

Riverfront Plaza

Riverdale Office Space for Lease at
1-5 Allied Drive, Little Rock, AR



CONTACT US

Mark Bentley, SIOR
+1 501 850 0734
mark.bentley@ar.colliers.com

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Kim Battle
+1 501 850 0749
kim.battle@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

Colliers

Property features

Office Space for Lease

- Suites ranging from 2,071 RSF to approx. 72,620 RSF
- Lease rate: See page 2 for pricing
- On-site fitness center (free to tenants) and auditorium
- On-site property management and maintenance
- Situated along the Arkansas River Trail, offering scenic views of the Arkansas River
- Traffic counts: approx. 7,500 vehicles per day along Arkansas River Trail and 20,000 vehicles per day along Cantrell Road



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
6,983	67,805	135,982



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,914	32,025	61,865



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$138,688	\$94,700	\$90,867



4.7/1,000
Parking Ratio



70-seat A/V
equipped **auditorium**
available for rent



Up to
72,620 RSF



5 minutes
to downtown



Free fitness center
(shared)

CONTACT US

Mark Bentley, SIOR
+1 501 850 0734
mark.bentley@ar.colliers.com

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Kim Battle
+1 501 850 0749
kim.battle@ar.colliers.com

Availability

BUILDING 1

Suite 1120 3,191 RSF \$18.00/SF

Suite 1200 12,411 RSF \$20.00/SF

(Available April 1, 2027)

