

CREATIVE OFFICE/MULTI-USE SPACE FOR LEASE ARGENTA DISTRICT—NORTH LITTLE ROCK

201 E BROADWAY ST, NORTH LITTLE ROCK, AR 72114

BASE RENT: \$16.50/SF/YR NNN Lease

CAM Estimate: \$3.00/SF/YR

P4
Realty Group



This 20,848 SF creative commercial space with mezzanine is located in the vibrant Argenta District of Downtown North Little Rock, one of Central Arkansas' fastest-growing entertainment and hospitality corridors. With two new hotels under development nearby – Aloft by Marriott and Tempo by Hilton – the area is experiencing significant growth in tourism, dining, and entertainment traffic, making this an ideal location for destination restaurants or event operators.

Features:

- 20,848 SF Multi-Use Building
- Located in the Argenta Arts & Entertainment District
- Dedicated Parking Lot + Street Parking Available
- Excellent Visibility on Broadway & Easy Access to Interstate
- 30 Flexible Subdivision Options (see pages 6 & 7)

Presented By:



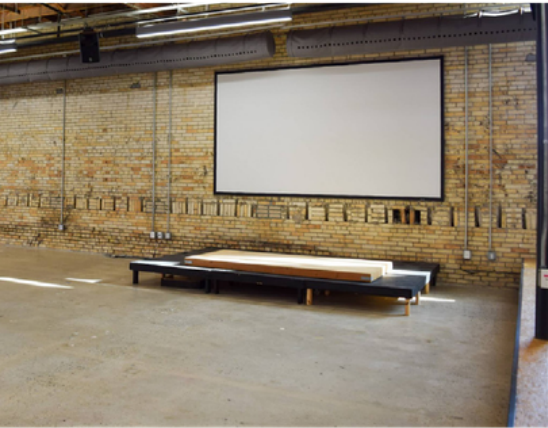
GEORGE PETROV

George@P4RealtyGroup.com
501.413.3664

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION

Located in **Downtown North Little Rock's Argenta District**, 201 E Broadway sits within one of Central Arkansas' most dynamic entertainment and business corridors. The Argenta area is home to a growing collection of **restaurants, breweries, music venues, and entertainment destinations**, attracting strong visitor traffic from across the region.

Two new hotels currently under development nearby – **Aloft** by Marriott and **Tempo** by Hilton – will increase **tourism** and **foot traffic**, making the property an excellent opportunity for **restaurants, event operators, and hospitality concepts**.

The property also benefits from quick access to **Interstate 30** and **Downtown Little Rock**, as well as **Rock Region Metro Streetcar stops within walking distance**. Broadway St. carries approximately **13,300 vehicles per day**, while nearby I-30 sees traffic counts around **57,500 vehicles per day**, providing strong visibility and accessibility for businesses operating in this location.

