



Colliers

For sale or lease

# 1200 W 3rd Street, Little Rock, AR

## Downtown Office Building

### Features

- Building size: +/- 59,987 SF
  - First floor: 19,973 SF
  - Second floor: 20,007 SF
  - Third floor: 20,007 SF
- Lot size: 0.73 AC
- **New sales price: \$2,350,000**
- Lease rate: \$15.85/SF, Full Service Gross
- Zoning: CAPA2
- 159 included parking spaces

New sale price:

**\$2.35M**

Lease rate:

**\$15.85**  
PSF FSG

Contact us:

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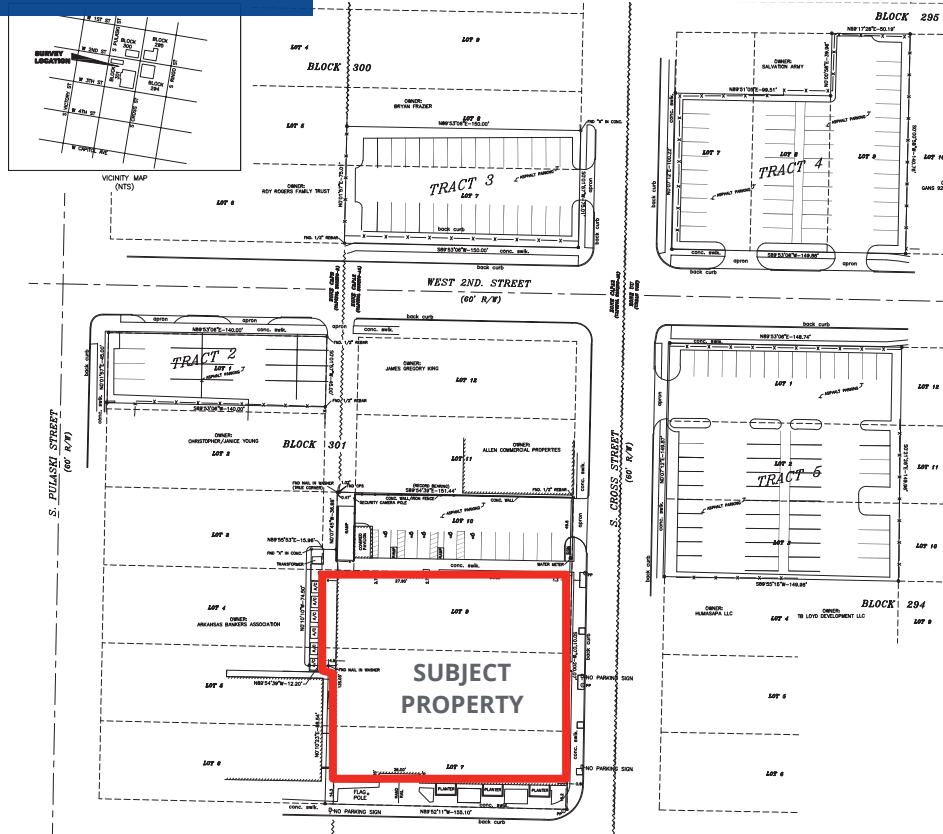
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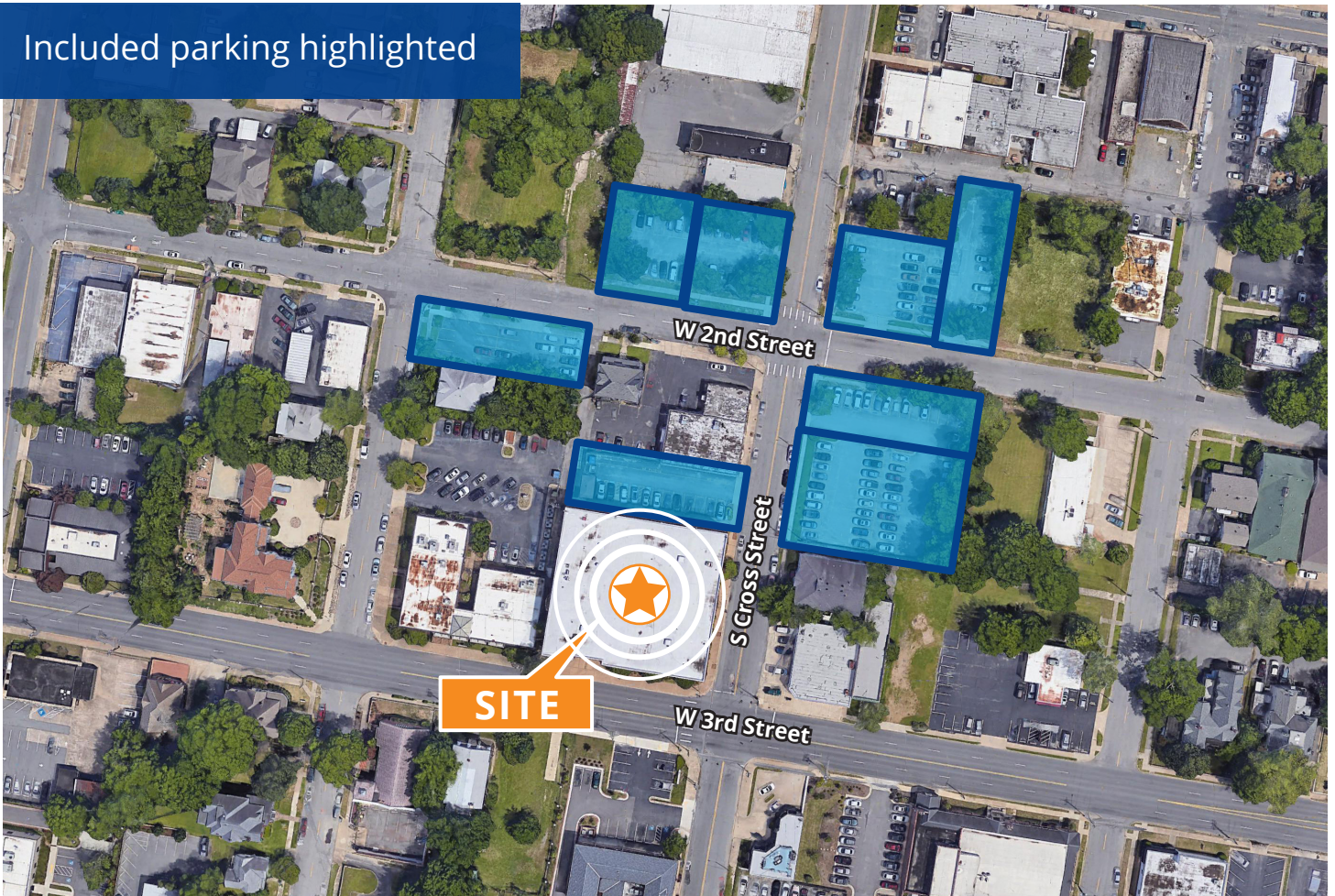
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Accelerating success.

# Survey & associated parking



# Included parking highlighted



# Neighborhood map



# First floor plan

