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DOWNTOWN OFFICE SPACE FOR LEASE

Heritage West | 201 E Markham St, Little Rock, AR



Suite 500 – ±8,000 SF

Suite 425 – ±2,250 SF

Suite 300 – ±5,553 SF

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent
Address	201 E Markham Street, Little Rock, AR 72201
Property Type	Office
Available SF	±940 – ±8,000 SF
Building & Lot Size	±48,037 SF ±0.22 Acres
Year Built/Renovated	1916/2020

PROPERTY HIGHLIGHTS

- The historic Heritage West Building is a five-story mixed-use property in downtown Little Rock with professional office space, two restaurants, and outdoor dining.
- Located in the River Market District, the building is within walking distance of shops, restaurants, museums, hotels, a public theater, a library, and a convention center.
- The common area and hallways were updated in 2020; **new elevators were installed in 2025.**
- The office penthouse (Ste. 500) has **four outdoor balconies**, accessible by sliding glass doors.
- **Parking is available onsite** in the attached two-story parking deck with a covered walkway.
- Notable tenants: Arkansas Times, Pettit & Pettit Engineers, @ the Corner Restaurant, Mad Slice Pizza, PPGMR Law Firm, The Communications Group, and Center for Arkansas Legal Services.
- Convenient proximity to Interstates 30 & 40, Little Rock's most heavily trafficked roadways.
- The River Market is experiencing a **rapid revitalization** with the influx of private/public investment and **new businesses, including Insomnia Cookies, Hazel's Public House, Mad Slice Pizza, Go Go's Boutique, and Boulevard Bread Co.**
- Recent investments in the River Market include the now-complete **\$35M renovation** of the Main Library - Central Arkansas Library System, the current proposed **\$20M renovation** of the Ottenheimer Market Hall, and the forthcoming \$70M Central Park-style public space project.



SUITE	SIZE (SF)	SPACE NOTES
Suite 50	±2,233 SF	Plaza Level
Suite 70	±940 SF	Plaza Level
Suite 300	±5,553 SF	Available Now
Suite 425	±2,250 SF	Available Now
Suite 500	±8,000 SF	Available Now (Video Tour)