Suite 1300 12,411 RSF \$22.00/SF

BUILDING 2

Suite 2130 2,071 RSF \$15.00/SF

Suite 2110 3,006 RSF \$18.25/SF

BUILDING 5

7th Floor 18,155 RSF \$21.50/SF

8th Floor 18,155 RSF \$21.50/SF

9th Floor 18,155 RSF \$22.50/SF

10th Floor 18,155 RSF \$22.50/SF



CONTACT US

Mark Bentley, SIOR

+1 501 850 0734

mark.bentley@ar.colliers.com

Justin Bentley, CCIM, SIOR

+1 501 850 0739

justin.bentley@ar.colliers.com

Kim Battle

+1 501 850 0749

kim.battle@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

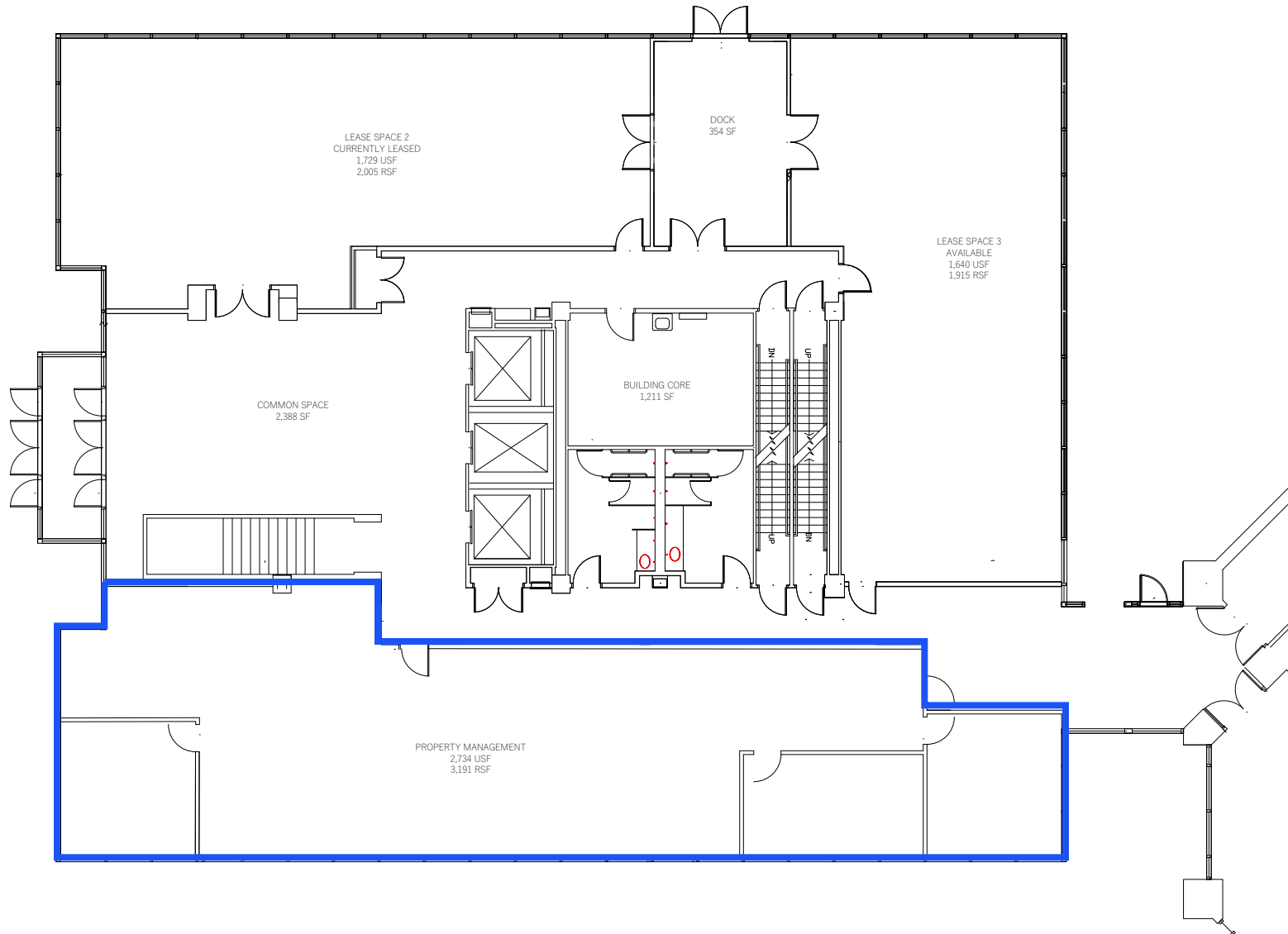
Property aerial



Floor plans

BUILDING 1 (1st Floor)

