



# FOR LEASE

## Property Highlights

- Park Hill Neighborhood Charm – Distinctive brick building in North Little Rock's beloved historic district, offering authentic character and a creative community atmosphere
- Flooded with Natural Light – Generous windows throughout bathe the space in inspiring sunlight, making this an ideal environment for artists, designers, and creative professionals
- Flexible 3-Room Layout – 850 square feet that adapts to your vision: configure as dual private offices, office plus reception area, or open collaborative workspace that includes a kitchenette with sinks for a small bar, or coffee spot. There is also access to an outdoor courtyard.
- Move-In Ready Comfort – Recently updated with split-unit climate control, neutral flooring, and modern amenities while preserving vintage architectural character
- Dedicated Parking – Private parking area for clients and staff
- Accessible & Affordable – Perfect starter space for emerging businesses, solo practitioners, or established creatives seeking an inspiring location.

## Space Available

### Modified Gross Lease at \$925 a month

- Two-year lease minimum
- Landlord covers property taxes, insurance, and water
- Tenant responsible for other utilities



### Stacy Hamilton

**Brokerage Associate**

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501.786.0024 **CELL**

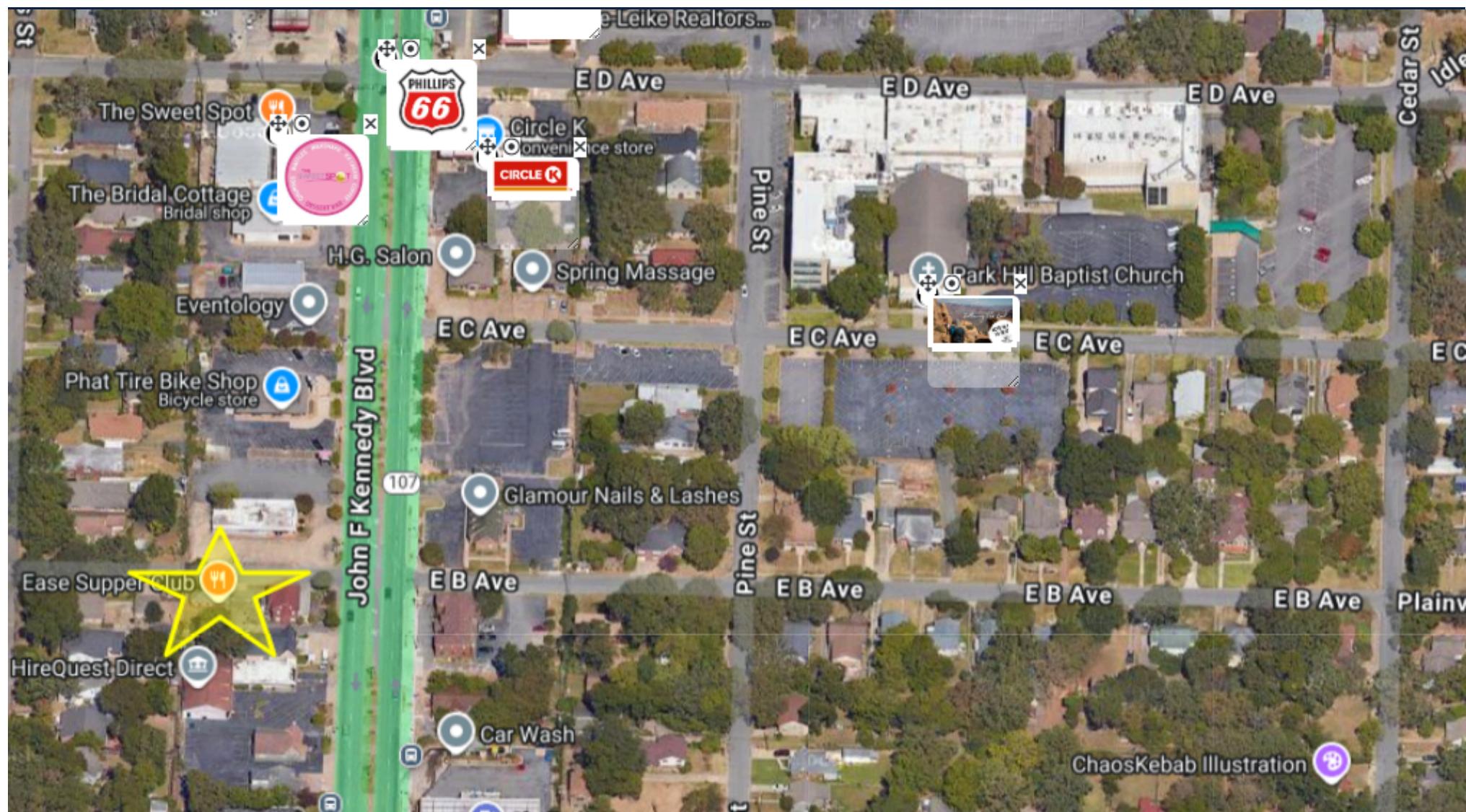
### Bryan Crow

**Brokerage Associate**

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501.708.8040 **CELL**

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## PHOTOS



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5012 Kavanaugh Blvd., Little Rock, AR 72207

