

# Office Space For Lease Argenta Place



## OFFERING SUMMARY

Lease Rate:	\$1,800.00 - 5,900.00 per month (Full Service)
Building Size:	25,000 SF
Available SF:	1,125 - 3,700 SF
Number of Units:	8
Year Built:	2007
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock
Traffic Count:	26,000

## PROPERTY OVERVIEW

Space on the second floor on the corner of Main & Broadway available in this four story, 25,000 SF mixed use building that accommodates residential condos, office space as well as ground level retail & restaurant space. Spaces include gated and covered parking space. High Speed Internet Available. Located in a Federal designated Opportunity Zone and Argenta Outdoor Dining District. Ground Level tenants include Draft + Table and The Joint Theater.

## PROPERTY HIGHLIGHTS

- Located in Federal Designated Opportunity Zone & Argenta Outdoor Dining District
- High Speed Internet Available to Building
- Covered & Gated Parking Available
- Furnished Conference Room



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Nabholz Properties Inc. represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





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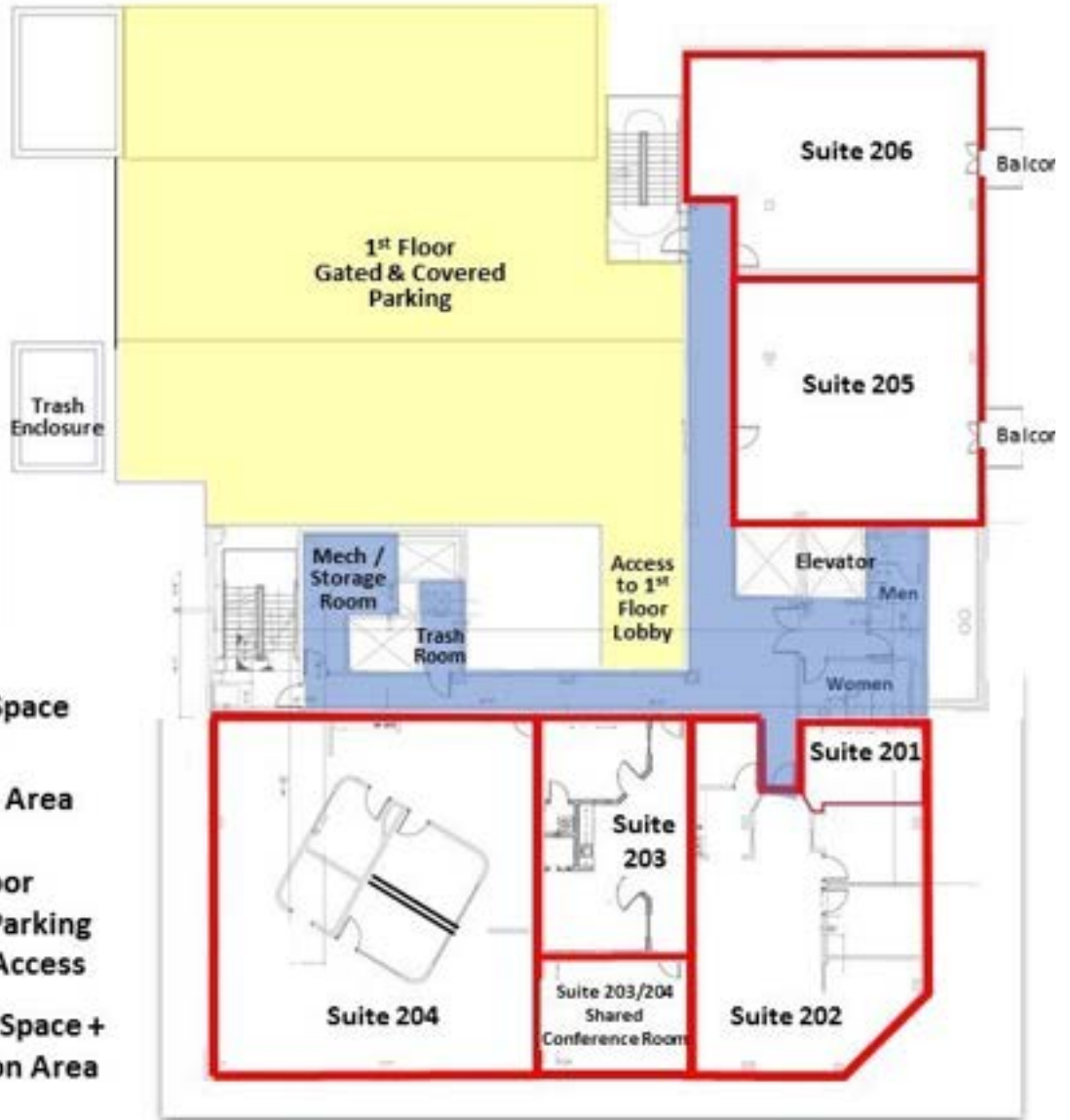


