



Colliers

Accelerating success.

355 Ledge lawn Dr., Conway, AR

For Sale or Lease: Up to
150K SF Office Space

Todd Rice, CCIM
+1 501 850 0702
todd.rice@colliers.com

Clark Irwin, CCIM, SIOR
+1 501 978 6588
clark.irwin@colliers.com

TJ Johnston
+1 501 388 1128
tj.johnston@colliers.com

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
colliers.com/arkansas

Office Space Available on Quiet Campus for Sale or Lease

- Two-story class A office building
- 150,000 total SF (may be subdivided)
- 22.88 acres – with additional land available for expansion
- LEED certified - constructed in 2009
- 1,500 kw 3-phase generator on site
- LED lighting throughout with proximity sensing
- 1,200 parking spaces surround the building
- Sound masking for entire building
- HVAC-zoned for possible demising for lease space
- Halo A/V conference room

For Sale or For Lease

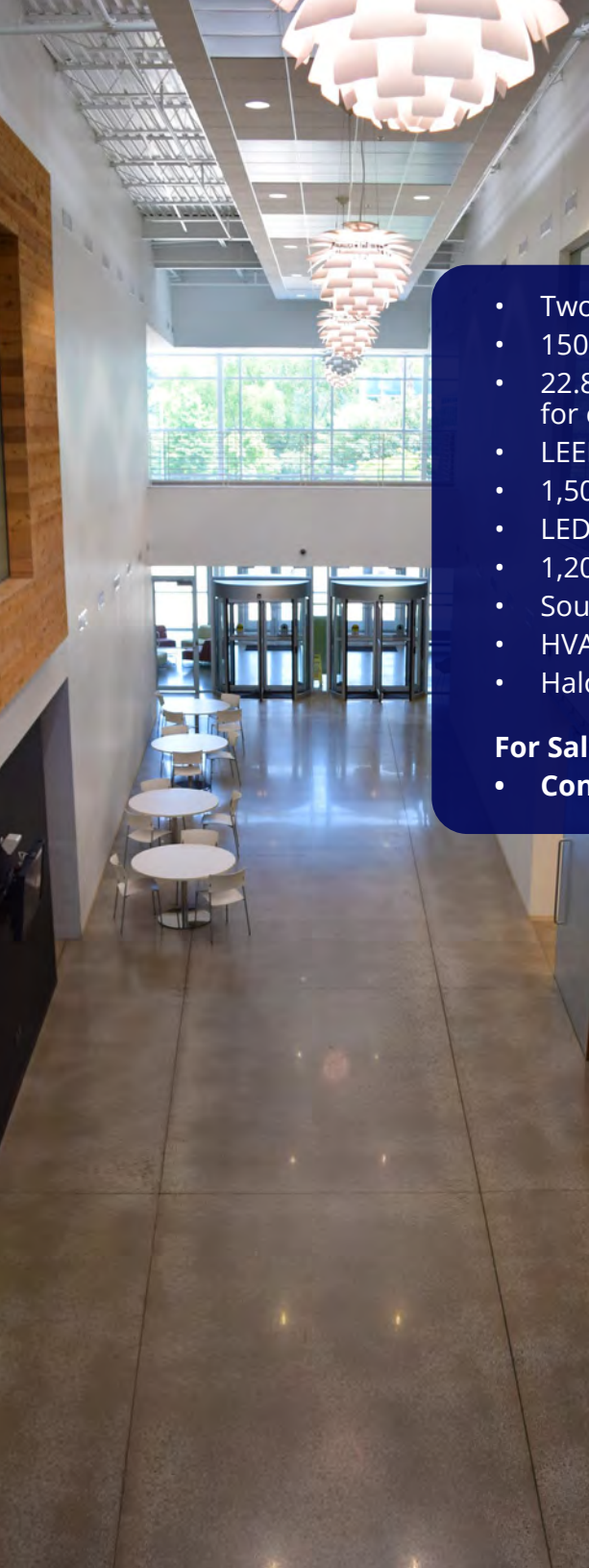
- **Contact agent for pricing details**

Open/collaborative floor plan:

- Subdividing available for smaller lease options as small as 10,000 SF
- Multiple conference rooms of varying sizes
- 13 breakout meeting rooms

Common area includes:

- Fitness facility
- Cafeteria/restaurant and dining space
- Game area
- Outdoor volleyball court and patio
- Below market assumable financing available
- Details available upon request