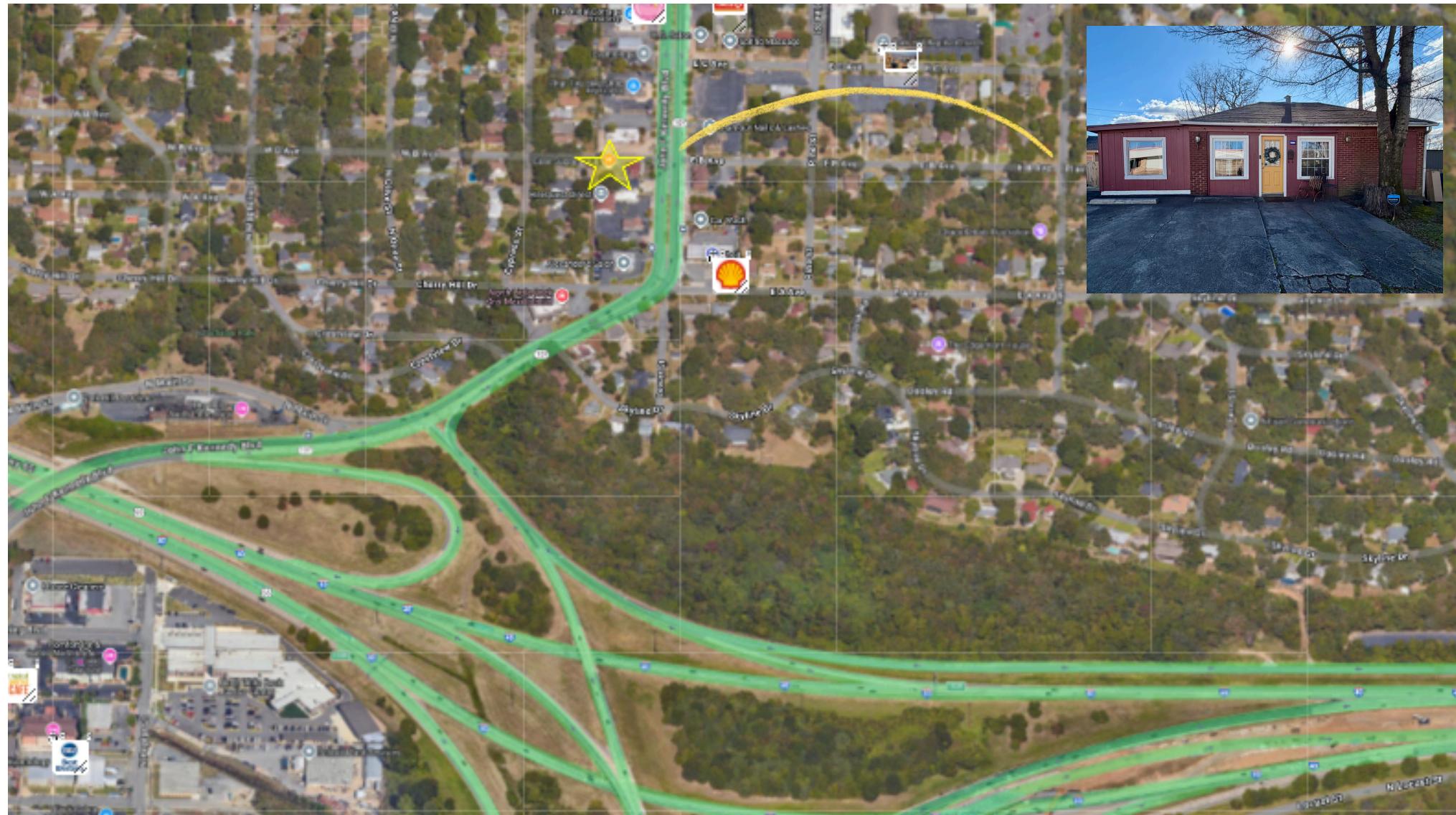
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## WIDE AERIAL



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