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PROFESSIONAL OFFICE SPACE FOR LEASE

301 Main Street, Little Rock, Arkansas

Entire 4th Floor Available



CONTACT US TODAY
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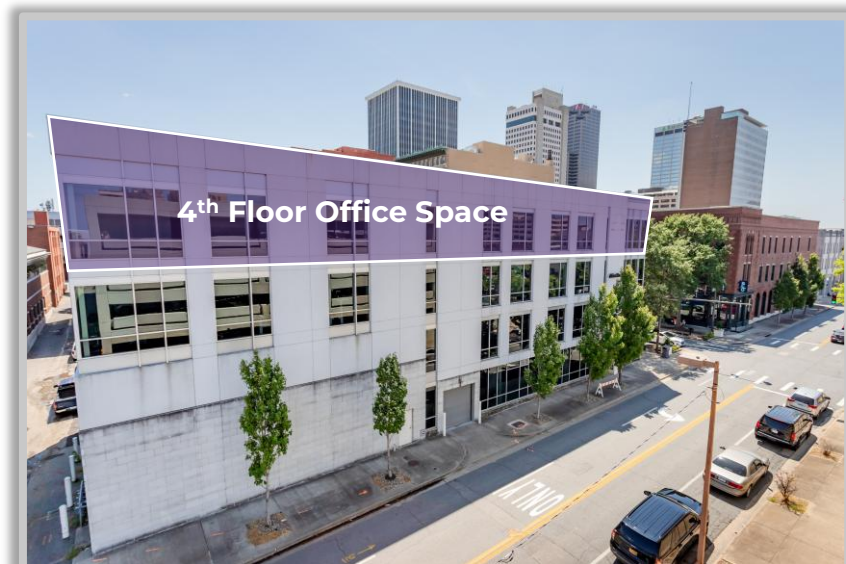
Property Understanding

OVERVIEW

Offering	For Lease
Address	301 Main Street, Little Rock, AR 72201
Lease Rate & Type	Contact Agent Modified Gross
Property Type	Office
Available SF	Entire 4 th Floor - ±6,511 SF
Building Size & Stories	±24,309 SF 4 Stories
Year Built	2015
Lot Size	±0.16 Acres
Zoning	UU – Urban Use

PROPERTY HIGHLIGHTS

- **Free Cross-Street Parking Incentive:** One complimentary parking space per 1,000 SF leased — a valuable amenity in the downtown core.
- **Premium Signage Opportunity:** Prominent exterior signage available for full-floor, long-term tenants — maximize brand visibility on Main Street.
- **Efficient, Versatile Layout:** Space features 10 private offices, a large conference room, a full kitchen/break area, two restrooms, and an expansive open workspace.
- **Credible Tenant Mix:** Join a professional tenant roster including LiveRamp (a global data collaboration platform) and Waymack & Crew (a premier video production company).
- **Ample Parking Options:** Multiple surface and structured parking solutions available for employees and visitors alike.
- **Walkable Lifestyle Amenities:** Surrounded by top-rated restaurants, retail, entertainment venues, and high-density residential — all within easy walking distance.
- **Strategic Downtown Location:** Positioned in Little Rock's Creative Corridor, minutes from the River Market, SoMa (South Main), and East Village districts — providing access to the city's most vibrant commercial and cultural hubs.
- **Surrounded by Landmark Destinations:** Immediate access to local institutions such as the Capital Hotel, Statehouse Convention Center, Arkansas Repertory Theatre, Ballet Arkansas, Big Bad Breakfast, Tamalcalli's, Samantha's Tap Room, and Bruno's Little Italy, among others.









