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# DOWNTOWN OFFICE SPACE FOR LEASE

## 200 River Market Avenue, Little Rock, Arkansas



2nd Floor – 11,125 RSF

Secure ±190-space parking garage

2ND STREET

RIVER MARKET AVENUE

**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://mosestucker.com)





## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Lease Rate/Type</b>	Contact Agent
<b>Address</b>	200 River Market Avenue, Little Rock, AR 72201
<b>Property Type</b>	Office
<b>Available SF</b>	2 <sup>nd</sup> Floor – ±11,125 SF
<b>Building Size</b>	±83,506 SF
<b>Stories</b>	7
<b>Year Built</b>	2002
<b>Parking</b>	±190 spaces

### PROPERTY HIGHLIGHTS

- ±11,125 SF professional office available for lease, occupying the entire second floor of the Arkansas Capital Commerce Center
- First-class office and mixed-use building located in the heart of the River Market District in downtown Little Rock, surrounded by dining, entertainment, and cultural attractions
- Layout features a lobby entrance and a mix of private offices, breakrooms, open workspaces, and conference rooms, offering flexibility for a variety of users
- Large windows throughout provide abundant natural light and city views
- Walkable to numerous restaurants, coffee shops, hotels, banks, and the Clinton Presidential Library
- Easily accessible from I-30, I-630, and other major transportation routes
- Direct access to a ±190-space attached parking garage
- Building includes a rooftop lounge area, on-site restaurant (Dizzy's Gypsy Bistro), and a recently modernized fitness studio with showers and a locker room
- Ideal for corporate offices, law firms, creative firms, tech companies, and other professional services





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Sea

OWNER REVIEW ONLY  
NOT FOR CONSTRUCTION

Project Name: **ACCC - 2ND FLOOR**

Enter address here

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Owner

Project number	Project Number
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ARCHITECTURAL FLOOR -  
AS-BUILT 2ND Floor

