

# CLASS A OFFICE SPACE FOR LEASE

Euronet Worldwide Building | 17300 Chenal Pkwy | Little Rock, AR 72223



## GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER

📞 501.375.3200 | 📠 501.244.7509

[gsmith@kelleycp.com](mailto:gsmith@kelleycp.com)

## CHERYL WHITE, RPA

SR PROPERTY MANAGER | PARTNER

📞 501.375.3200 | 📠 501.244.7506

[cwhite@kelleycp.com](mailto:cwhite@kelleycp.com)



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## AVAILABLE

Suite 125: ±2,052 SF

Suite 301: ±4,275 SF

## PRICE

Contact agent for pricing information

## COMMENTS

- Class A professional office space
- One of Chenal's finest office buildings
- Quiet office environment
- Scenic landscaping
- Nearby amenities include: The Centre at Chenal, The Promenade at Chenal, and some of the city's most popular restaurants

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,202	40,865	87,455	270,627
AVERAGE HH INCOME	\$95,443	\$121,756	\$104,631	\$84,210
TOTAL HH	1,251	17,886	38,170	114,858

## TRAFFIC COUNTS

Chenal Pkwy: 28,600 VPD

Kanis Rd: 8,100 VPD



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**SUITE 125: ±2,052 SF**



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## SUITE 301: ±4,275 SF

- Reception/waiting area
- Large bull pen area
- 4 windowed offices
- Supply room
- Large conference room
- Large break room
- Abundance of windows and natural light.



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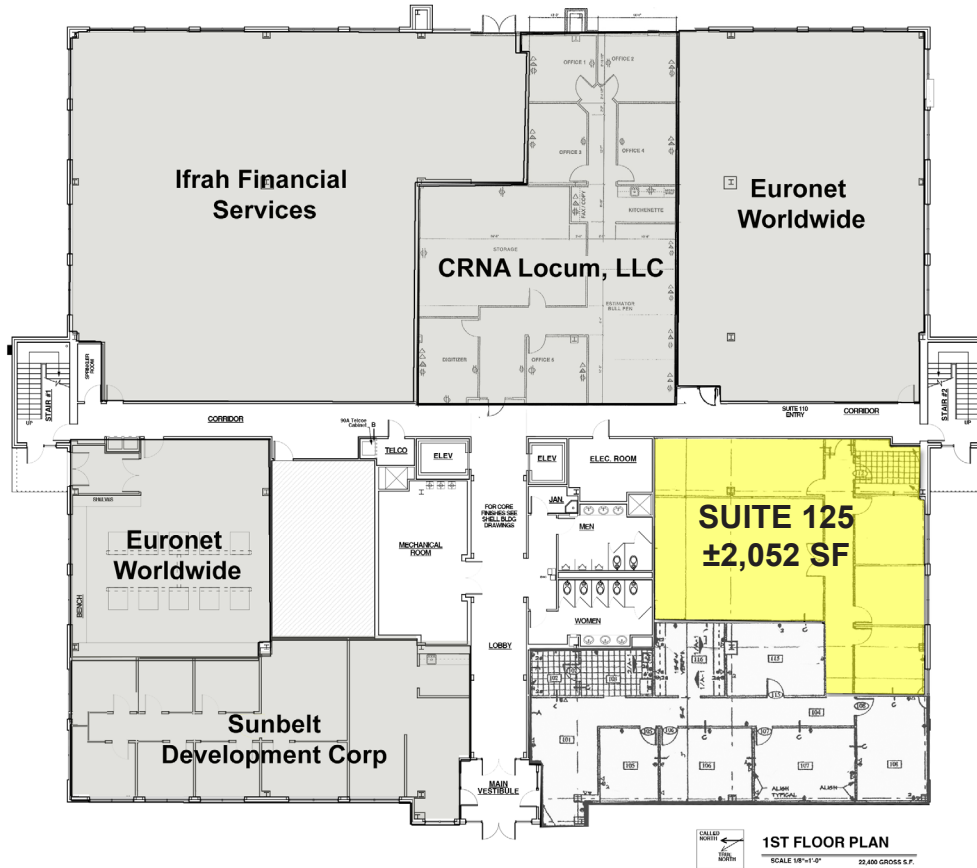


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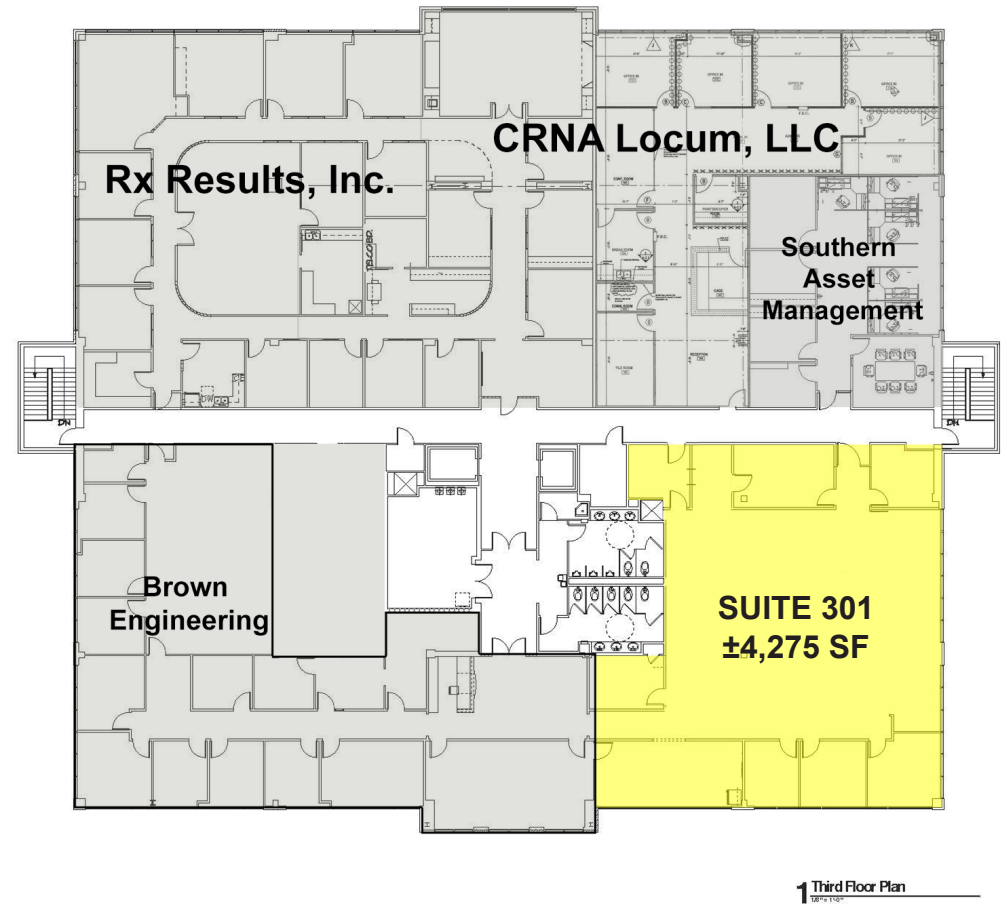
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## FLOOR PLAN - 1ST FLOOR



## FLOOR PLAN - 3RD FLOOR



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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.



**GARY SMITH**  
DIR OF BUSINESS DEVELOPMENT | PARTNER



**CHERYL WHITE, RPA**  
SENIOR PROPERTY MANAGER | PARTNER

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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

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



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PARTNERS**

[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

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RETAIL ADVISORS