

Property Highlights

- **For Lease: \$16.50 PSF Full Service**
- **Sale Price: \$2,600,000**
- 33,088± SF 2-Story Building
- 3.54± Acre Lot
- Located at the northwest corner of Marshall and General Samuels, near Main Gate of Little Rock Air Force Base
- High quality corporate office space
- Former HQ of Arkansas Federal Credit Union
- Approx. 27,887 SF available for new tenant or owner
- AFCU branch to remain (approx. 5,193 SF with drive-thru lanes); via lease if property sells
- Fully sprinklered, elevator, break room, ample parking
- Executive office suite with large board room
- Flexible combination of private offices and large, open work areas



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	2,782	26,864	43,883
Daytime Population	12,066	32,014	43,653
Average HH Income	\$78,298	\$71,381	\$77,295

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