

For Lease
**TURNKEY
OFFICE
SPACE**

AVAILABLE SF:
4,405 SF – Full Floor

 1001 Technology Dr,
Little Rock, AR 72223



CONTACT US TODAY
501.376.6555 | mosestucker.com



OFFERING SUMMARY

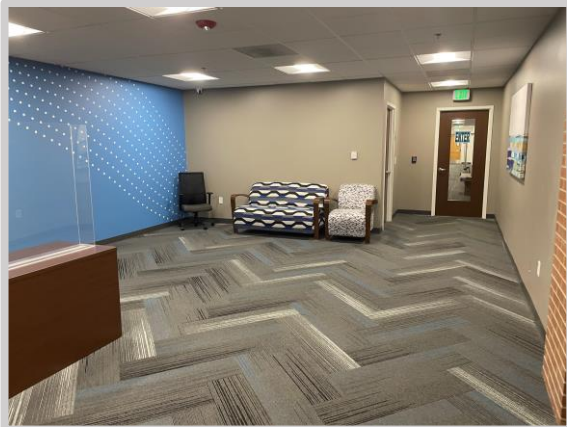
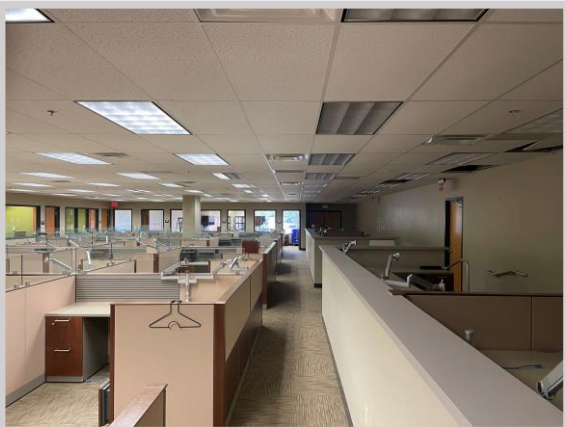
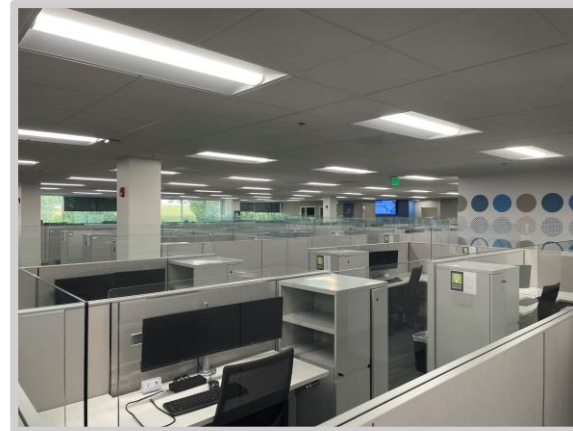
Offering	For Lease
Address	1001 Technology Dr, Little Rock, AR 72223
Property Type	Office Building
Building Size	+/- 100,000 SF
Year Built	2000
Leasable SF	4,405 SF – 25,000 SF (full floor) <ul style="list-style-type: none"> • Suite 101: 12,066 RSF *Available now • Suite 102: 4,405 RSF *Available March 1
Lot Size	+/- 7.54 Acres
Parking Ratio	4.1 Spaces Per 1,000
Lease Rate	Contact Agent for Pricing
Lease Type	FSG

PROPERTY HIGHLIGHTS

- Premium location in the rapidly growing Chenal suburban office market in West Little Rock
- Less than a mile from restaurants, retail, financial services hub, medical clinics, Chenal residential neighborhoods and Little Rock's premier retail destination, The Promenade at Chenal
- Well-appointed floorplates designed to accommodate a collaborative workspace, with a variety of break & conference rooms
- **Move-in ready, turnkey, fully furnished office space**
- Potential users could include financial services, insurance companies, call centers, general office space, healthcare, professional service companies, engineering, accounting, education or IT/data firms







***ALL FURNITURE
AND OFFICE
SYSTEMS INCLUDED***




THE PROMENADE
AT CHENAL

Shop. Dine. Discover.

0.3 Miles 



SEPHORA



URBAN
OUTFITTERS

THE FITZROY

DSW
DESIGNER SHOE WAREHOUSE



HomeGoods

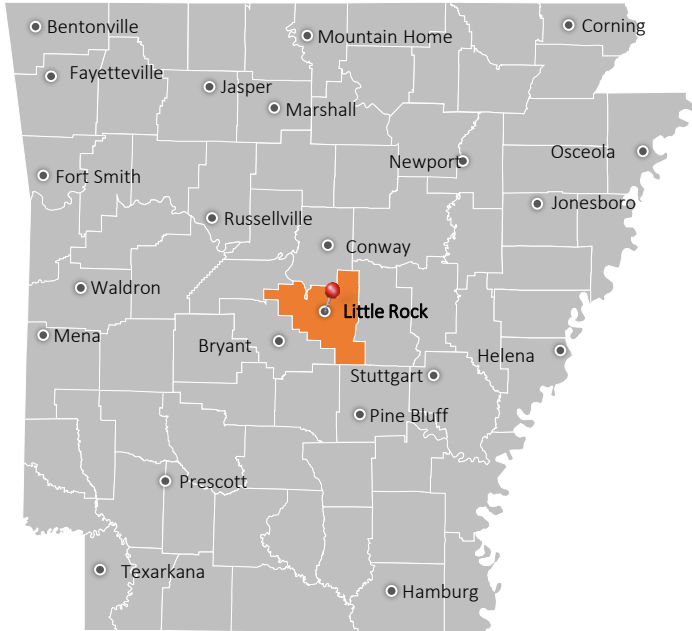


FELLOWSHIP
BIBLE CHURCH



SITE

LITTLE ROCK, ARKANSAS



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. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

West Little Rock specifically has seen immense growth in recent years. At the intersection of Chenal Pkwy and Rahling Rd – and less than a mile from 1001 Technology Dr. – is BancorpSouth’s newly opened 40,000 SF statewide banking headquarters, and just across the street is First Community Bank’s new 20,000 SF statewide banking headquarters. Also sitting near the intersection is the 90,000 SF Simmons Bank building, the 270,000 SF open-air retail center The Promenade at Chenal and down the road is the 127-room, Class-A Aloft Hotel.

DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES	10 MILES
Population	4,817	45,152	88,765	272,652
Households	1,966	19,338	38,165	115,812
Average Age	39.3	40.5	40.7	39.5
Average Household Income	\$128,746	\$130,572	\$111,505	\$37,933
Businesses	134	1,146	3,573	10,083

**Demographic details based on property location*



THANK YOU



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