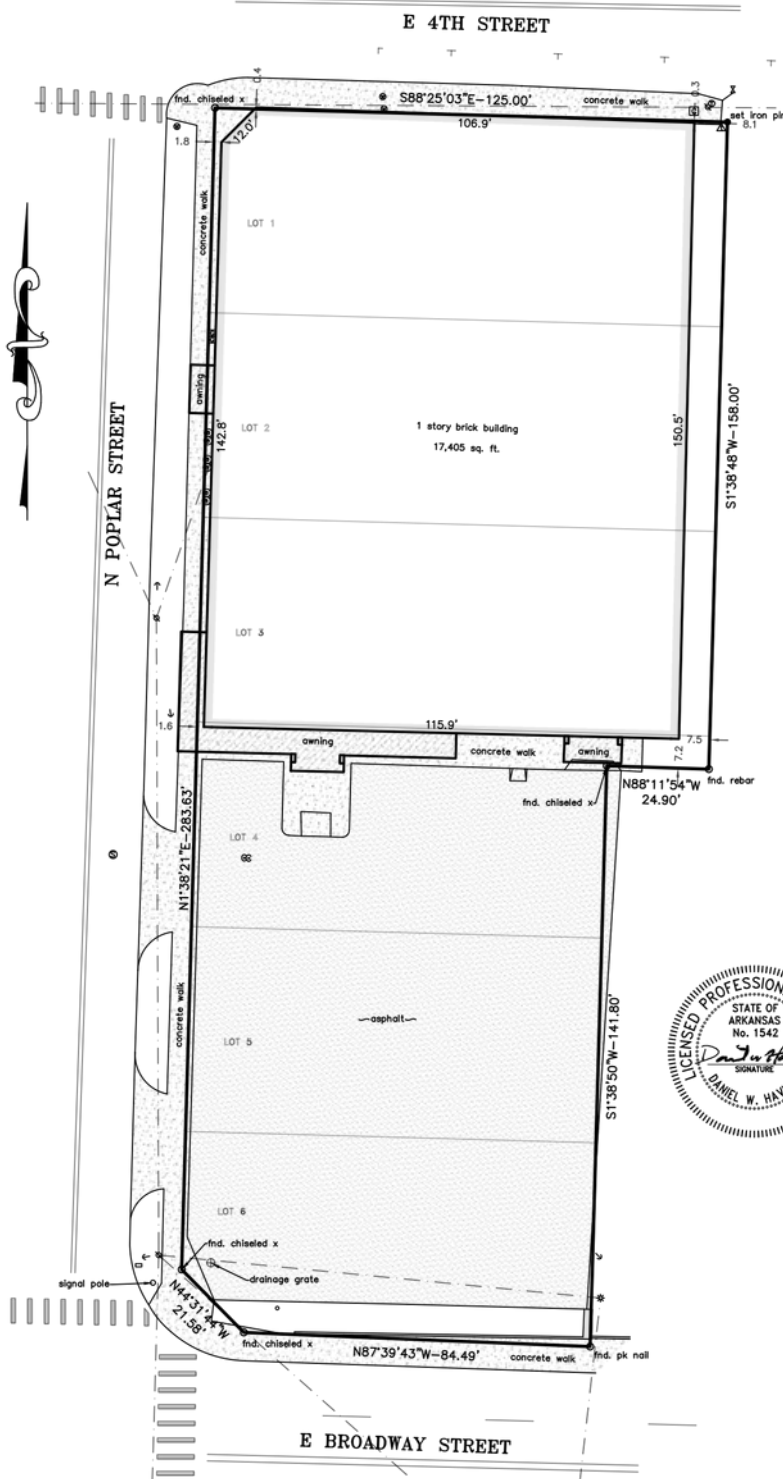


CLOSE BY

- Simmons Bank Arena
- Argenta Arts District
- Argenta Plaza
- Reno's Argenta Cafe
- Flyway Brewing
- Diamond Bear Brewing Company
- Arkansas Inland Maritime Museum
- Dickey-Stephens Park
- Downtown Little Rock / River Market
- North Little Rock City Hall

SURVEY

P4
Realty Group



LEGEND	
○	found as noted
●	set 1/2" iron pin
×	water valve
⊙	water meter
⊕	electric meter
⊞	gas meter
⊞	power pole
⊞	guy wire
⊞	light pole
⊞	sanitary sewer manhole
⊞	sewer or drain clean-outs
⊞	telephone riser
⊞	telephone sign
—	overhead power

TRACT 1:
THE WEST 100 FEET OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 22, TOWN OF ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS AND EXCEPT THE LAND LYING OUTSIDE THE 20 FOOT RADIUS AT THE SOUTHWEST CORNER OF LOT 6.

TRACT 2:
THE EAST 25 FEET OF THE WEST 125 FEET OF LOTS 1, 2 AND 3, AND THE EAST 25 FEET OF THE WEST 125 FEET OF THE NORTH 8 FEET OF LOT 4, ALL IN BLOCK 22, TOWN OF ARGENTA, NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

LESS AND EXCEPT: THE LAND SOLD TO THE AR HIGHWAY DEPT. ON JULY 5, 2005, AS FOLLOWS: PART OF LOT 6, BLOCK 22 OF THE CITY OF ARGENTA TO THE CITY OF NORTH LITTLE ROCK, BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A COMPUTED POINT BEING USED AS THE NORTHEAST CORNER OF LOT 12, BLOCK 22 OF THE CITY OF ARGENTA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MAGNOLIA STREET AS ESTABLISHED BY THE PLAT OF THE CITY OF ARGENTA; THENCE SOUTH 01 DEGREES 18 MINUTES 11 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF MAGNOLIA STREET A DISTANCE OF 303.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 70 (EAST BROADWAY STREET) AS ESTABLISHED BY THE PLAT OF THE CITY OF ARGENTA; THENCE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 198.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 40 MINUTES 30 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 70 (EAST BROADWAY STREET) AS ESTABLISHED BY THE PLAT OF THE CITY OF ARGENTA; THENCE NORTH 01 DEGREES 37 MINUTES 39 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 15.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 70 (EAST BROADWAY STREET) AS ESTABLISHED BY AHTD JOB 061146; THENCE SOUTH 44 DEGREES 33 MINUTES 06 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.48 FEET TO A POINT; THENCE SOUTH 88 DEGREES 04 MINUTES 32 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 83.66 FEET TO THE POINT OF BEGINNING. AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 061146. AA/CRR 12/02/04 REVISED SAAACRR01/24/05.



FOR USE & BENEFIT OF: P4 REALTY GROUP, LLC

PART OF LOTS 1 THRU 6
BLOCK 22
TOWN OF ARGENTA



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: 2-16-26 SCALE: 1" = 30'
PROJECT NUMBER: 26-0610

NOTES:

1. ADDRESS OF PROPERTY: 201 E. BROADWAY ST., NORTH LITTLE ROCK, AR 72114
 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE
 3. AREA OF PROPERTY: 33,746 SQ. FT. OR 0.77 ACRES +/-
 4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP 5.
- ZONING OF PROPERTY: C-6 (COMMERCIAL)
FOR NORTH LITTLE ROCK, ARKANSAS.
(FIRM COMMUNITY PANEL # 05119C0344G, JULY 6, 2015)

FLEXIBLE SUBDIVISION OPTIONS

P4
Realty Group

- **Option I** (Silver Mine - Orange): +/- 6,185 SF Main Floor & +/- 3,990 SF Mezzanine.
- **Option II** (Art Connection - Green): +/- 3,763 SF.
- **Option III** (Launch Pad - Purple): +/- 6,325 SF.