Property Photos



Property Photos



First Floor



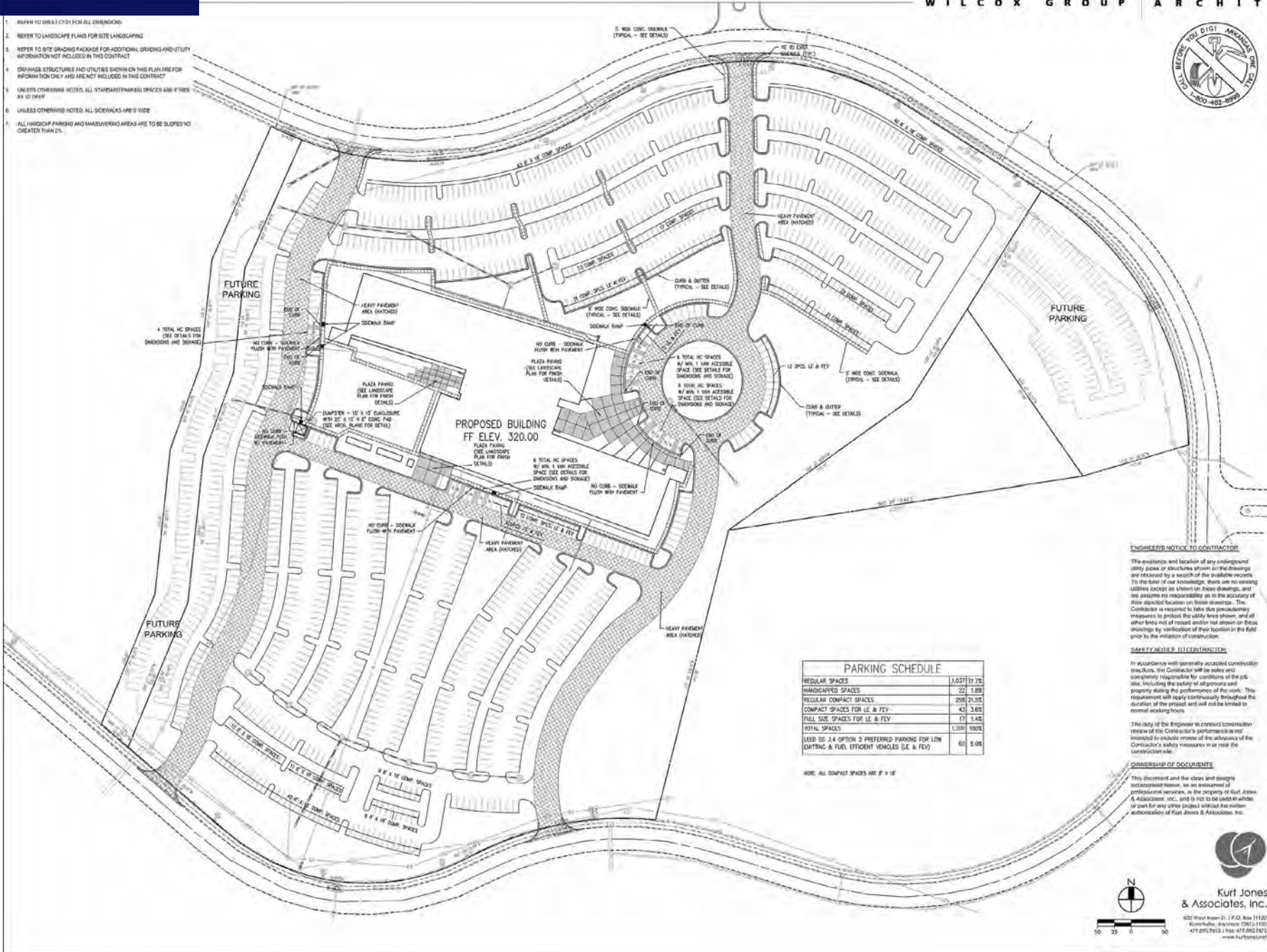
Second Floor



Site Plan

WILCOX GROUP ARCHITECTS

1. REFER TO SCHEDULE B FOR ALL DIMENSIONS.
2. REFER TO LANDSCAPE PLANS FOR SITE LANDSCAPING.
3. REFER TO SITE GRADING PACKAGE FOR ADDITIONAL GRADING AND UTILITY INFORMATION NOT INCLUDED IN THIS CONTRACT.
4. DRAINAGE STRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT INCLUDED IN THIS CONTRACT.
5. UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE 8' X 18' IN SIZE.
6. UNLESS OTHERWISE NOTED, ALL SIDEWALKS ARE 6' WIDE.
7. ALL HANDICAP PARKING AND MANUEVERING AREAS ARE TO BE SLOPED NO GREATER THAN 2%.