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	Usable SF	Leasable SF
Suite 201	180	230
Suite 202	1,165	1,500
Suite 203	874	1,125
Suite 204	2,283	2,940
Suite 205	1,101	1,415
Suite 206	1,113	1,435

- Usable Space
- Common Area
- 1<sup>st</sup> Floor Covered Parking & Lobby Access

**Leasable Space = Usable Space + ProRata Share of Common Area**



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Office Space For Lease  
**Argenta Place Suites 203-204**



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**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	1,125 SF	Full Service	\$1,800 per month	Open work area with 2 of the offices with storage closets, Suite 203 break area includes sink, space for microwave, and under cabinet refrigerator Fully furnished conference room Covered & secured parking
Suite 204	2,575 SF	Full Service	\$4,100 per month	Open work area with 3 private offices & storage room Suite 204 break area includes sink, refrigerator, microwave, dishwasher, & ice machine Covered & secured parking
Suite 203-204	3,700 SF	Full Service	\$5,900 per month	Open work area with 5 private offices, 2 of the offices have storage closets, & storage room Suite 204 break area includes sink, refrigerator, microwave, dishwasher, & ice machine Suite 203 break area includes sink, space for microwave, and under cabinet refrigerator Fully furnished conference room Covered & secured parking

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# Office Space For Lease Argenta Place Businesses



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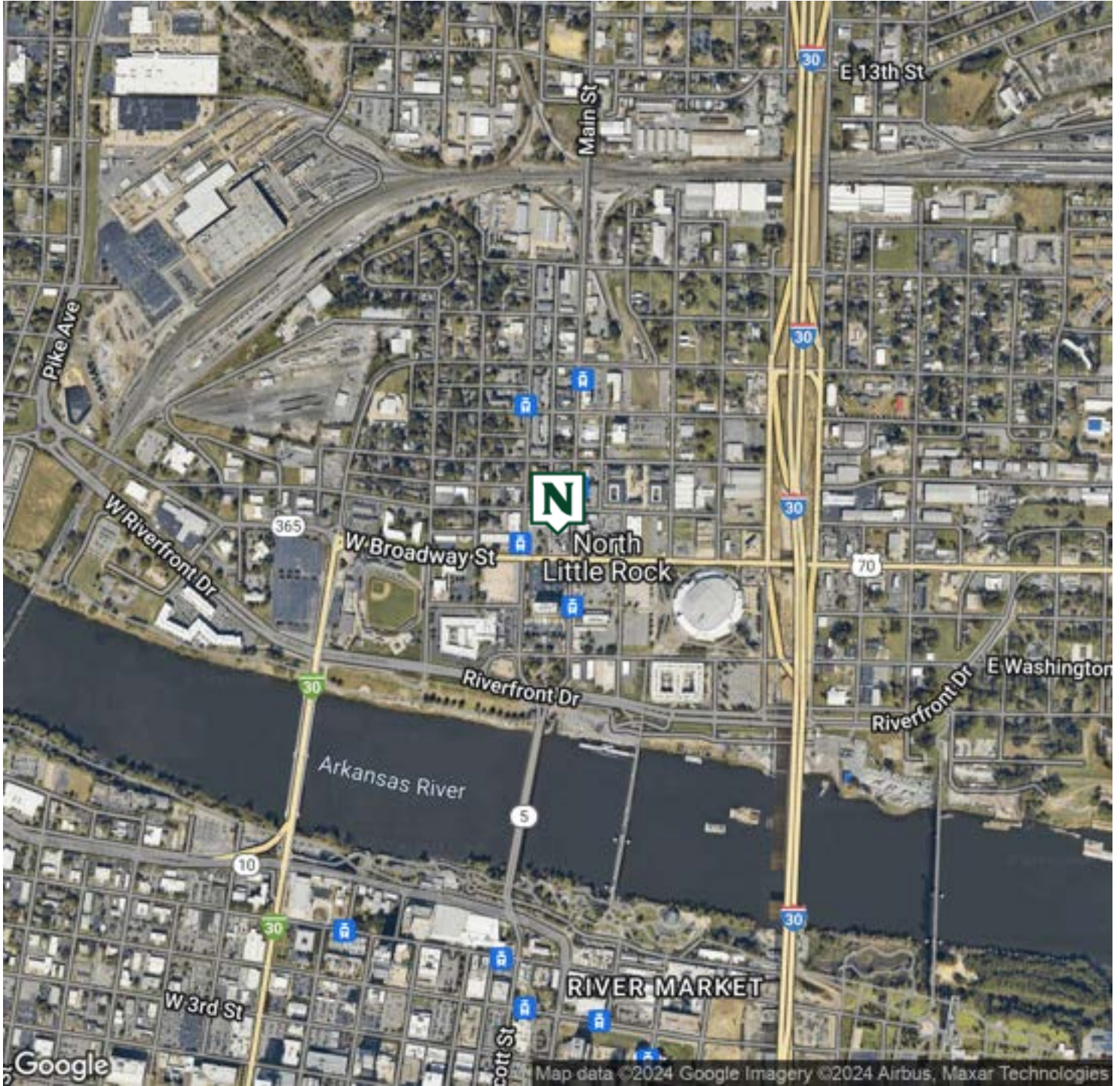
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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK  
301 MAIN STREET