Suite 1120 3,191 RSF \$18.00/SF, FSG

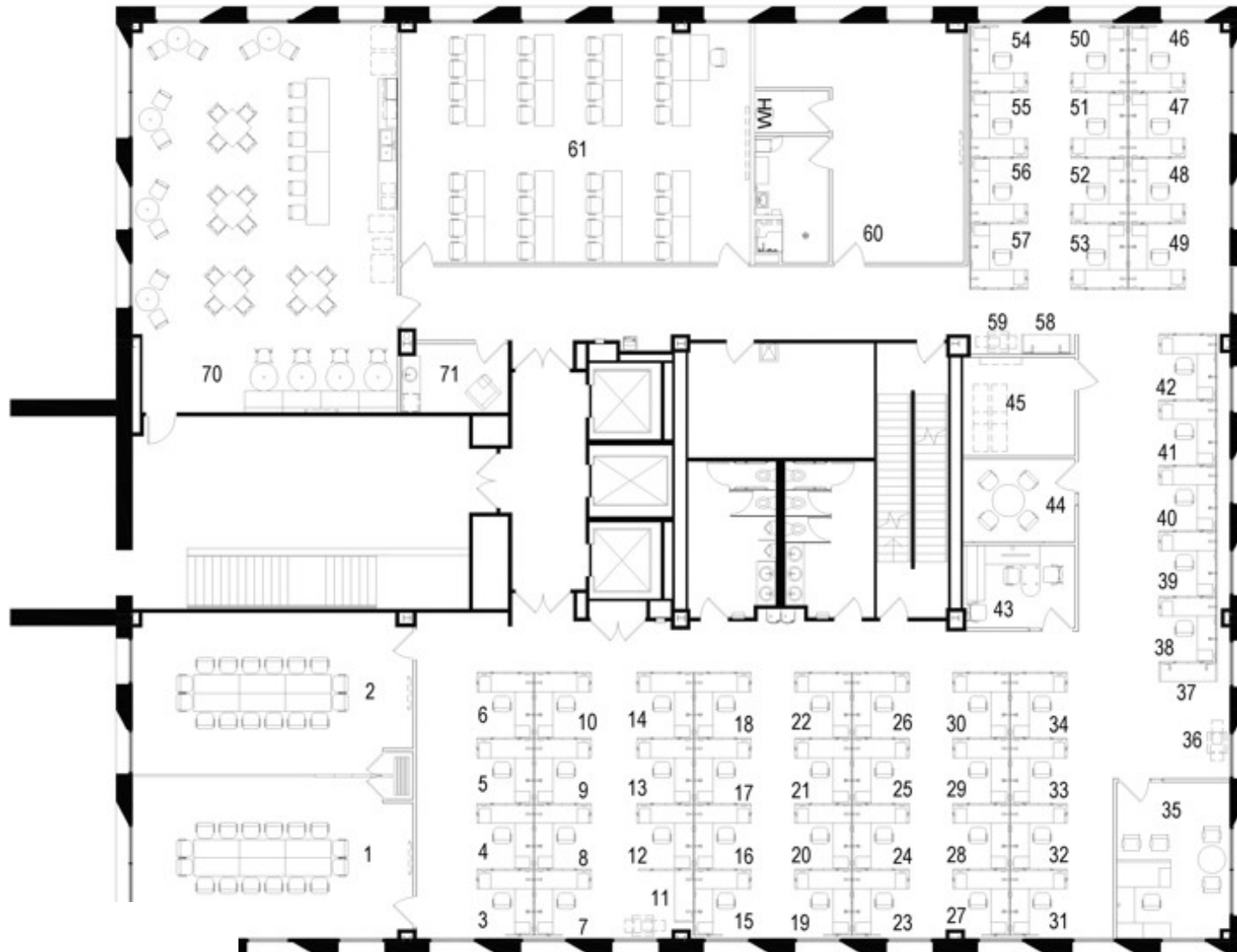


*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

Floor plans

BUILDING 1 (2nd Floor)

Suite 1200 12,411 RSF \$20.00/SF

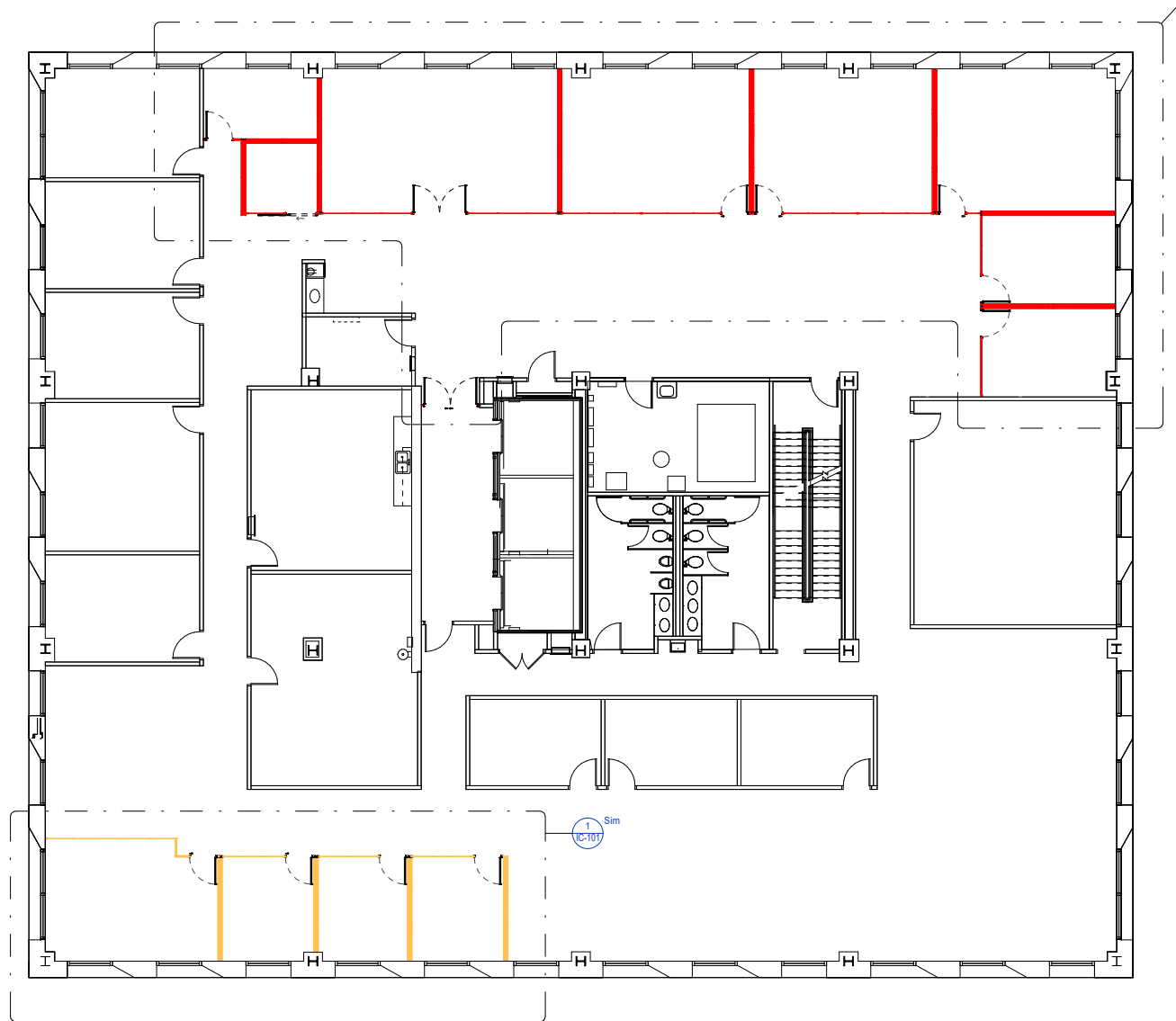


*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

Floor plans

BUILDING 1 (3rd Floor)

