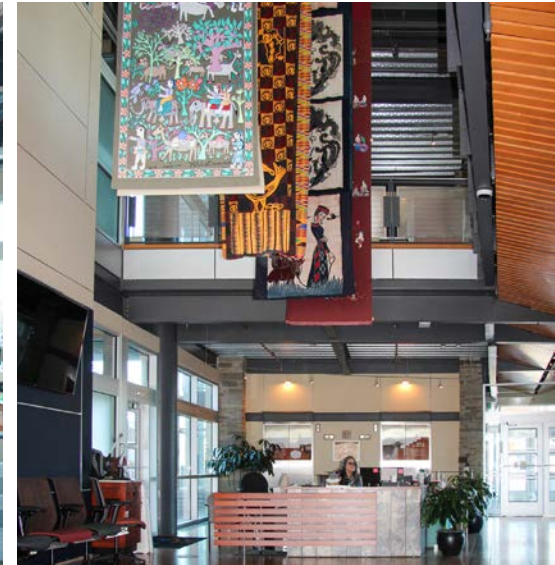
## MAIN OFFICE BUILDING

1st Floor: ±11,500 SF @ \$20/SF\*

2nd Floor: ±22,275 SF @ \$20/SF\*

\*Tenant pays electric and janitorial

- Ample parking
- Spacious lobby/reception area
- Unique waterway surrounding the building
- Large windows offer abundant light and views
- Secure badge access throughout the building
- Option to purchase some of the existing FFE



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## HEIFER VILLAGE MULTI-PURPOSE BUILDING

±16,026 SF @ \$20/SF NNN

- Four (4) large roll-up doors and floor to ceiling windows seamlessly integrate the building with the distinctive outdoor features of the campus
- Shared parking with the office building
- Secure badge access throughout the building
- Option to purchase some of the existing FFE



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## HEIFER VILLAGE MULTI-PURPOSE PAVILION

±9,153 SF @12/SF NNN

- Six (6) large roll-up doors and floor to ceiling windows on each side of the building
- Covered walkway connects the Pavilion to Heifer Village
- Shared parking with the office building
- Secure badge access throughout the building
- Option to purchase some of the existing FFE, including an outdoor pizza oven



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## 2ND ST OFFICE BUILDING

1424 E. 2nd St | Little Rock, AR 72202

±21,040 SF @ \$12/SF NNN

- On-site parking
- Lobby/reception area
- Easy access from 2nd St
- Option to purchase all existing FFE
- Walking distance to several breweries, bars and restaurants



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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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**KELLEY COMMERCIAL  
PARTNERS**

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