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DOWNTOWN OFFICE SPACE FOR LEASE

200 River Market Avenue, Little Rock, Arkansas



CONTACT US TODAY
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Property Understanding

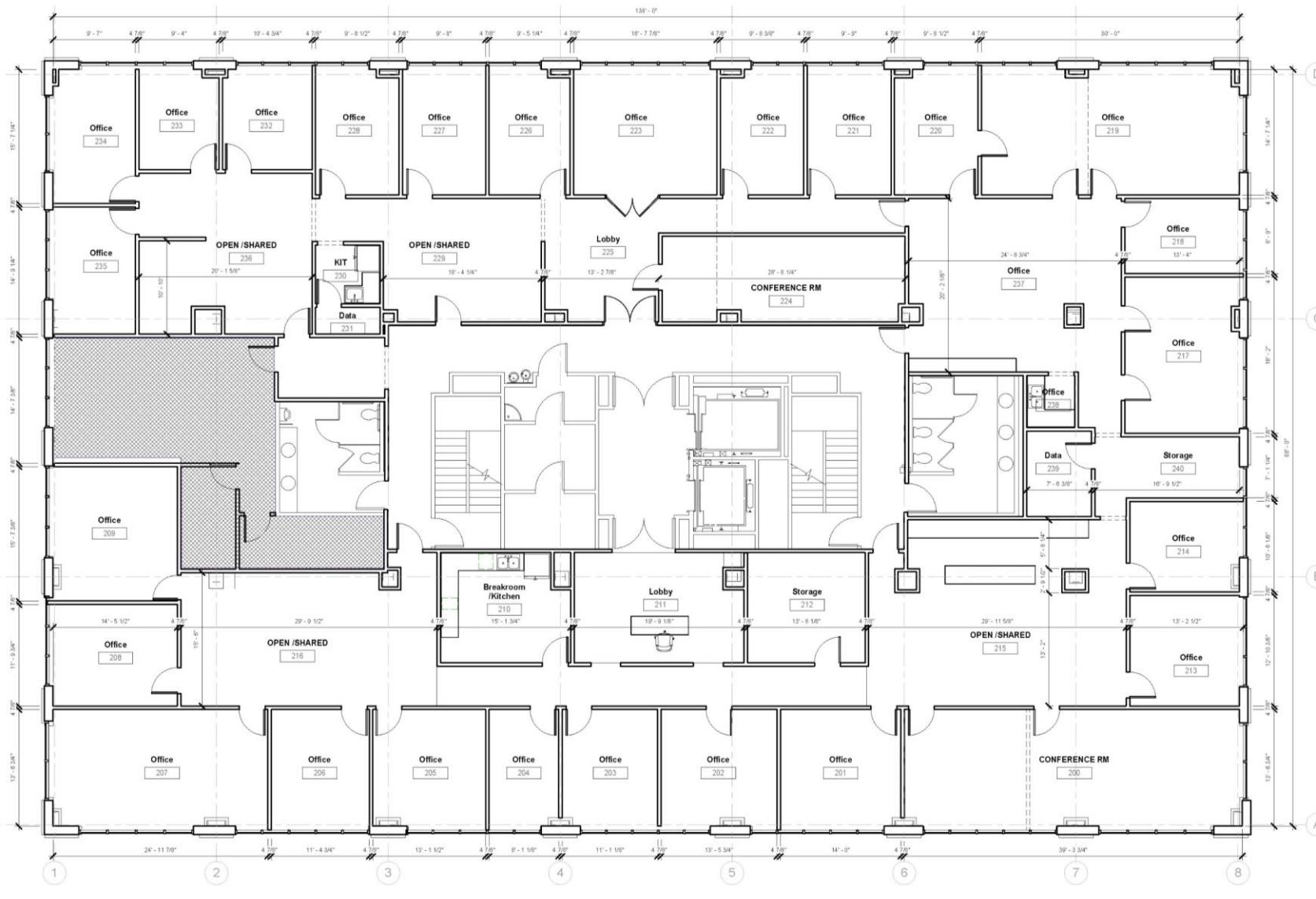
OVERVIEW

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





ACCC - 2ND FLOOR

1 2ND FLOOR - ASBUILT FLOOR PLAN

$$3/16'' = 1^{\circ} 0''$$

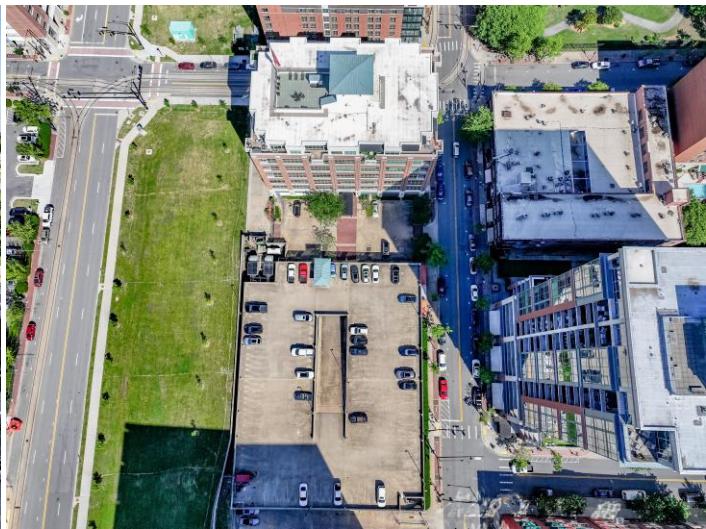
AD102

📍 200 River Market Ave, Little Rock, AR

 501.376.6555



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INTERIOR PHOTOS







