

Riverfront Plaza

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



CONTACT US

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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)

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Availability

BUILDING 1

Suite 1200 12,411 RSF \$20.00/SF
(Available April 1, 2027)

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 \$21.00/SF
8th Floor 18,155 RSF \$21.00/SF
9th Floor 18,155 RSF \$22.00/SF
10th Floor 18,155 RSF \$22.00/SF



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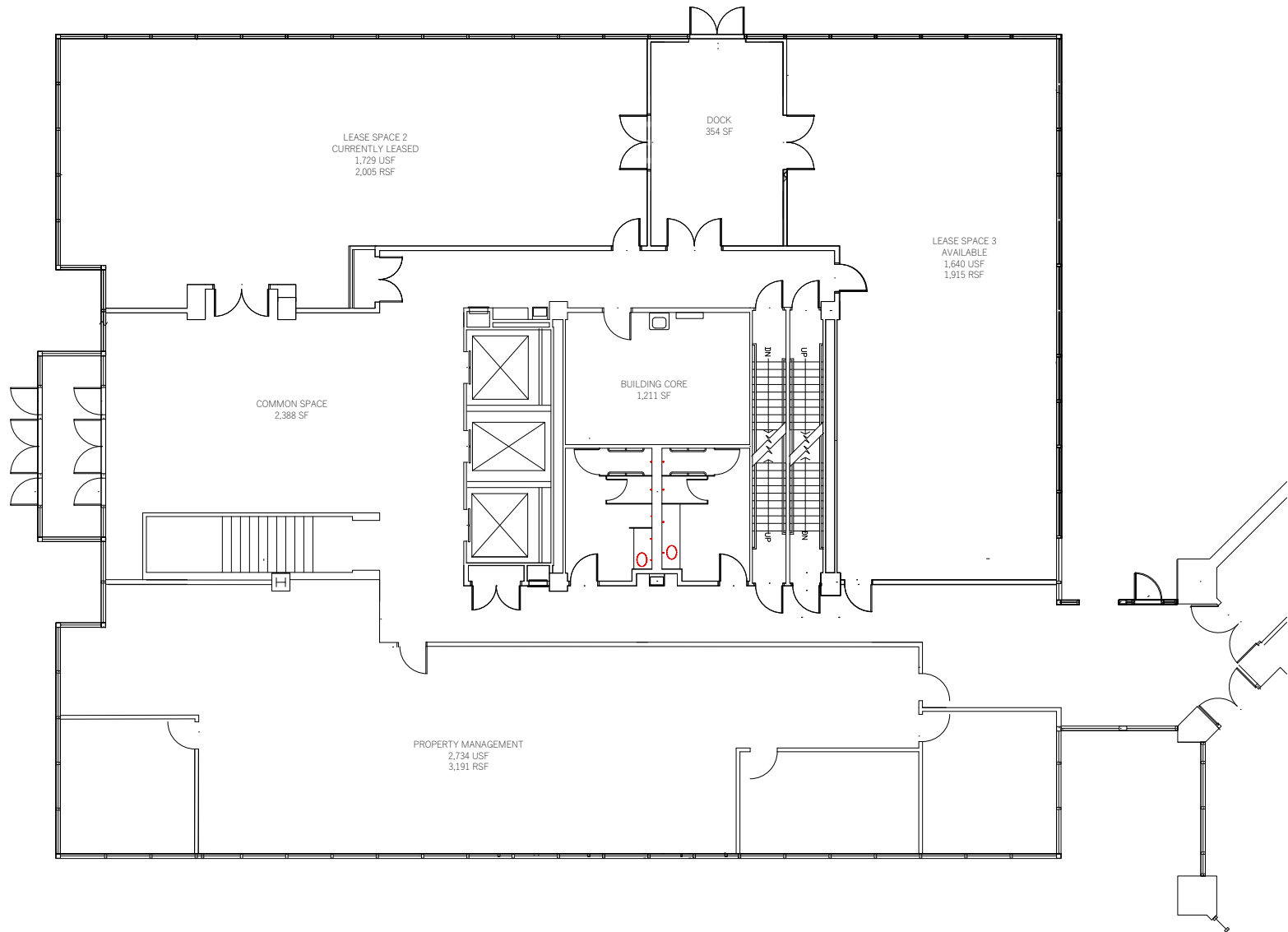
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Property aerial



