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OFFICE SPACE FOR LEASE

314 Main St, North Little Rock, AR



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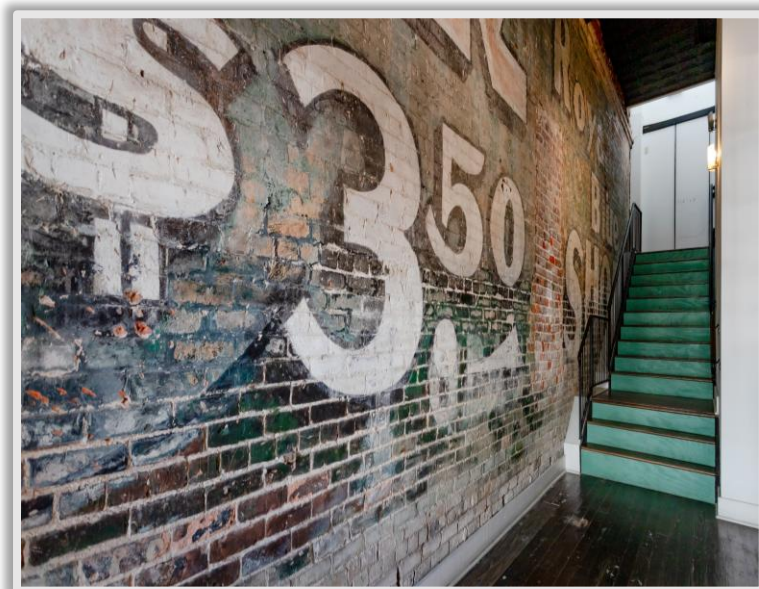
Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate	\$542.00 - \$1,500 per month
Lease Type	Modified Gross; tenant responsible for their prorated share of utilities and common area janitorial services
Address	314 Main Street
City/State	North Little Rock, AR 72114
Property Type	Office
Space Available	<ul style="list-style-type: none"> ○ Suite B – ±342 SF ○ Suite C – ±395 SF ○ Suite F – ±997 SF
Building Size	±8,720 SF
Lot Size	±0.16 Acres
Year Built/Renovated	1900/2015
Zoning	C-6

PROPERTY HIGHLIGHTS

- Located on Main Street in the Argenta Arts District
- Parking is available behind the building
- Popular local restaurant Skinny J's Argenta is situated on the ground floor
- 2 blocks from Argenta Plaza, a community space for entertainment, public gatherings and music
- Walking distance to Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers, the AA affiliate of the Seattle Mariners
- Argenta has seen approx. \$47 million in Main Street investments since 1994, with over 50% being repairs, stabilization, and restoration to historic structures [\[source\]](#)





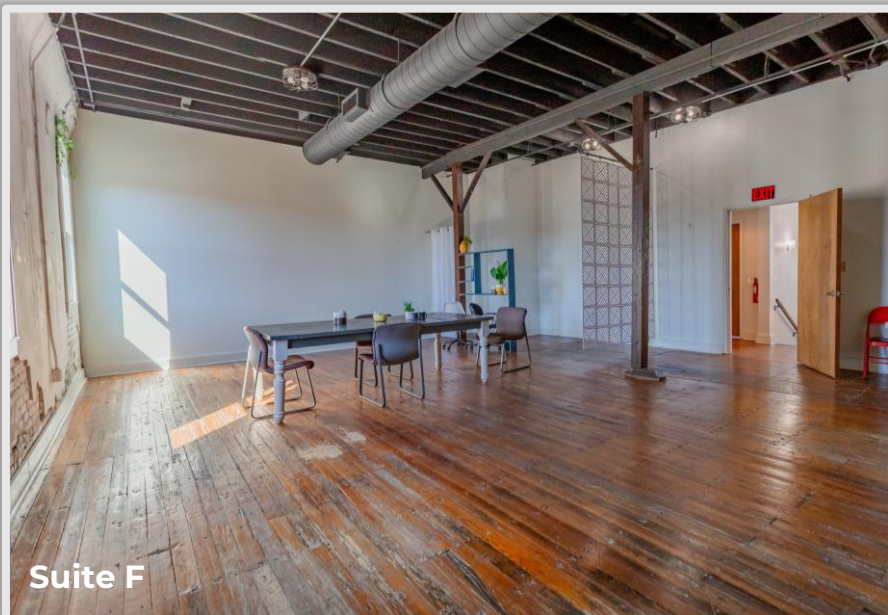
Suite	Size (SF)	Lease Rate (per month)
Suite B	±342 SF	\$542.00
Suite C	±395 SF	\$625.00
Suite F	±997 SF	\$1,500.00