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NEIGHBORHOOD MAP





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*

Population

3 MILES

5 MILES

10 MILES

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 waterfront 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.

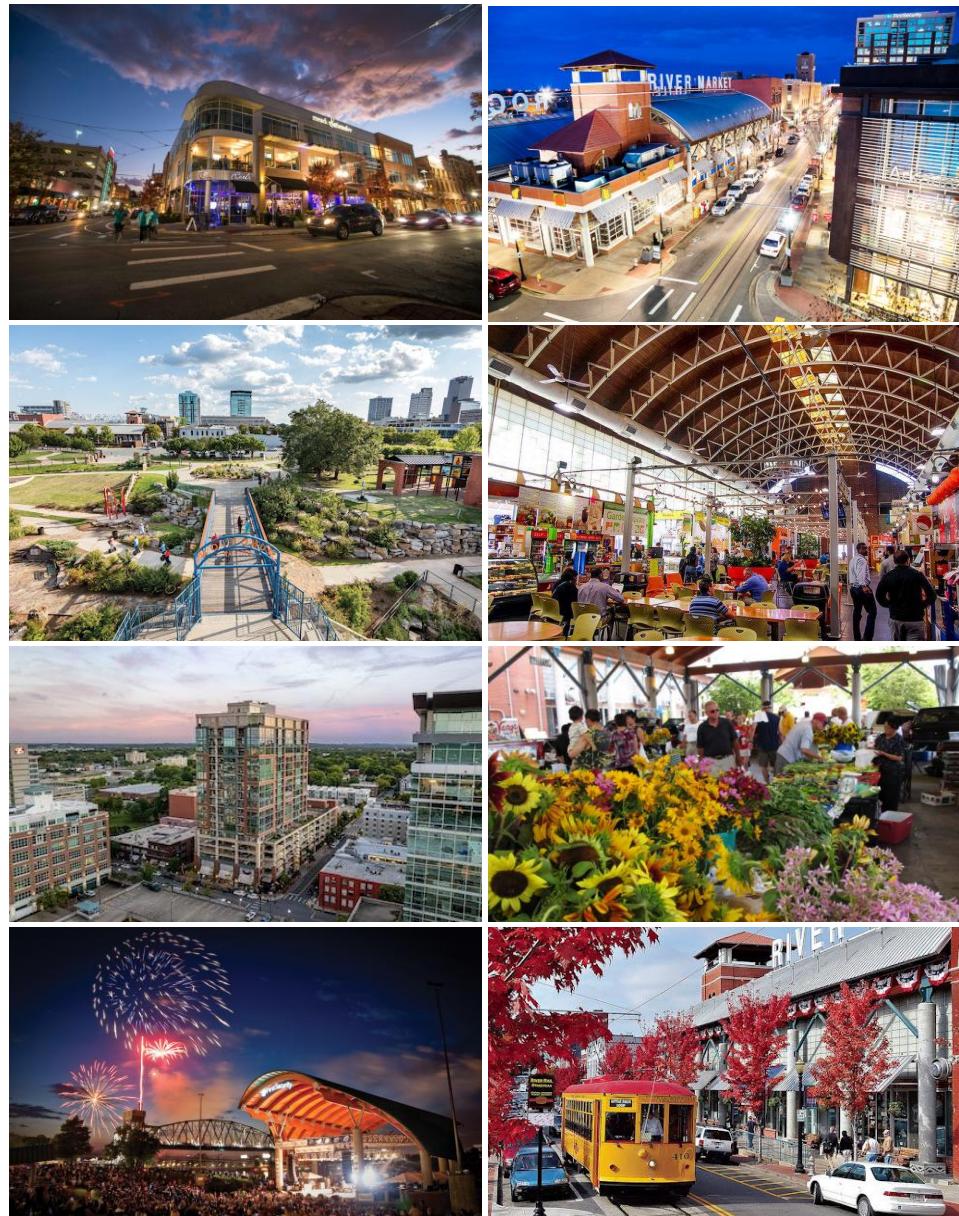
With its blend of history, culture, and modern development, the River Market District has become a focal point for business, tourism, and nightlife in Little Rock, offering an energetic and welcoming atmosphere year-round.