Floor plans

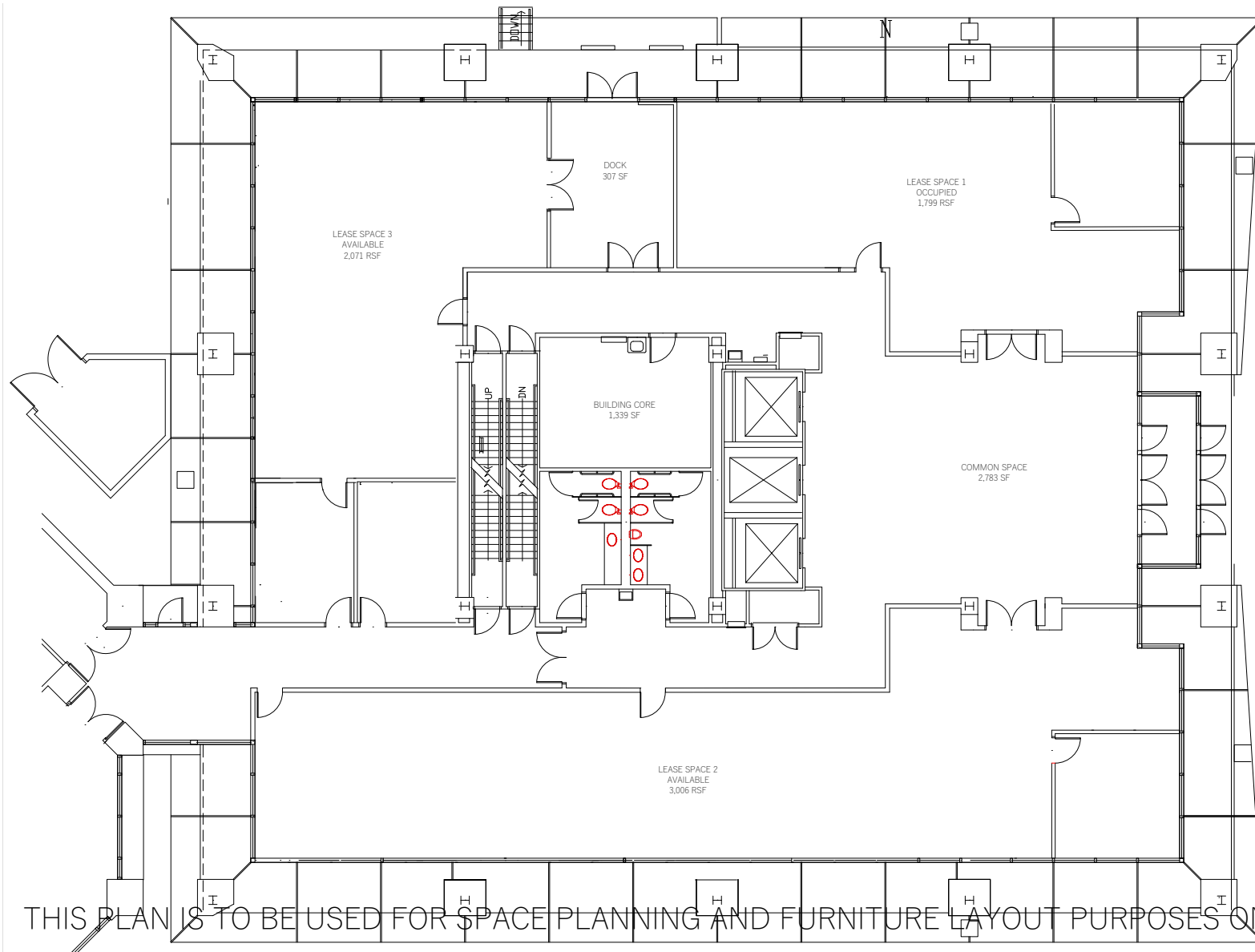
BUILDING 1 (1st Floor)