LOOKING EAST

WILLIAM J. CLINTON
PRESIDENTIAL LIBRARY
AND MUSEUM
LITTLE ROCK, ARKANSAS

 **BILL AND HILLARY
CLINTON NATIONAL AIRPORT**
LITTLE ROCK

**River Market
Entertainment District**

2nd Street

 **ARKANSAS
HERITAGE**

3rd Street

4th Street

Dust Bowl
LANES & LOUNGE



Fassler Hall

 **Jewell's
PUB & GRILL**

 **A.W. LIN'S**

 **ALLSOPP'S
CHAPPLE**

SAMANTHA'S
TAP ROOM & WOOD GRILL

 **Bruno's
LITTLE ITALY**

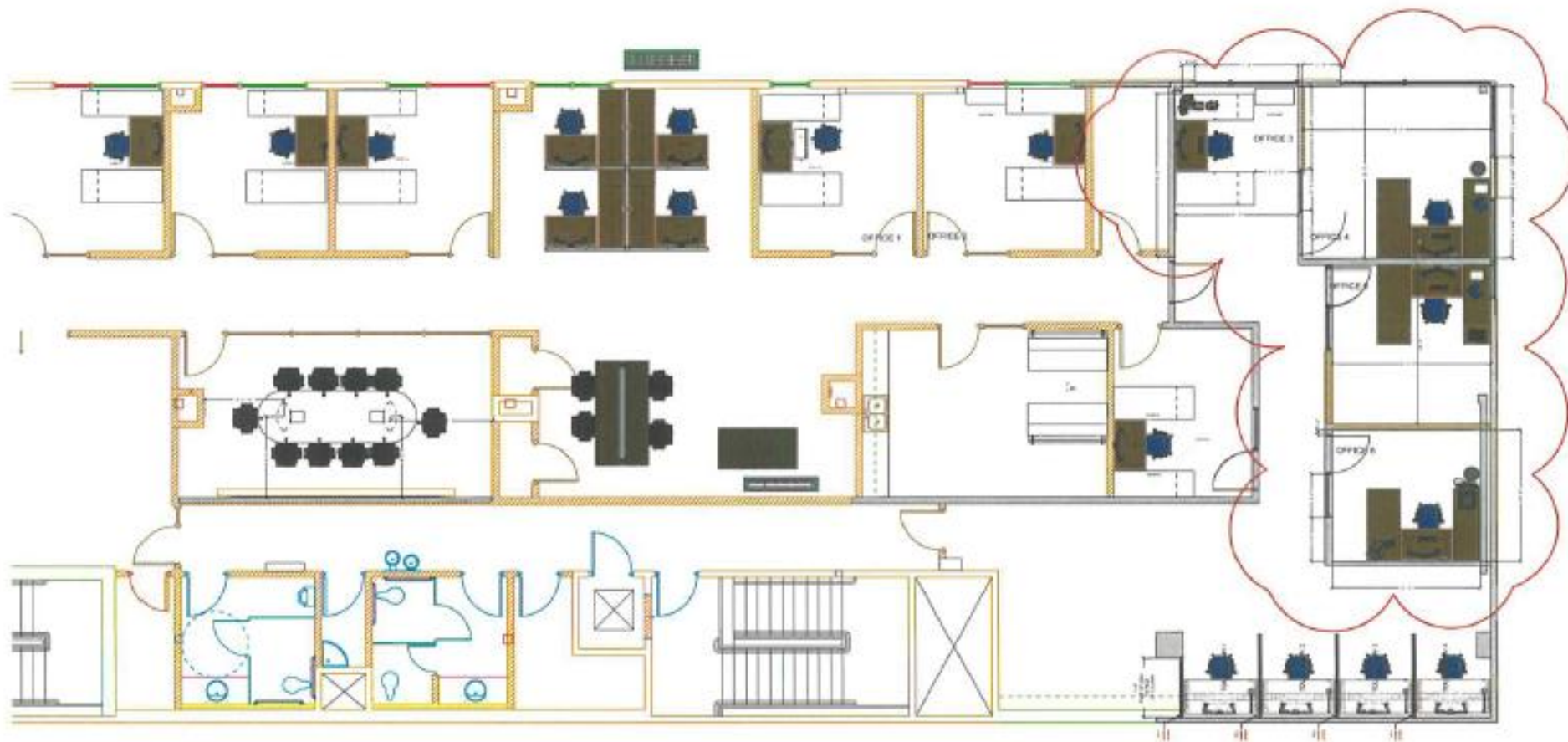
 **BBB**

TAMALCALLI

 **cjrw**

Main Street





AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE
4 th Floor	6,511 SF	MG	Contact Agent



VIRTUAL TOUR

[Click here for a virtual tour.](#)

Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city 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 a significant growth in population 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 are key locations for financial and legal firms. 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](#)).

The Main Street Corridor is where arts, entertainment, business and culture anchor a vibrant, mixed-use neighborhood in the heart of the city. Home to the Arkansas Repertory Theatre, Arkansas Symphony Orchestra, and Ballet Arkansas, the Main Street Creative Corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Boyle Building is currently undergoing a \$35 million revitalization. Once the renovations are complete, the building will be occupied by the Office of the Arkansas Attorney General. It will also house 5,000 square feet of commercial/restaurant space and 7,000 square feet of office space.

