



Moses Tucker
PARTNERS

OFFERING MEMORANDUM – FOR SALE

UNION PLAZA

124 W. CAPITOL AVE, LITTLE ROCK, AR





THE OFFERING

Moses Tucker Partners is pleased to present Union Plaza for sale. Built in 1969, Union Plaza stands at the heart of downtown Little Rock's financial and legal district. Its prime location at Capitol Avenue and Louisiana Street offers seamless access to I-30, I-40, and I-630. Rising 21 stories, its striking granite columns create a signature pinstripe effect on the skyline, while its steel, glass, and granite façade is complemented by lush landscaping at street level.

PRICING SUMMARY

\$14,500,000

Price

\$61.52

Price/SF

PROPERTY SUMMARY

1969/2024

Year Built/Renovated

±235,704 SF

Building Size

0.96 AC

Lot Size

±78%

Occupancy

±465

Parking Spaces

21

Stories



CAPITAL IMPROVEMENTS

RECENT CAPITAL PROJECTS

ITEM	VALUE
LED Lighting Upgrades	\$135,000
Misc. Building Improvements	
o Lobby Renovation	
o Common Area Renovations	
o Parking Garage Repairs/Upgrades	\$2,700,000
o New roofs	
o Access Control & Safety Upgrades	
o Elevator Modernization	
New HVAC Equipment	\$3,150,000
Furniture & Fixtures	\$180,000
Tenant Improvements	\$4,200,000
TOTAL COSTS	\$10,365,000

Located in the heart of downtown Little Rock's financial and legal district, this premier property is anchored by its bustling plaza. On-site amenities include 24/7 security with badge-access entry, valet parking, a gift shop, and Cotija's Mexican Grill. Tenants also enjoy access to two shared break rooms, three conference rooms, and the convenience of on-site building management and maintenance.

A tall, modern skyscraper with a grid-like facade, featuring a large red '5' logo on the top left corner. The building is composed of many rectangular windows arranged in a regular pattern. The sky is clear and blue.

ONS
VER

ARKANSAS
STATE CAPITOL

CATLETT
PRIEN
TOWER
BUILDING

UNION PLAZA

±465 CAR
PARKING GARAGE

200 WEST

LAFAYETTE
BUILDING

BOB R. BROOKS JR.
JUSTICE BUILDING
New home of the
Arkansas Attorney
General's Office –
Recently underwent a
\$35M renovation

Capitol Ave
2,700 VPD

THE NEIGHBORHOOD





ARGENTA ARTS DISTRICT

SIMMONS BANK ARENA

DICKEY-STEPHENS PARK

STEPHENS INC. BUILDING

STATEHOUSE CONVENTION CENTER

RIVER MARKET ENTERTAINMENT DISTRICT

CENTRE PLACE

PYRAMID PLACE

CAPITAL HOTEL

CATLETT PRIEN TOWER BUILDING

UNION PLAZA

HISTORIC ARKANSAS MUSEUM

300 THIRD TOWER

200 WEST

AC HOTELS
MARRIOTT

LITTLE ROCK TECH PARK

BOB R. BROOKS JR. JUSTICE BUILDING

THE NEIGHBORHOOD

Moses Tucker PARTNERS



INVESTMENT HIGHLIGHTS

1

PREMIER DOWNTOWN LOCATION & ACCESSIBILITY

Strategically positioned in Little Rock's financial and legal district at Capitol Avenue and Louisiana Street, offering seamless connectivity to major business centers, government offices, and key thoroughfares.

2

SUPERIOR AMENITIES & PARKING

Features valet parking, 24/7 security, on-site management, and ±465 dedicated parking spaces, ensuring convenience and a best-in-class tenant experience.

3

STRONG INVESTMENT POTENTIAL

A well-maintained, modernized high-rise in a thriving business hub, offering long-term value and growth opportunities.



THE MARKET



Little Rock is the capital and most populous city in Arkansas. 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.

The Central Arkansas region experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Downtown Little Rock, is home to several prominent office buildings that shape the city’s skyline: The Simmons Tower, standing at 40 stories, is the tallest building in Arkansas; The Regions Center, a 30-story skyscraper; and the 24-story Bank of America Plaza. Notably, Little Rock is considered one of the “Top 10 Places For Young Professionals To Live” (Forbes 2023) and a “Best Place for Business and Careers” (Forbes 2019).

The Main Street Corridor is where arts, entertainment, business and culture anchor a vibrant, mixed-use neighborhood in the heart of the city. The corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Boyle Building, now the Bob R. Brooks Jr. Justice Building, recently underwent a \$35 million revitalization. The building will soon house the Office of the Arkansas Attorney General and 5,000 square feet of commercial/restaurant space.

UNION PLAZA

124 W. CAPITOL AVE, LITTLE ROCK, AR

LITTLE ROCK

HEADQUARTERS

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BENTONVILLE

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