Suite 1300 12,411 RSF \$22.00/SF



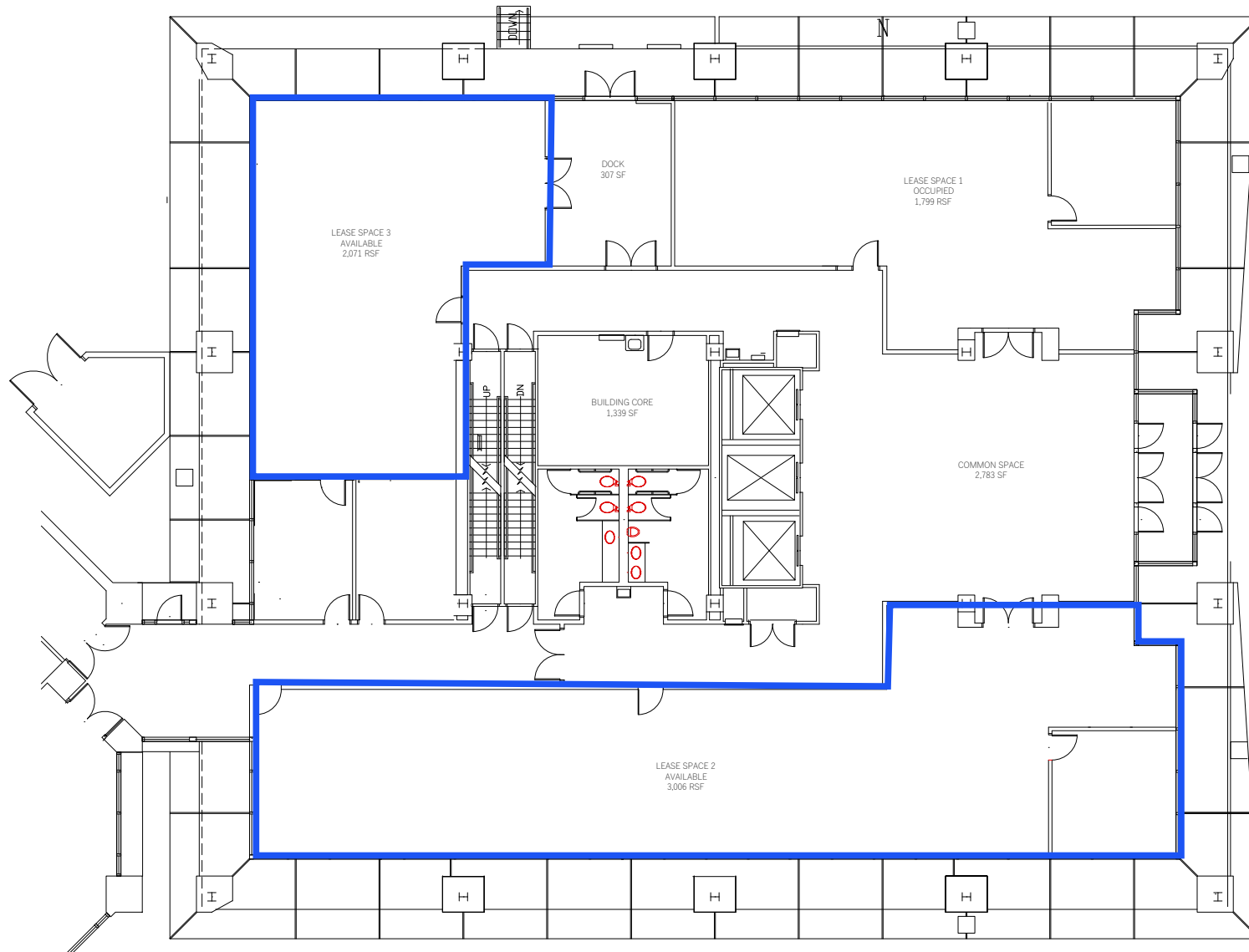
1 LEVEL 1 - KEY PLAN
1" = 10'-0"

*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

Floor plans

BUILDING 2 (1st Floor)