PROPOSED BUILDING
FF ELEV. 320.00

| PARKING SCHEDULE | |
|--|-------------|
| REGULAR SPACES | 1,037 79.7% |
| HANDICAPPED SPACES | 22 1.8% |
| REGULAR COMPACT SPACES | 258 21.3% |
| COMPACT SPACES FOR LE & FEV | 43 3.6% |
| FULL SIZE SPACES FOR LE & FEV | 17 1.4% |
| TOTAL SPACES | 1,384 100% |
| LEED SS 3.4 OPTION 2 PREFERRED PARKING FOR LOW EMITTING & FUEL EFFICIENT VEHICLES (LE & FEV) | 60 5.0% |

NOTE: ALL COMPACT SPACES ARE 8' X 18'

ENGINEER'S NOTICE TO CONTRACTOR

The existence and location of any underground utility lines or structures shown on the drawings are indicated by a search of the available records. To the best of our knowledge, there are no existing utilities (except as shown on these drawings) and we assume no responsibility as to the accuracy of their depicted location on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record and/or not shown on these drawings by verification of their location in the field prior to the initiation of construction.

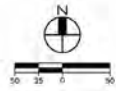
SAFETY MEASURES - IDENTIFICATION

In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the work. This requirement will apply continuously throughout the duration of the project and will not be limited to normal working hours.

The liability of the Engineer to construct construction review of the Contractor's performance is not intended to insulate or relieve the Contractor of the Contractor's safety measures in or near the construction site.

OWNERSHIP OF DOCUMENTS

This document and the ideas and designs incorporated herein, are an intellectual property of Kurt Jones & Associates, Inc. and is not to be used in whole or in part for any other project without the written authorization of Kurt Jones & Associates, Inc.



Kurt Jones & Associates, Inc.
500 West Haven Dr., P.O. Box 11120
Wilmington, Arkansas 72812-1120
477.875.9113 | Fax: 477.892.1213
www.kja.com

HP CONWAY
CONWAY DEVELOPMENT CORPORATION
CONWAY, ARKANSAS

Project: 08-013
SHP PALM CAJON 3
12/02/08



WILCOX GROUP ARCHITECTS

500 West Haven Dr., P.O. Box 11120
Wilmington, Arkansas 72812-1120
477.875.9113 | Fax: 477.892.1213
www.wilcoxgroup.com

11-5-08
SITE NUMBER 1540
C.1.1

Neighborhood Aerial



Planet Fitness BURGER KING McDonald's HOBBY LOBBY

target BEST BUY THE HOME DEPOT CIPOTTE T
Pizza Hut PANDA EXPRESS AT&T STARBUCKS Arby's
COUNTRY HOME2 Hilton Garden Inn
OUTBACK verizon CVS pharmacy
KOHLS AMERICAN FREIGHT FURNITURE - MATTRESS belk
TJ-maxx HomeGoods OLD NAVY
BLAZE PIZZA Chick-fil-ah FRIDAYS PAPA JOHN'S
Waffle House Long John Silver's Wild Wings DICK'S
carter's SUBWAY SportClips
Olive Garden Staples maurices
Great Clips francesca's
Bath & Body Works SALLY BEAUTY THE HONEY BAKED Ham
Buckle GameStop TORRID

