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TURN-KEY OFFICE SPACE FOR LEASE

1001 Technology Drive, Little Rock, AR

LAST AVAILABLE OFFICE SUITE



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

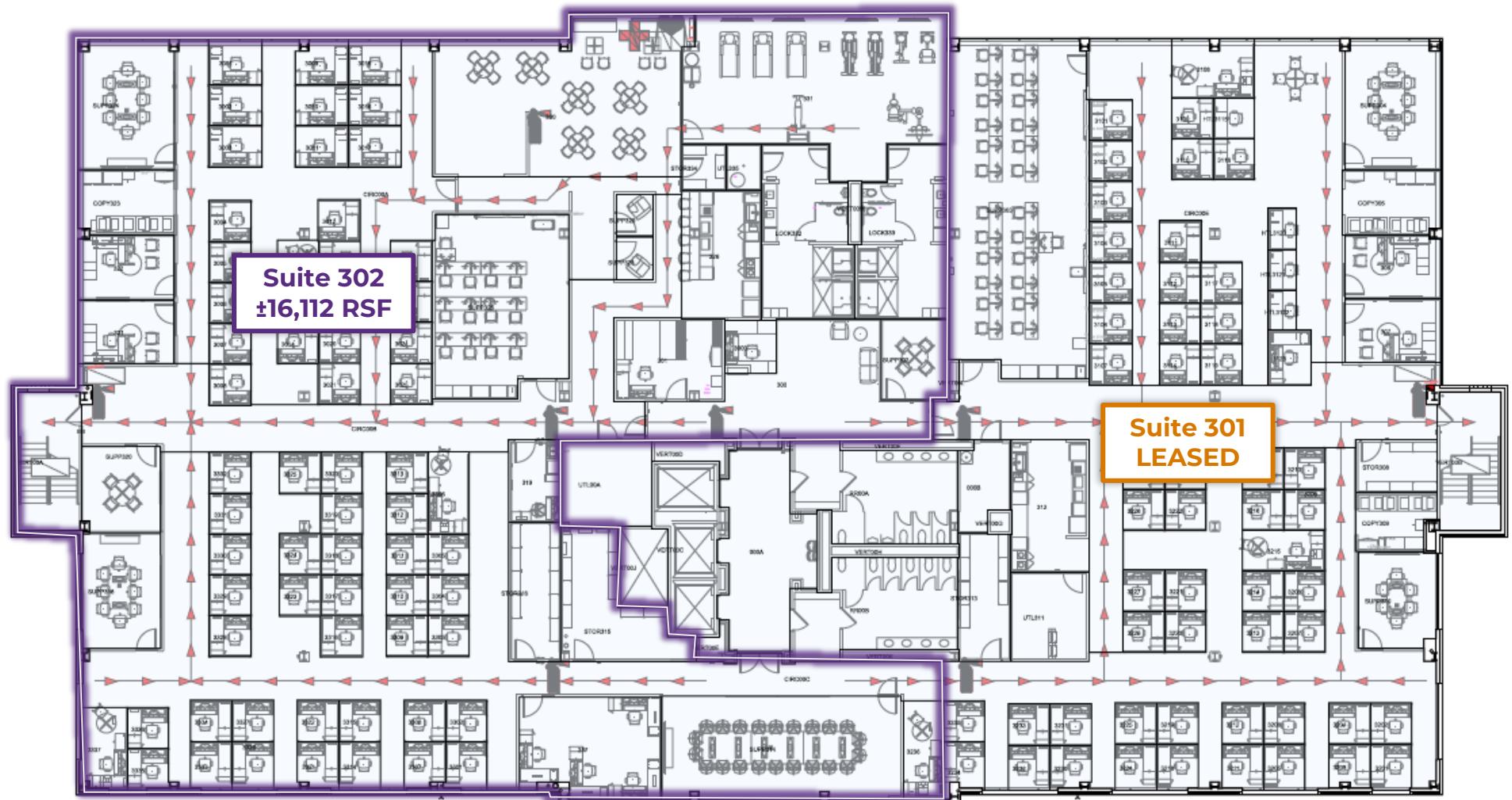
OVERVIEW

| | |
|------------------------|--|
| Offering | For Lease |
| Lease Rate | Contact Agent for Pricing |
| Lease Type | Full-Service Gross |
| Address | 1001 Technology Drive, Little Rock, AR 72223 |
| Property Type | Office Building |
| Available Space | Suite 302: ±16,112 RSF |
| Building Size | ±100,000 SF |
| Lot Size | ±7.54 Acres |
| Parking Ratio | 4.1 Spaces Per 1,000 |
| Traffic Count | Chenal Parkway – 36,000 VPD |