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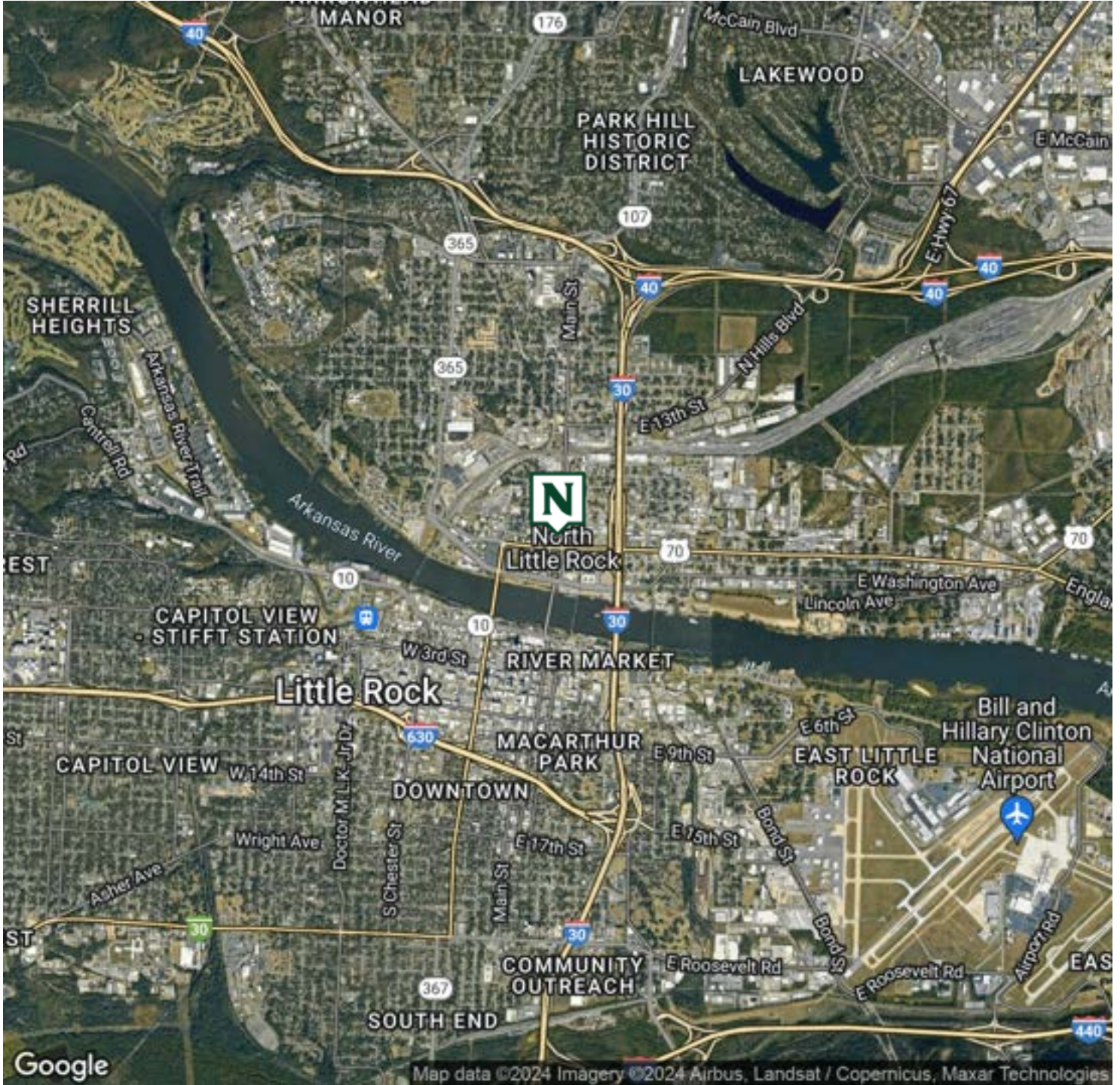
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