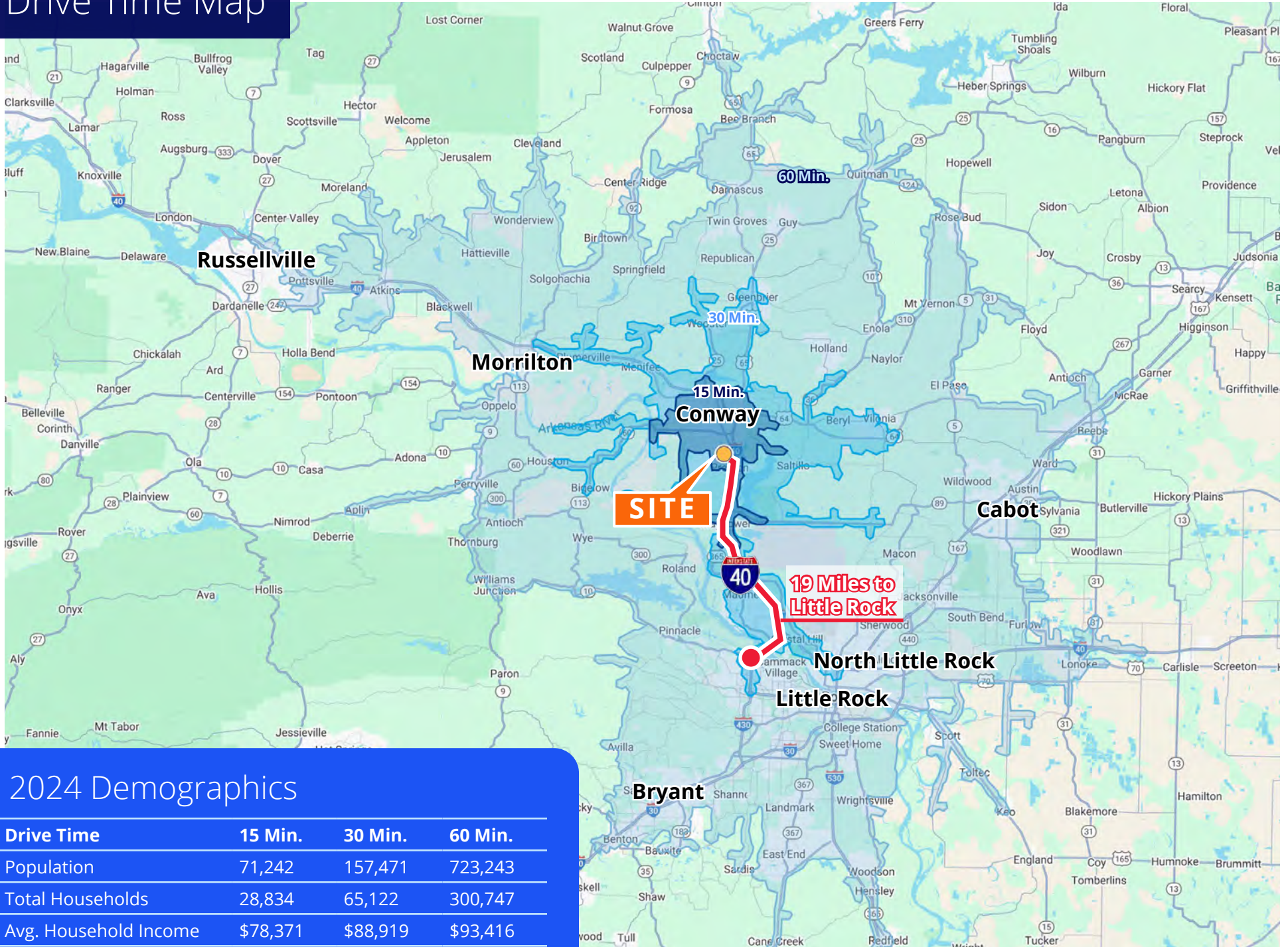
LONG JOHN SILVER'S tropical CAFE Andy's
TACO BELL Kroger

ROSS COURTYARD DRESS FOR LESS
ON THE BORDER T AT&T
Academy Sports + Outdoors sam's club
ULTA SUBWAY
Michaels claire's
crumbl cookies BAM!

Site



Drive Time Map



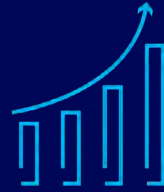
2024 Demographics

| Drive Time | 15 Min. | 30 Min. | 60 Min. |
|-----------------------|----------|----------|----------|
| Population | 71,242 | 157,471 | 723,243 |
| Total Households | 28,834 | 65,122 | 300,747 |
| Avg. Household Income | \$78,371 | \$88,919 | \$93,416 |

About Conway

70,000

2023 population



2.51%

annual growth rate

Fastest-growing

Arkansas city for
2nd year in a row

Median home price

\$221,867



Known as the **City of Colleges**

3

COLLEGES

- University of Central Arkansas
- Hendrix College
- Central Baptist College

30



minute drive to Little Rock on I-40

Major employers include

- Nabholz Construction
- Conway Regional Health System
- Westrock Coffee
- Virco
- Baptist Health Medical Center
- University of Central Arkansas
- Acxiom
- International Paper
- Smurfit Westrock
- Snap On

County seat for **Faulkner County** and part of the central Arkansas MSA

About Little Rock MSA

759,255

2023 population



2.5%

unemployment rate

23.19

minutes average commuting time

Average home price

\$205,854



Corporate Headquarters include

- Alleviant Health Centers
- American Taekwondo Association
- Bank OZK
- BSR REIT
- Dillard's Inc.
- EAST Initiative
- First Orion Corp.
- Heifer International
- Inuvo Inc.
- The McLarty Companies
- Rock Dental Brands
- Simmons Bank
- Southwest Power Pool
- Stephens Inc.
- Uniti Group
- William J. Clinton Foundation
- Windstream Communication
- Winrock International
- Winthrop Rockefeller Foundation
- World Services for the Blind



Colliers

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671
colliers.com/arkansas

Todd Rice, CCIM
501 850 0702
todd.rice@colliers.com

Clark Irwin, CCIM, SIOR
+1 501 978 6588
clark.irwin@colliers.com

TJ Johnston
+1 501 388 1128
tj.johnston@colliers.com



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