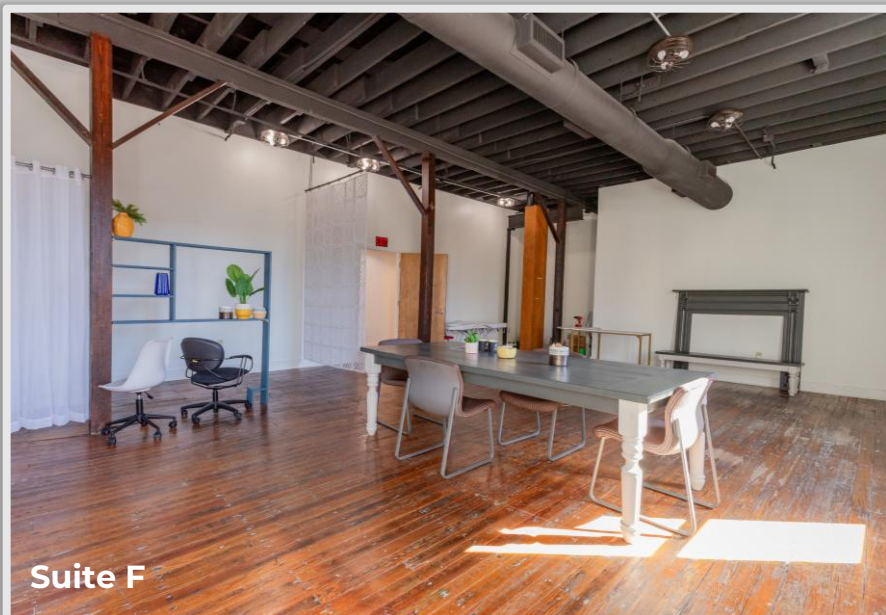
Stairwell



Suite F



Suite F



Suite F



North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment options are a major tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Other new developments in the area include a [high-end hotel](#) that will consist of condos, a restaurant, and an office building.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	50,471	118,300	299,356
Households	24,684	54,029	130,543
Average Age	40.3	40.4	39.7
Average Household Income	\$69,286	\$72,436	\$75,836
Businesses	3,481	6,669	12,939

**Demographic details based on property location*

Argenta Arts District

Founded as an independent town in 1866, Argenta was the first location to connect Memphis and the Little Rock area by railroad. Eventually incorporated into the city of North Little Rock, the Argenta Arts District is now one of North Little Rock's oldest and most eclectic neighborhoods.

The buildings are more than a century old, but the lifestyle is cutting-edge. Residents flock to the community for its beauty and friendly atmosphere, and for the endless assortment of entertainment activities – ranging from art galleries and theaters to outdoor trails and delicious local dining options.

Residents and visitors enjoy the neighborhood's monthly art walks, and the assortment of music and food festivals held throughout the year. The Argenta Plaza, the neighborhood's showstopper, is a \$5.36-million community space with a "front porch" area with modern swings; a stage with 40-foot video projection wall; a water wall; fountains and a "backyard" area with trees. The plaza has been the catalyst for more than \$50 million in economic development in downtown North Little Rock.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



Nestled along the Arkansas River, Simmons Bank Arena stands as a dynamic entertainment destination with a seating capacity of 18,000 and 28,000 square feet of versatile meeting and conference space.



Dickey-Stephens Park is a premier, 7,300-seat baseball facility, proudly serving as the home for the Arkansas Travelers, the AA affiliate of the Seattle Mariners.



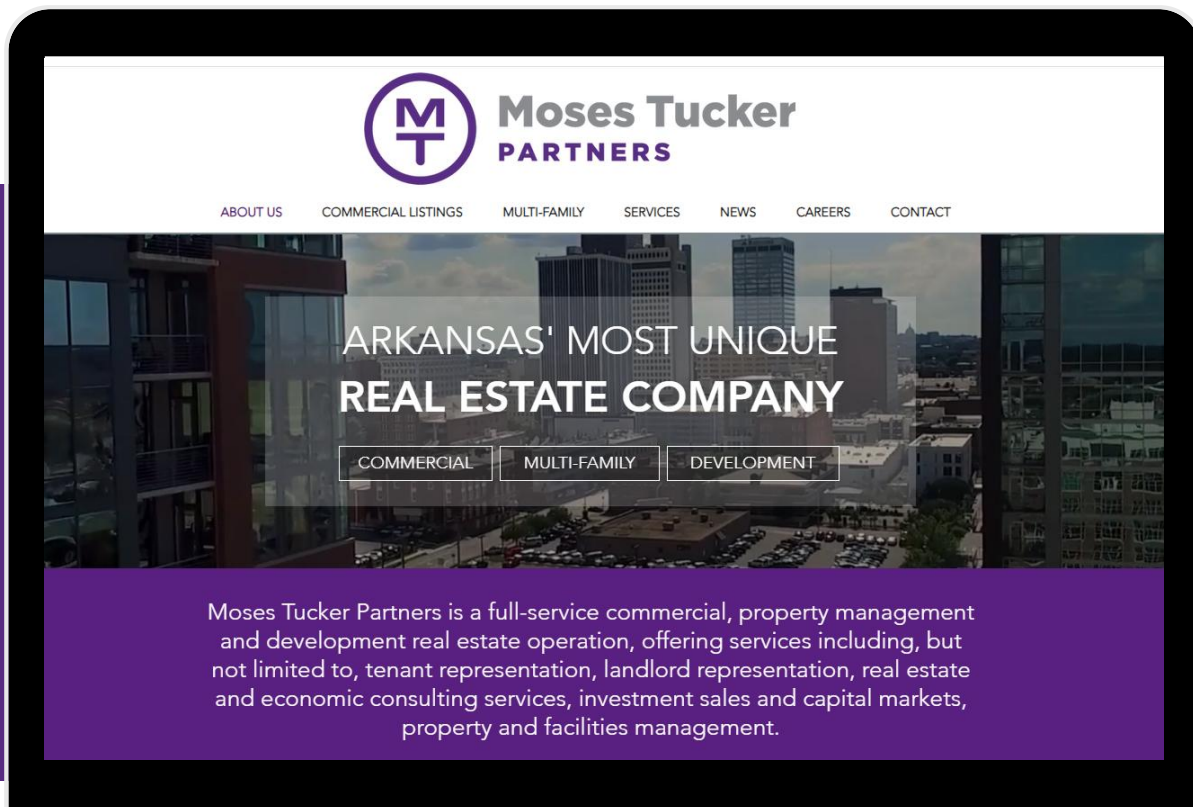
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