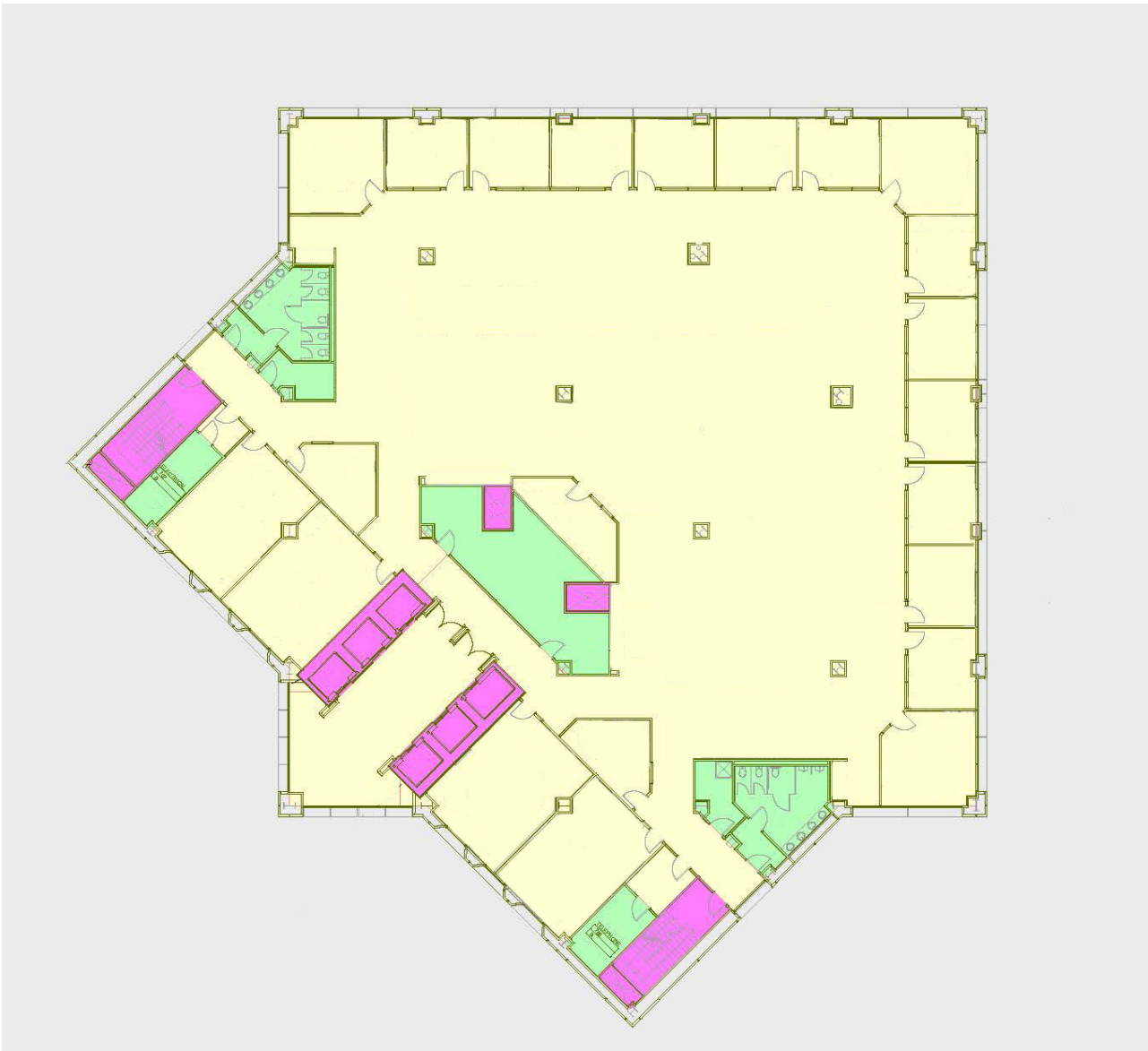
Suite 2130	2,071 RSF	\$15.00/SF
Suite 2110	3,006 RSF	\$18.25/SF




*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

Floor plans

BUILDING 5 (7th-10th Floor)



LEGEND

-  Usable Suite
-  Floor Common
-  FC Circulation
-  Building Common
-  Nonrent Vehicular
-  Nonrent Vert Pen

Riverfront Plaza

1-5 ALLIED DRIVE, LITTLE ROCK, AR



Contact us:

Mark Bentley, SIOR

+1 501 850 0734

mark.bentley@ar.colliers.com

Justin Bentley, CCIM, SIOR

+1 501 850 0739

justin.bentley@ar.colliers.com

Kim Battle

+1 501 850 0749

kim.battle@ar.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

Colliers