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.





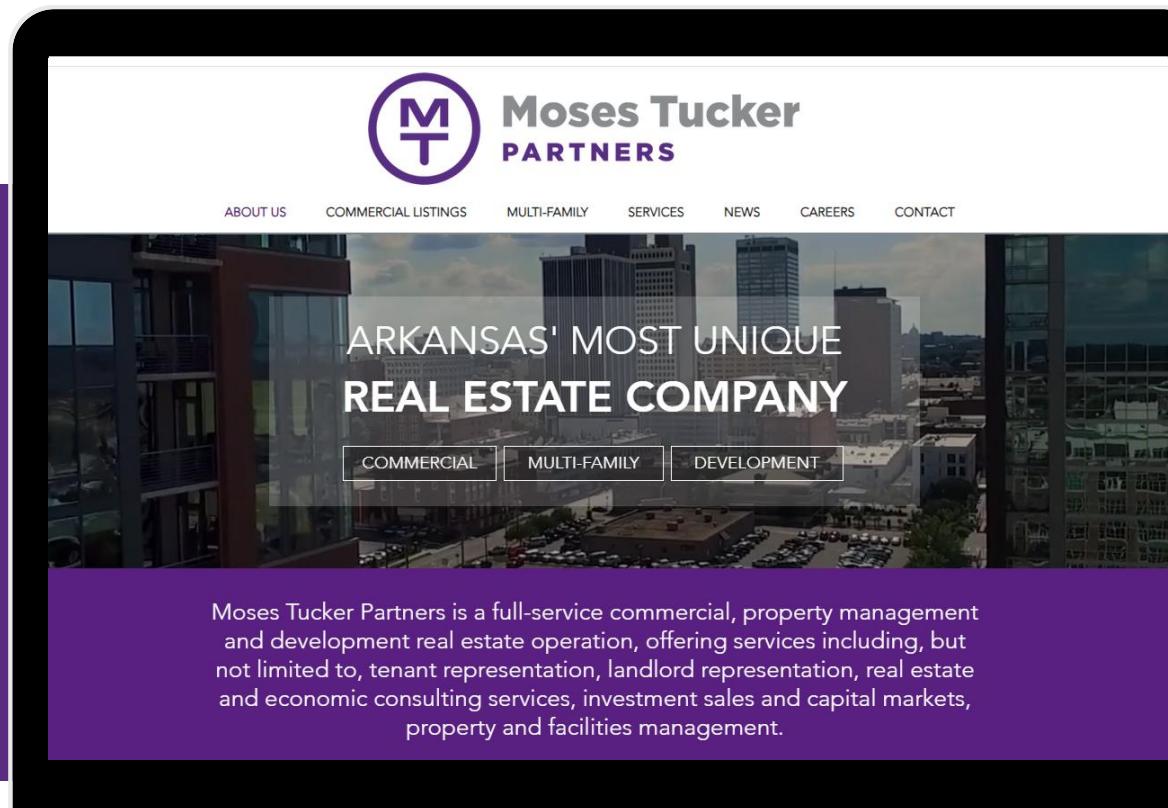
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. Below the header is a large banner with a cityscape background and the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY". Underneath the banner are three buttons labeled "COMMERCIAL", "MULTI-FAMILY", and "DEVELOPMENT". The main content area contains a purple box with text about the company's services, including commercial, property management, and development operations.

Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management.

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