

For Sale

PROFESSIONAL OFFICE BUILDING

1001 LaHarpe Blvd, Little Rock, AR



Moses Tucker
PARTNERS



Presented by:

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OFFERING SUMMARY

SALES PRICE:	\$3,600,000
BUILDING SIZE:	±20,570 SF
STORIES:	1
YEAR BUILT/RENOVATED:	1931/2002
LOT SIZE:	±1.60 Acres
ZONING:	UU – Urban Use
TRAFFIC COUNTS:	9,800 VPD Chester St 22,000 VPD LaHarpe Blvd

PROPERTY HIGHLIGHTS

- Historic professional office property in the City of Little Rock along LaHarpe with cross access to Interstate 630 provided by Chester Street
- Property spans an entire city block
- Campus like outdoor setting with outdoor landscaped courtyard for employees
- 50 onsite parking spaces including a dedicated double garage
- Unique opportunity for an Owner User/Investor to purchase an office building with the ability to occupy a portion of the building with approximately 20% under an existing lease

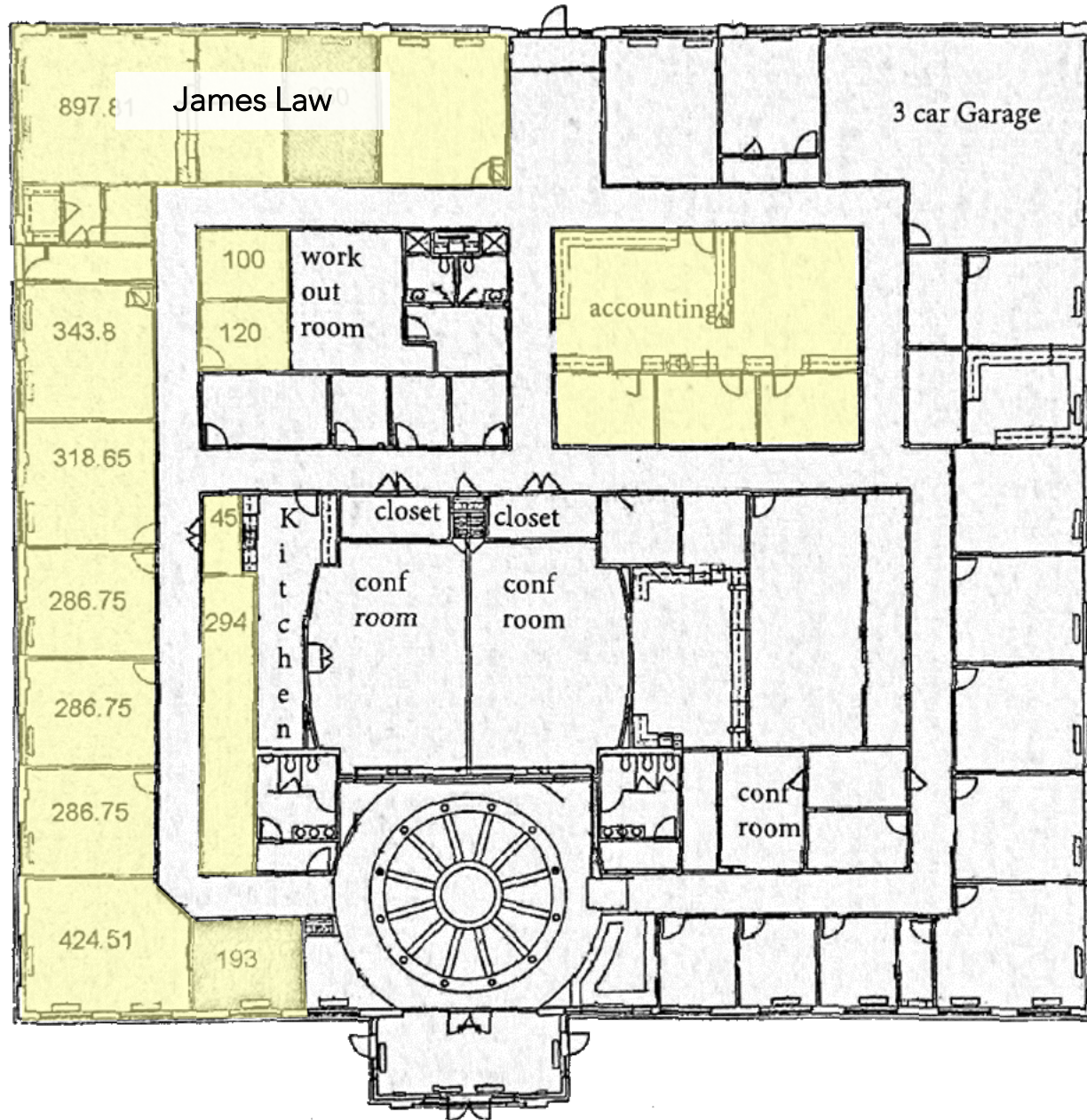


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AVAILABLE SPACES

Office Space



RENT ROLL

East Wing	James Law	5,407 SF
West Wing	Gary Green	15,163 SF

PROPERTY PICTURES

Office Building



AERIAL MAP



LA HARPE BLVD

SUBJECT PROPERTY

MARKET MAP

HILLCREST

ROCKWATER

ARGENTA DISTRICT

Dillard's



CANTRELL ROAD

CAPITOL VIEW/
STIFFT STATION

CENTRAL BUSINESS
DISTRICT

FINANCIAL
QUARTER

RIVER
MARKET DISTRICT

ARKANSAS
STATE
CAPITOL

CREATIVE
CORRIDOR



EAST
VILLAGE



MACARTHUR
PARK
HISTORIC
DISTRICT

LITTLE ROCK
CENTRAL HIGH
SCHOOL



SOMA
DISTRICT

ARKANSAS
GOVERNOR'S
MANSION

MARKET OVERVIEW

The Little Rock-North Little Rock-Conway Metropolitan Statistical Area, is the most populous metro in the US State of Arkansas. With an estimated 2020 population of over 748,031, it is the most populated area in Arkansas. Often considered "Where America Comes Together," as 40% of the nation's population and buying power is within a 550-mile radius of the city. The nation's most heavily traveled Interstate, I-40, also runs through Little Rock. Little Rock is the state's capital, and the city is also home to two Fortune 500 companies, Arkansas Children's Hospital, and University of Arkansas for Medical Sciences (UAMS). The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 "Best Places for Business and Careers."



DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



305,241

Population

133,202

2023 Households

39.7

Average Age (2023)

\$76,183

Average Household Income

13,113

Businesses (2023)



Moses Tucker PARTNERS

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