

FOR SALE

Lyon Building

401 W Capitol Avenue

LITTLE ROCK | AR

Downtown Office
Building



Colliers | Arkansas
1 Allied Drive, Ste. 1500,
Little Rock, AR 72202
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Purchase Price

\$7,000,000

Price/SF: **\$50.08**

Building Specifications

| | |
|---------------|------------------------|
| Building Size | 139,779 SF |
| Parking | 99 under-ground spaces |
| Lot Size | 1.93 acres |
| Occupancy | +/- 40% |
| Zoning | UU |
| Year Built | 1979 |

Get the Offering Memorandum



The Property

Constructed in 1979, and located at the corner of Broadway and Capitol Avenue in downtown Little Rock, the Lyon Building represents a rare ownership opportunity for an operator requiring square footage for their operation and shift to acquire at a price significantly below replacement cost. Current occupancy stands at +/- 40% offering multiple options for tenancy, including full floor and contiguous square footage scenarios. The building's unique atrium design funnels abundant natural light to otherwise artificially lit interior office space. There is restaurant and convenience shopping located in the atrium, and the building is adjacent to and shares common area with the 623,354 SF Simmons Tower Building, also offering multiple restaurant options and service amenities. The property benefits from significant capital expenditure investment in recent years, including: **roof replacement in 2015, mechanical system upgrades in 2016 and remodel of all common areas (including bathrooms) on each floor of the building in 2022.**

Situated in the heart of the Little Rock central business district, there are multiple restaurant options as well as the Main Street and River Market entertainment districts, all within walking distance. Access wise, the property benefits from close and convenient access to I-630 and I-30, connecting the property to all parts of the city.

The Lyon Building has 99 secure underground parking spaces in the basement of the building, and access to an additional 500 + deck and surface parking spaces within a 1.5 block radius of the property.



Priority 1

FOR SALE // Lyon Building // 401 W Capitol Ave, Little Rock // Arkansas // 72201



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