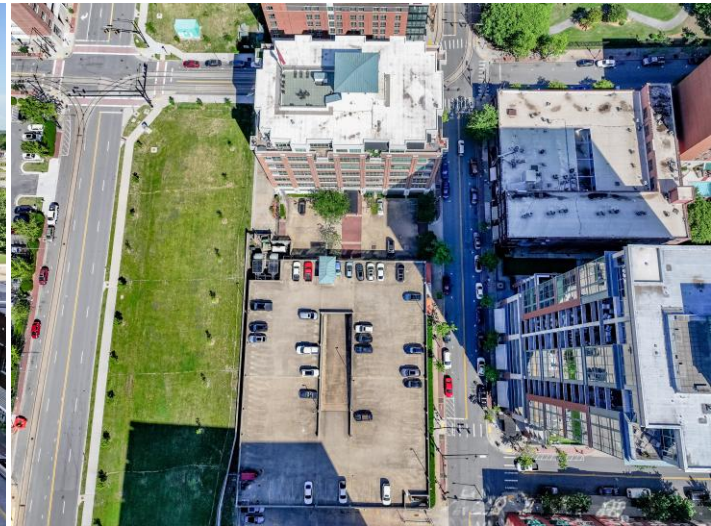
AD102

ACCC - 2ND FLOOR  
Project Number

1 2ND FLOOR - ASBUILT FLOOR PLAN

 $3/16'' = 1'-0''$





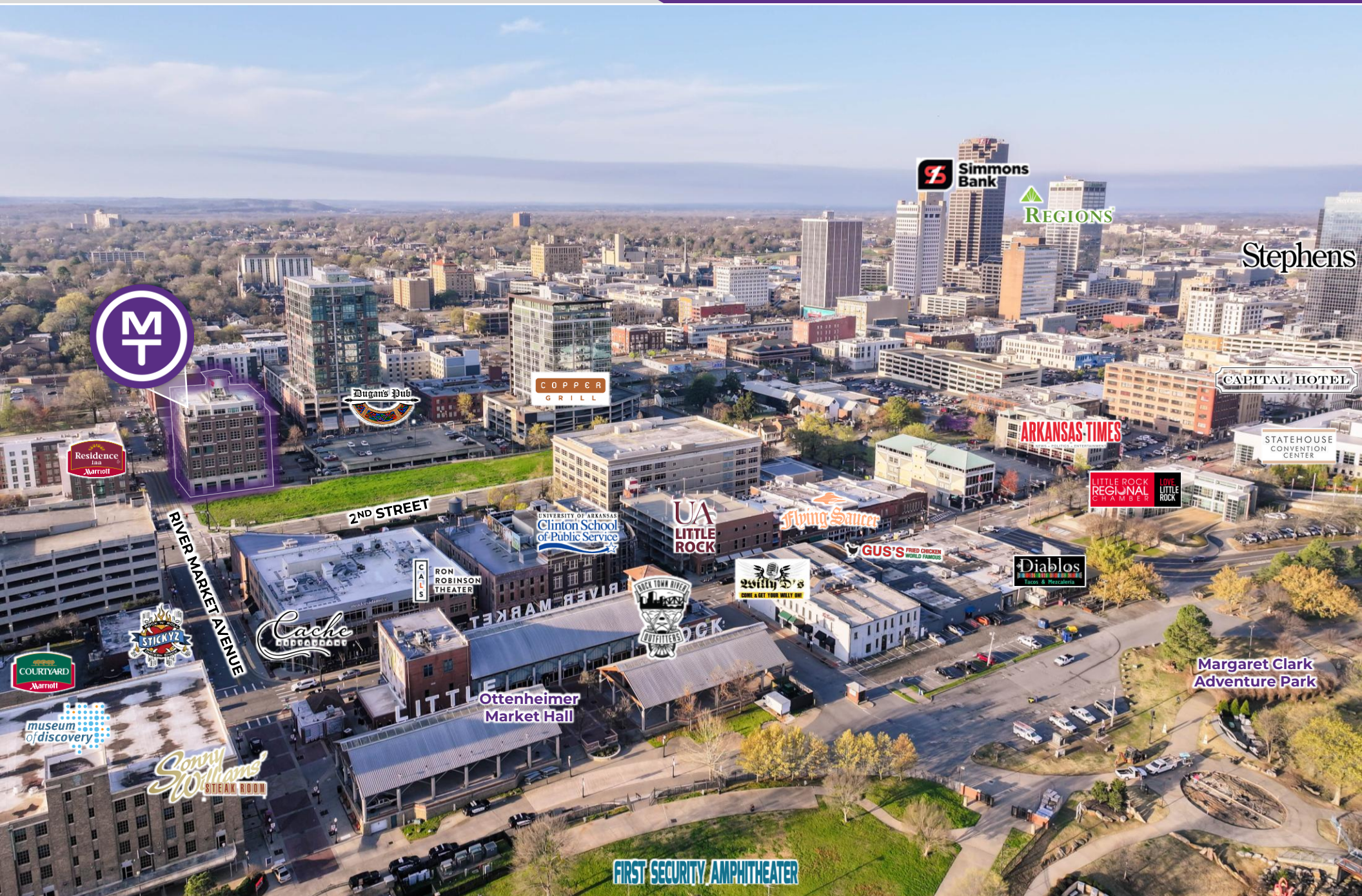














## Little Rock, AR



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.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has 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. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	40,790	109,330	293,273
Households	19,592	49,846	128,168
Average Age	40.9	40.4	39.9
Average Household Income	\$76,298	\$83,001	\$87,206
Businesses	3,230	6,439	12,745

*\*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.





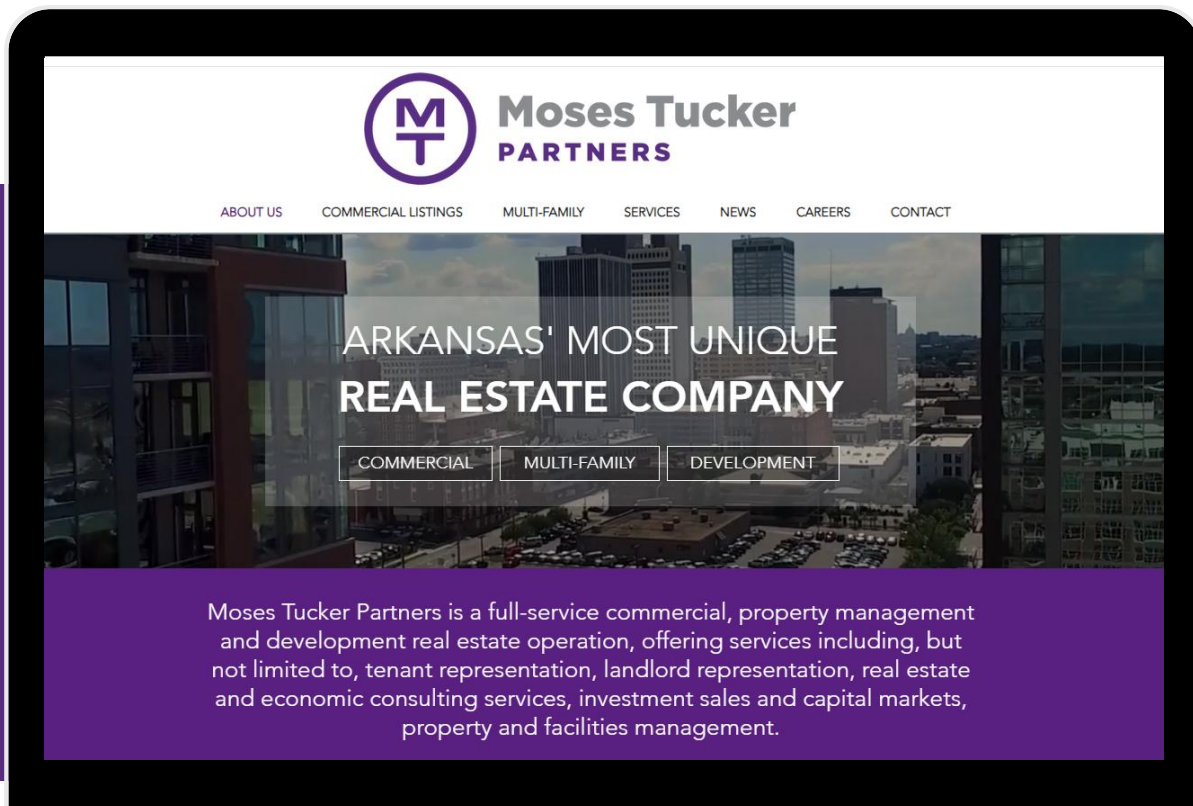
# CONNECT

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