



For Lease

1431 MERRILL DRIVE LITTLE ROCK, AR

FEATURES:

- Zoned C-3
- Building signage
- Front door parking
- Rear access to all suites
- Excellent corner lot visibility
- Proximity to popular shopping centers and restaurants.
- Easy access to I-630 & I-430.

SUITE H

2nd Floor

3,440 SF +/-

NNN LEASE

Base Rent

\$20.00/sf/yr

+

Est. CAM

\$3.00/sf/yr

Ideal for professional offices or service firms seeking street presence, easy access, and buildout flexibility.

GEORGE PETROV,
PRINCIPAL BROKER



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O: 501/224-9600

C: 501/413-3664

1431 MERRILL DRIVE

SUITE H - 3,440 SF +/-

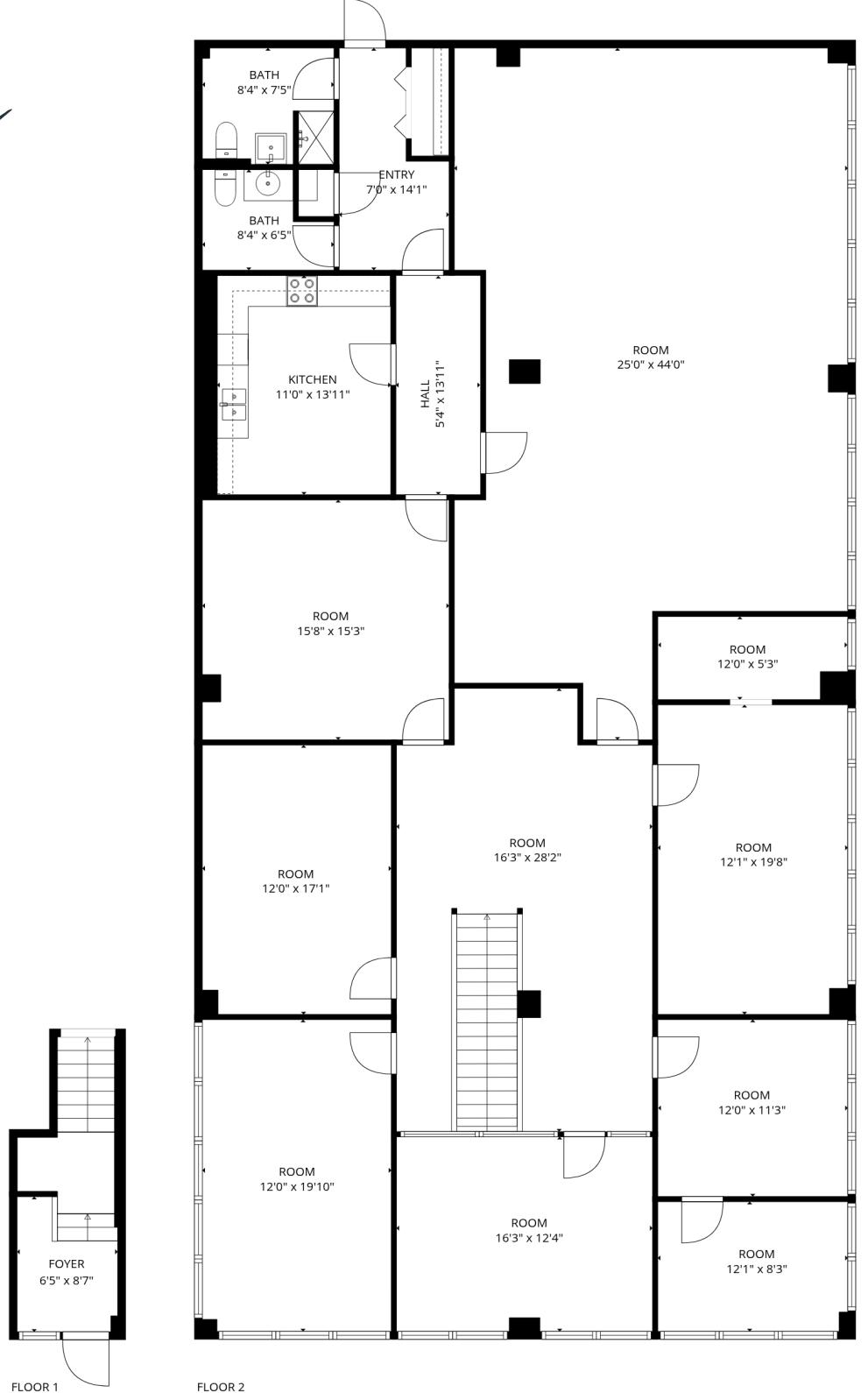
LITTLE ROCK, AR 72211

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Floor Plan



Please visit our website:
P4realtygroup.com
for a 3D virtual tour of this
space.



PRESENTED BY:

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Location Details

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Area Maps

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