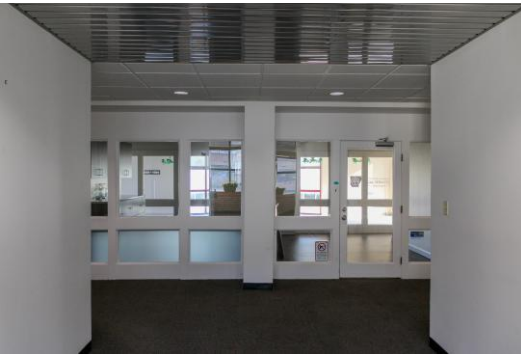
HERITAGE WEST THIRD FLOOR

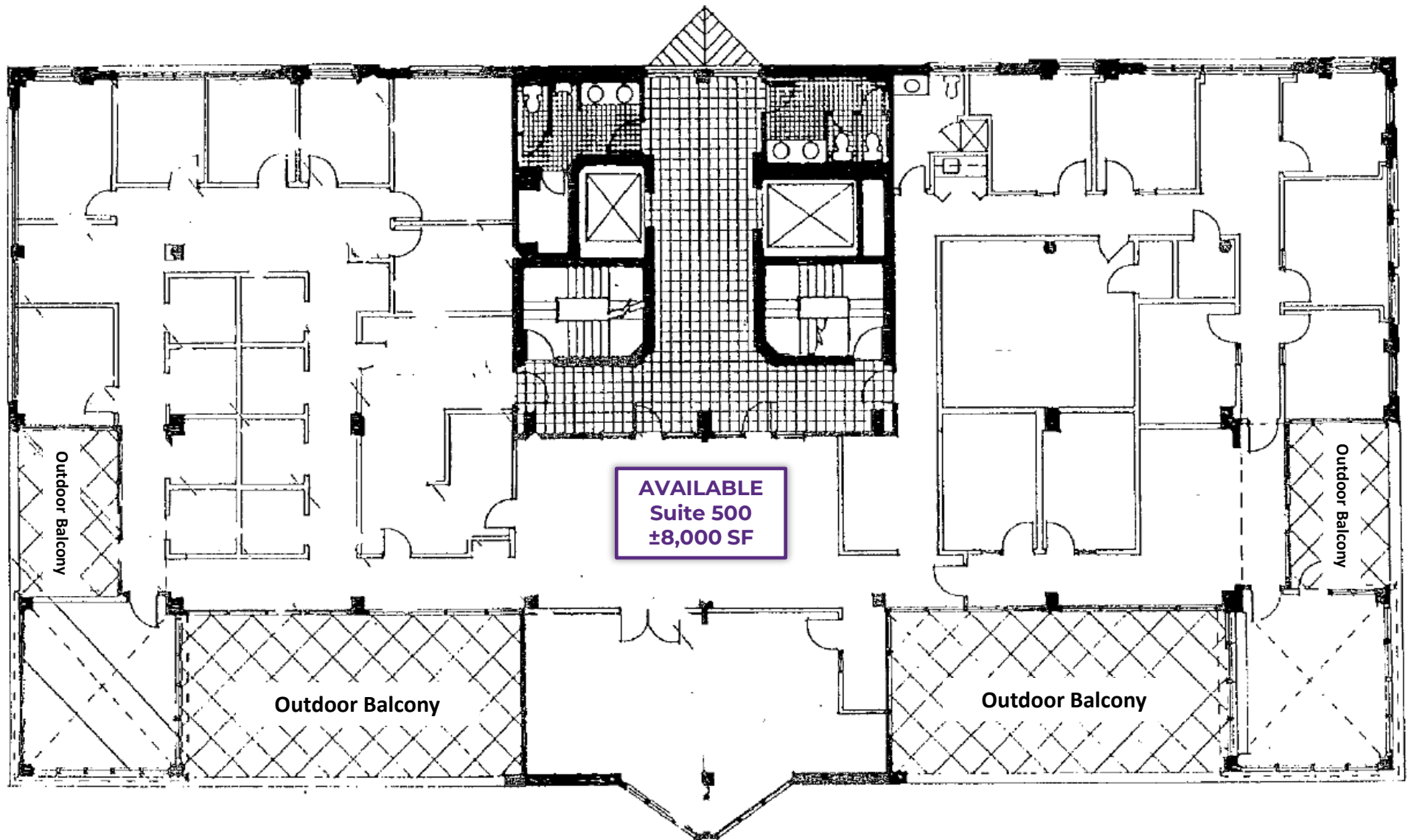




1 HERITAGE CENTER WEST FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"







Little Rock, Arkansas



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.

Little Rock continues to receive national recognition as an attractive and economically stable market. The city was named one of the "Top 10 Places for Young Professionals to Live" by Forbes (2023), reflecting its affordability, career accessibility, and quality of life. Earlier recognitions include "Best Place for Business and Careers" (Forbes) and inclusion among "America's 10 Great Places to Live" by Kiplinger's Personal Finance. Additionally, the presence of nationally ranked healthcare systems—including Arkansas Children's Hospital, which is recognized across multiple specialties by U.S. News & World Report (2025–2026)—further enhances the metro's long-term livability and employment base.

Downtown Little Rock is experiencing an influx of capital projects that are significantly enhancing the area's long-term trajectory. These include the completed \$35 million renovation of the Central Arkansas Library System Main Library, the proposed \$20 million redevelopment of the Ottenheimer Market Hall, and a planned \$70 million Central Park-style public space that will introduce new green space, connectivity, and year-round activation.

At the same time, continued momentum from new retail and dining concepts—such as Insomnia Cookies, Hazel's Public House, Mad Slice Pizza, Go Go's Boutique, and Boulevard Bread Co.—is reinforcing downtown's evolution into an experience-driven destination.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

44,005

112,952

298,261

21,164

51,591

130,274

40.7

40.2

39.7

\$74,964

\$81,908

\$85,673

3,379

6,601

12,992

**Demographic details based on property location*

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.



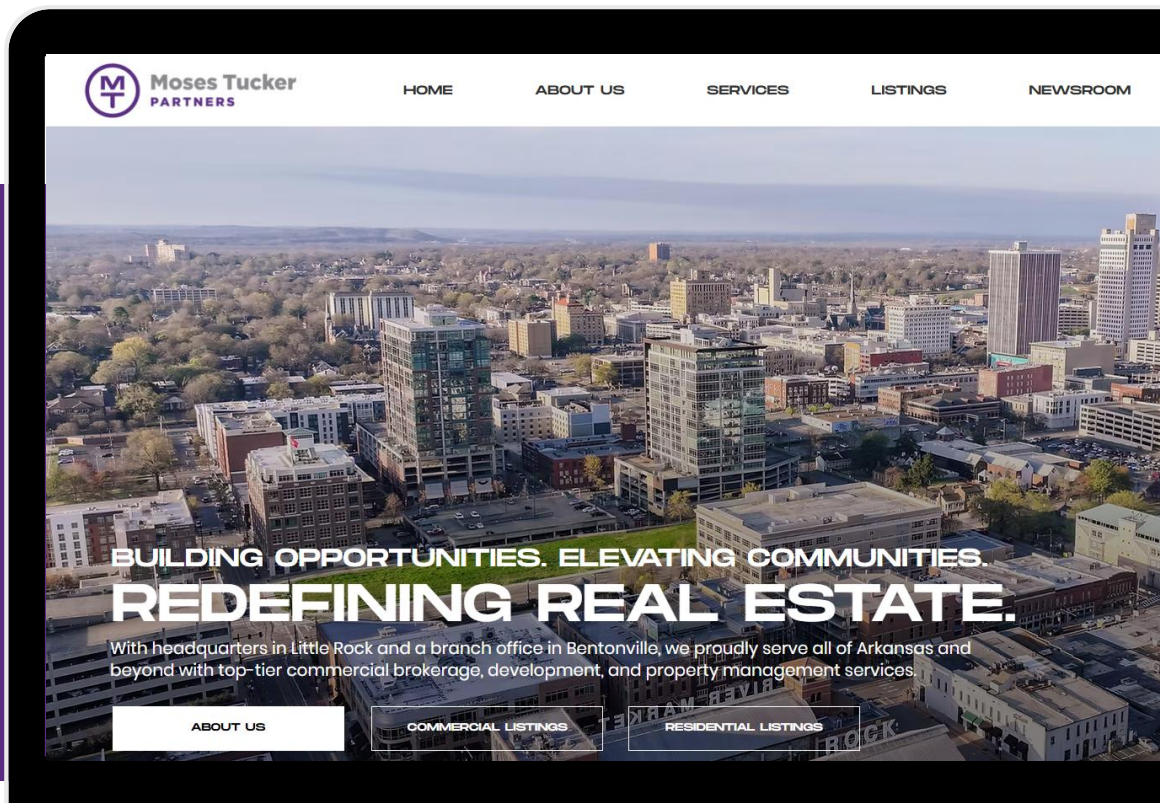
CONNECT

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