DEMOGRAPHICS*

Population

3 MILES

46,709

5 MILES

115,324

10 MILES

297,832

Households

20,876

50,717

126,193

Average Age

39.1

39.0

38.8

Average Household Income

\$60,949

\$68,928

\$75,700

Businesses

3,038

5,668

11,721

**Demographic details based on property location*

Main Street Creative Corridor, Little Rock, AR

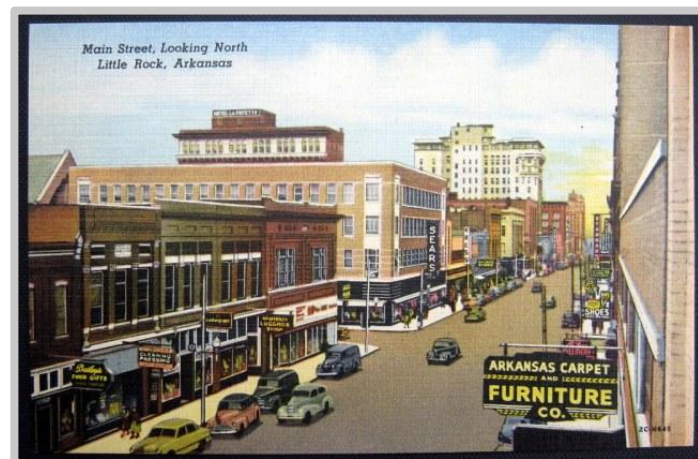
The Main Street Creative Corridor is the place to be for those wanting to incorporate art and culture into their everyday lives. Main Street is revitalizing one block at a time, using economic development stimulated by the arts rather than a traditional retail base. Home to the Arkansas Repertory Theatre, Ballet Arkansas, galleries, creative firms, and the Little Rock Technology Park, the Creative Corridor is rapidly becoming a mixed-use, work-live environment that is both sensitive to the historical context of Little Rock's Main Street and invigorating to its residents and visitors.

The initial planning and design for the Creative Corridor was funded by a 2011 "Our Town" grant from the National Endowment for the Arts. The plan, created by the University of Arkansas Community Design Center and Marlon Blackwell Architects, has received awards from the American Institute of Architects and The American Society of Landscape Architects.

Several blocks of Main Street include Low Impact Development streetscapes as a result of a grant from the Arkansas Natural Resources Commission and Environmental Protection Agency (EPA). Features include rain gardens, porous pavers, bio-swales, and other techniques to improve water quality.

An increasing number of public, private, and non-profit groups have invested in Main Street in recent years, with the Downtown Little Rock Partnership at the forefront of the efforts. Funding for a wide variety of art and lighting installations for the Corridor has been provided by ArtPlace America and Educational Foundation of America.

*Source: <https://www.downtownlr.com/places/neighborhoods/main-street-creative-corridor/>



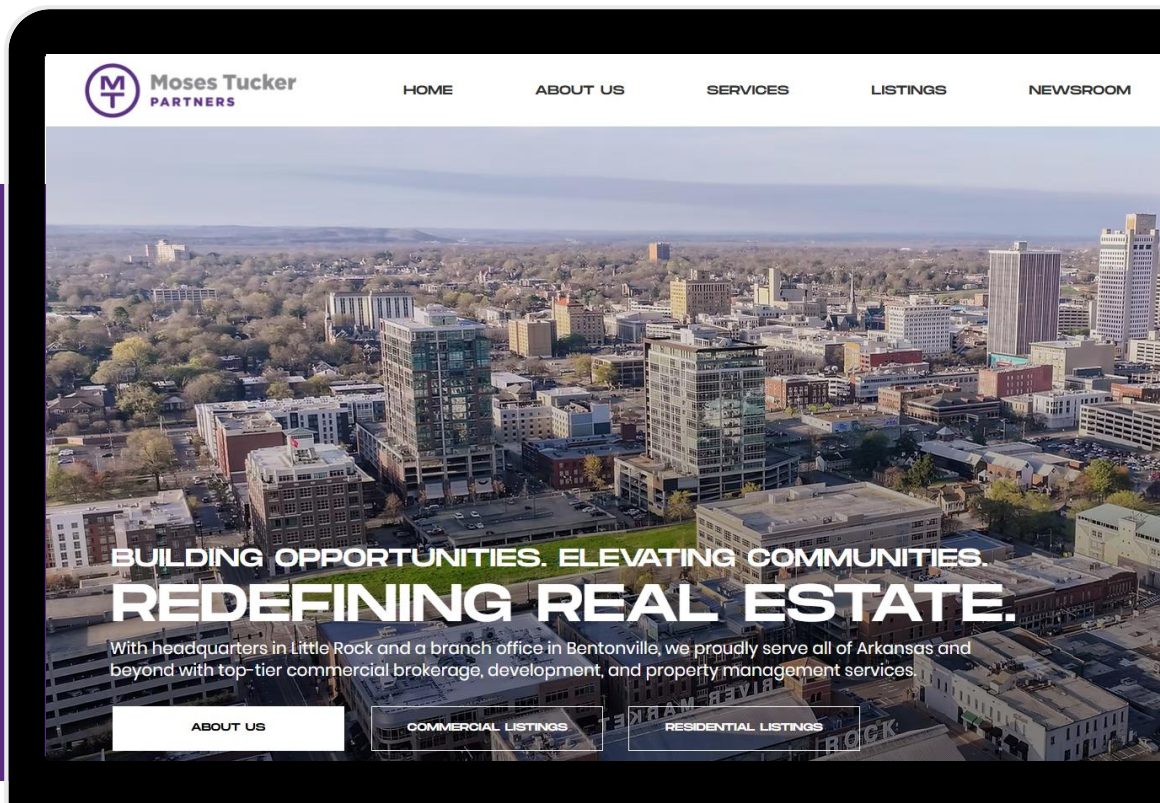
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