PROPERTY HIGHLIGHTS

- **Last available office space in the building – move-in ready & turn-key**
- Suite 302 features a large training room, boardroom, breakroom, lounge area, and a gym space with a shower and locker rooms
- Premium location in the rapidly growing Chenal suburban office market in West Little Rock
- Less than a mile from restaurants, retail, financial services hub, medical clinics, Chenal residential neighborhoods, and Little Rock's premier retail destination, The Promenade at Chenal
- Well-appointed floorplates designed to accommodate a collaborative workspace, with a variety of break & conference rooms
- Potential users could include financial services, insurance companies, call centers, general office space, healthcare, professional service companies, engineering, accounting, education, or IT/data firms





AR 1001 Technology Drive, Little Rock - 3rd Floor

1001 Technology Drive

LITTLE ROCK, AR 72223 USA

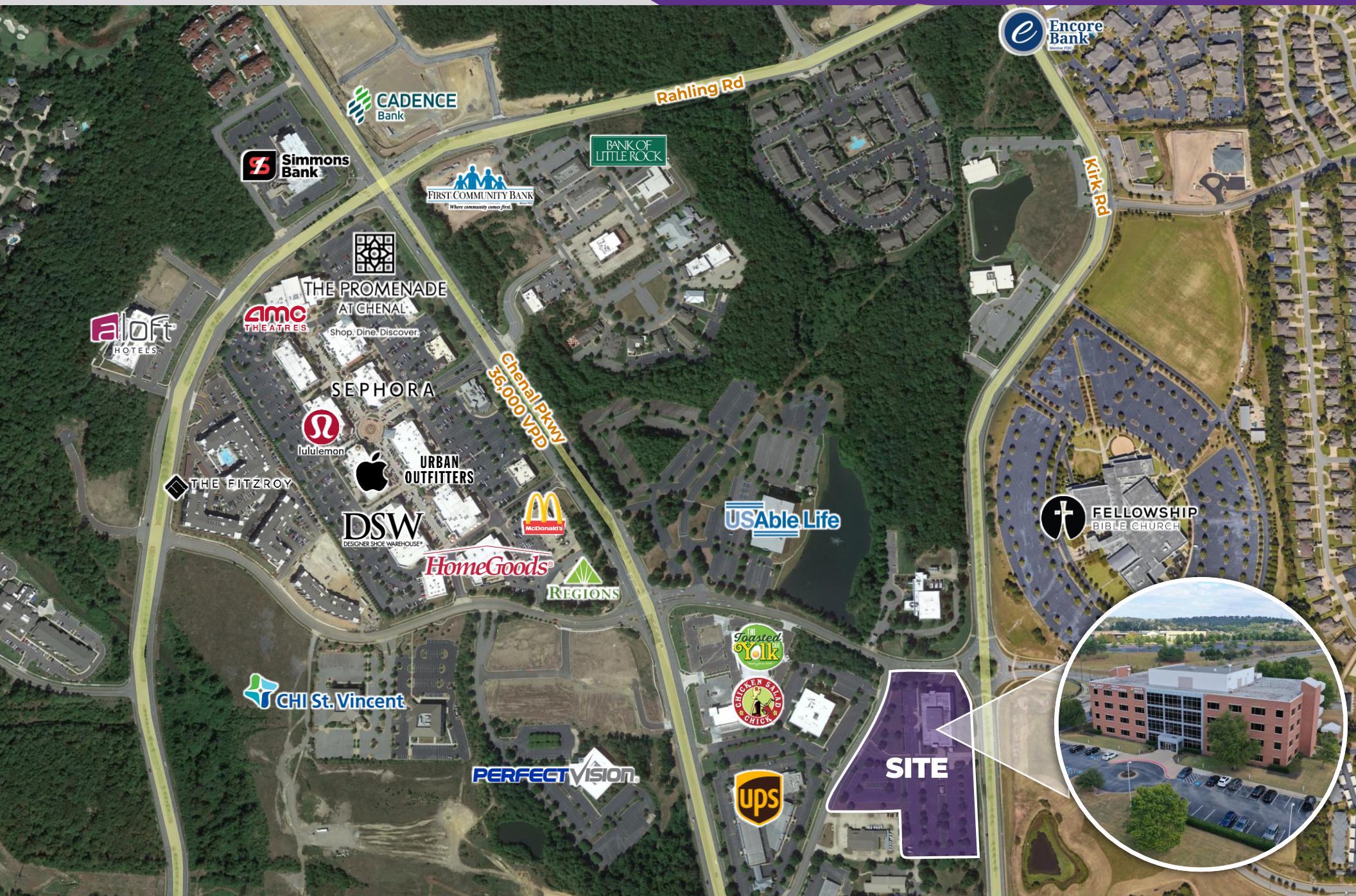
Scenario: Current

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Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 "Best Places for Business and Careers."

