

PROFESSIONAL OFFICE SPACE FOR LEASE

One Financial Centre | 650 S Shackleford Rd | Little Rock, AR 72211

**4%
Broker
Incentive!**



BILL PUDDPHATT, CCIM

AGENT

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CHERYL WHITE, RPA

PARTNER | SENIOR PROPERTY MANAGER

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

1st Floor: ±3,125 RSF

2nd Floor: ±1,271 - ±2,490 RSF*

*Suite 241 (±2,490 RSF) includes a large open bull pen area conference room, break room, two (2) offices, and copy/supply room

3rd Floor: ±727 - ±2,809 RSF

*Suite 305 (±2,163 RSF) includes three (3) private offices, large conference room, reception area, break room/file room, and private in-suite restroom with shower and wet bar.

4th Floor: ±448 RSF

LEASE PRICE

\$20 - \$22.50/SF Full Service "as-is"

HIGHLIGHTS

- **4% Broker Incentive!**
- Beautiful West Little Rock Office Building that has recently come under new management
- Excellent location at the intersection of I-430/I-630
- Ample surface parking as well as underground parking available
- On-site banking
- 24-hour access
- Shared conference facilities available
- Nearby amenities include Trader Joe's, Embassy Suites, Barnes & Noble, and numerous popular retail, dining, and hotel locations
- 10-min average drive time to Downtown Little Rock



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SUITE 230



SUITE 230



SUITE 311



SUITE 325



SUITE 325

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



BILL PUDDEPHATT, CCIM
AGENT



CHERYL WHITE, RPA
SENIOR PROPERTY MANAGER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002



**KELLEY COMMERCIAL
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CHAINLINKS
RETAIL ADVISORS