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

Floor plans

BUILDING 2 (1st Floor)

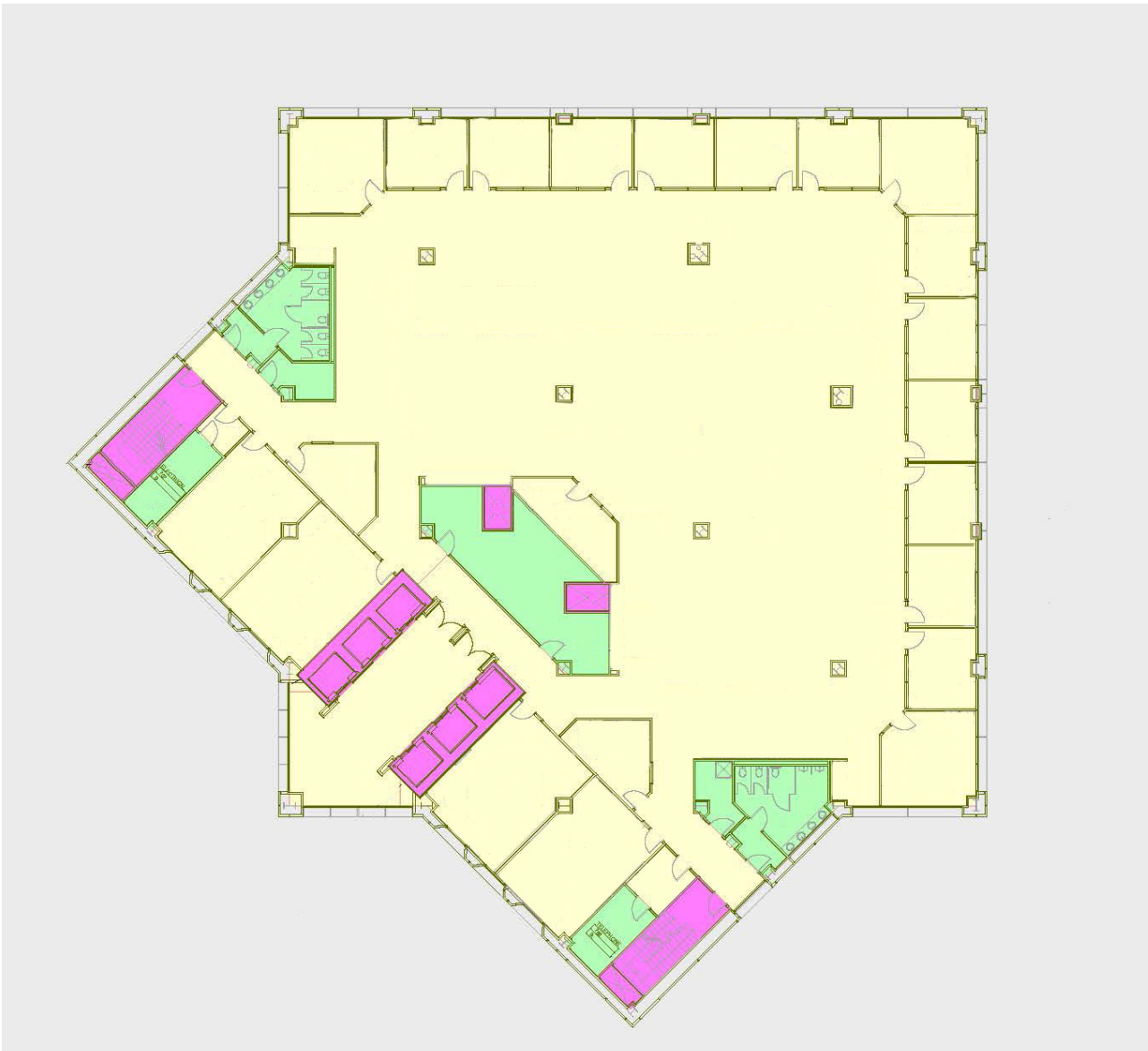


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
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Floor plans

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



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