West Little Rock specifically has seen immense growth in recent years. At the intersection of Chenal Pkwy and Rahling Rd – and less than a mile from 1001 Technology Dr. – is BancorpSouth's newly opened 40,000 SF statewide banking headquarters, and just across the street is First Community Bank's new 20,000 SF statewide banking headquarters. Also sitting near the intersection is the 90,000 SF Simmons Bank building, the 270,000 SF open-air retail center The Promenade at Chenal and down the road is the 127-room, Class-A Aloft Hotel.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

45,622

88,029

273,518

Households

19,538

38,703

116,307

Average Age

40.6

40.7

39.5

Average Household Income

\$148,509

\$123,131

\$100,544

Businesses

1,151

3,602

10,101

*Demographic details based on property location



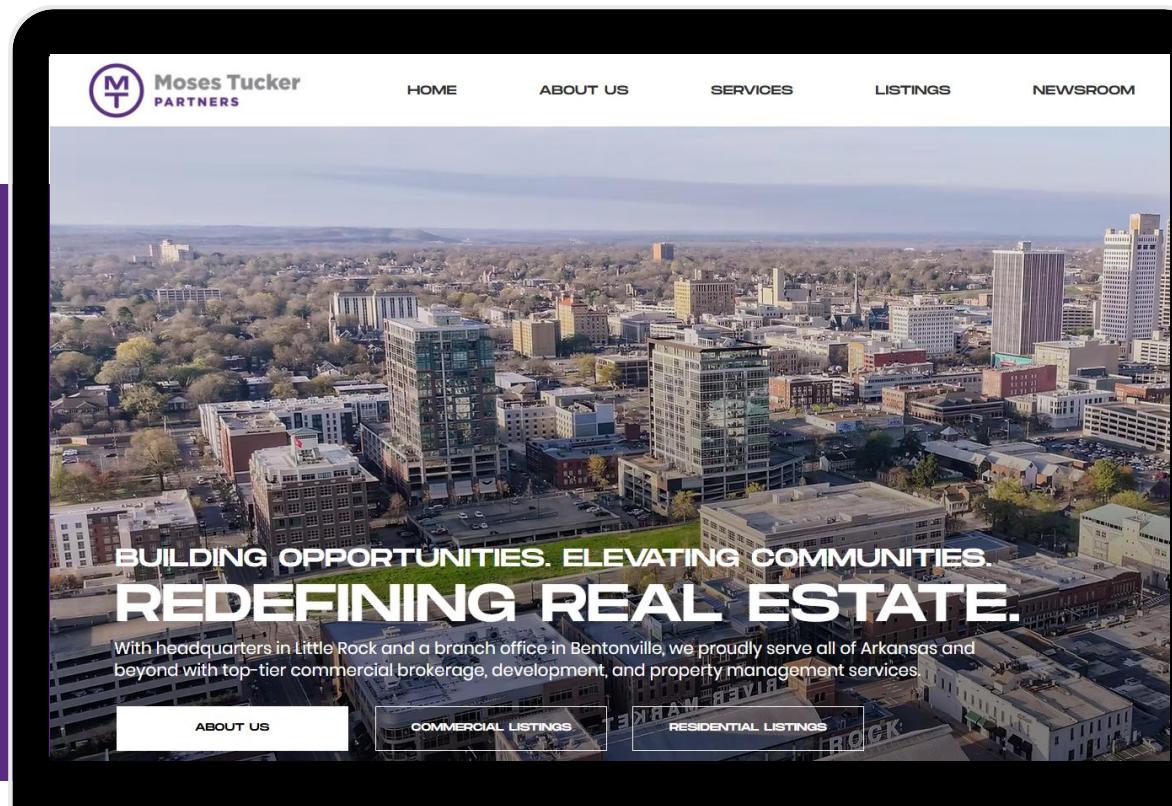
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