

## Office Space For Lease Argenta Place



### OFFERING SUMMARY

Lease Rate:	\$4,300.00 per month (Full Service)
Building Size:	25,000 SF
Available SF:	2,575 SF
Number of Units:	8
Year Built:	2007
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock
Traffic Count:	26,000

### PROPERTY OVERVIEW

Space on the second floor on the corner of Main & Broadway available in this four story, 25,000 SF mixed use building that accommodates residential condos, office space as well as ground level retail & restaurant space. Spaces include gated and covered parking space. High Speed Internet Available. Located in a Federal designated Opportunity Zone and Argenta Outdoor Dining District. Ground Level tenants include Draft + Table and Birdies Cabaret Theater & Lounge.



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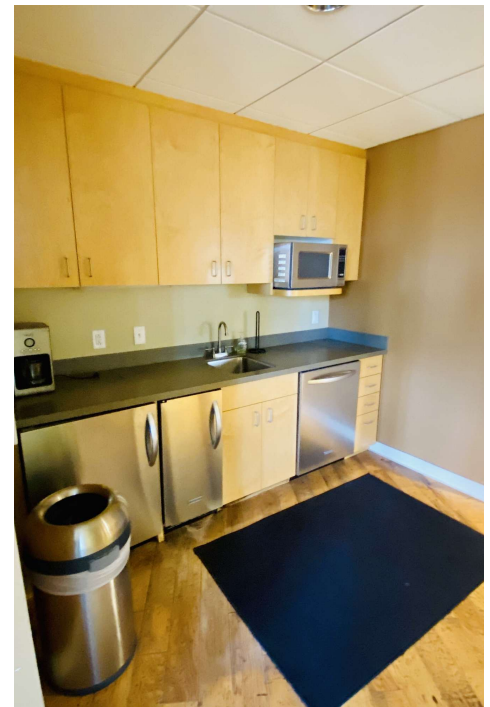
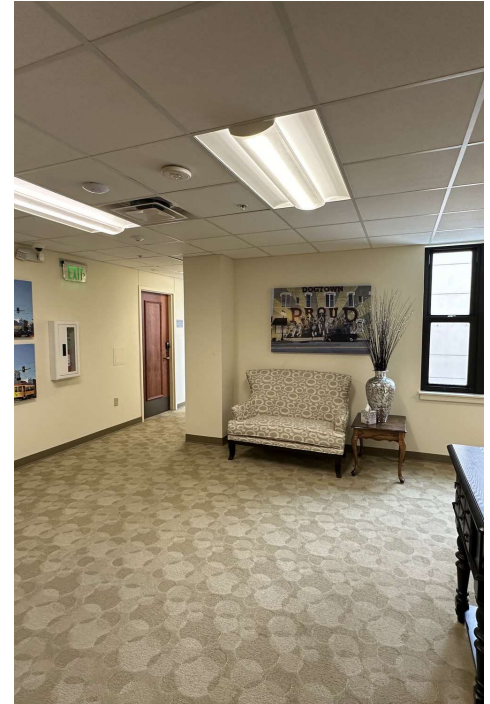
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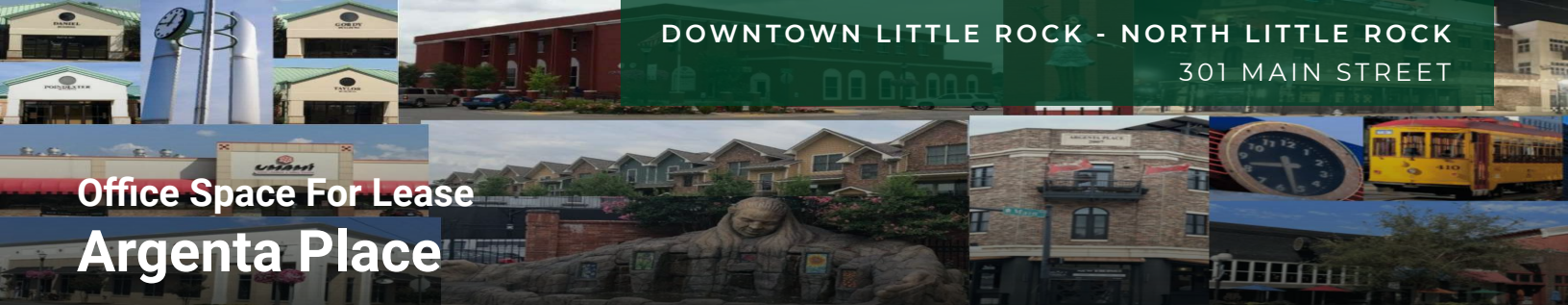
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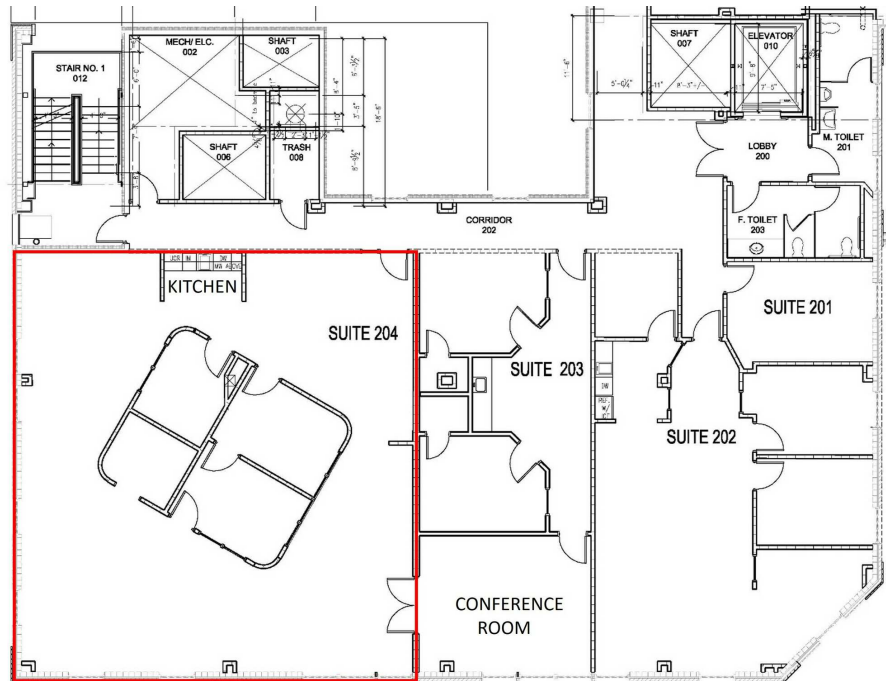






DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK  
301 MAIN STREET

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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 months
Total Space:	2,575 SF	Lease Rate:	\$4,300.00 per month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 204	2,575 SF	\$4,300 per month	Open work area with 3 private offices & storage room Break area includes sink, refrigerator, microwave, dishwasher, & ice machine

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# Office Space For Lease Argenta Place Businesses

**ARGENTA PLACE BUSINESSES**

BUSINESS NAME	SUITE #
DRAFT + TABLE	101
BIRDIES CABARET THEATER & LOUNGE	102
HAWLEY HEALTH CENTER	201-202
DREAM N STREAM PODCAST STUDIO	203
EDWARD JONES	205
SPARC SERVICES	206

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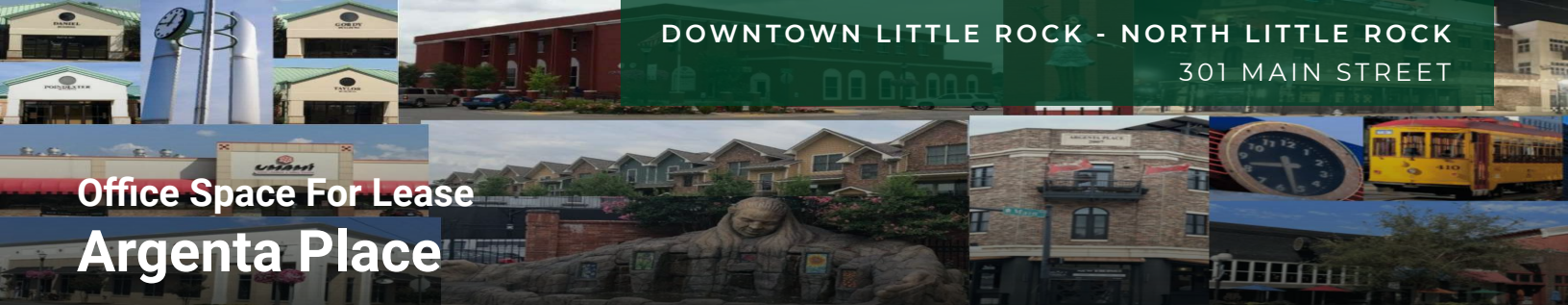
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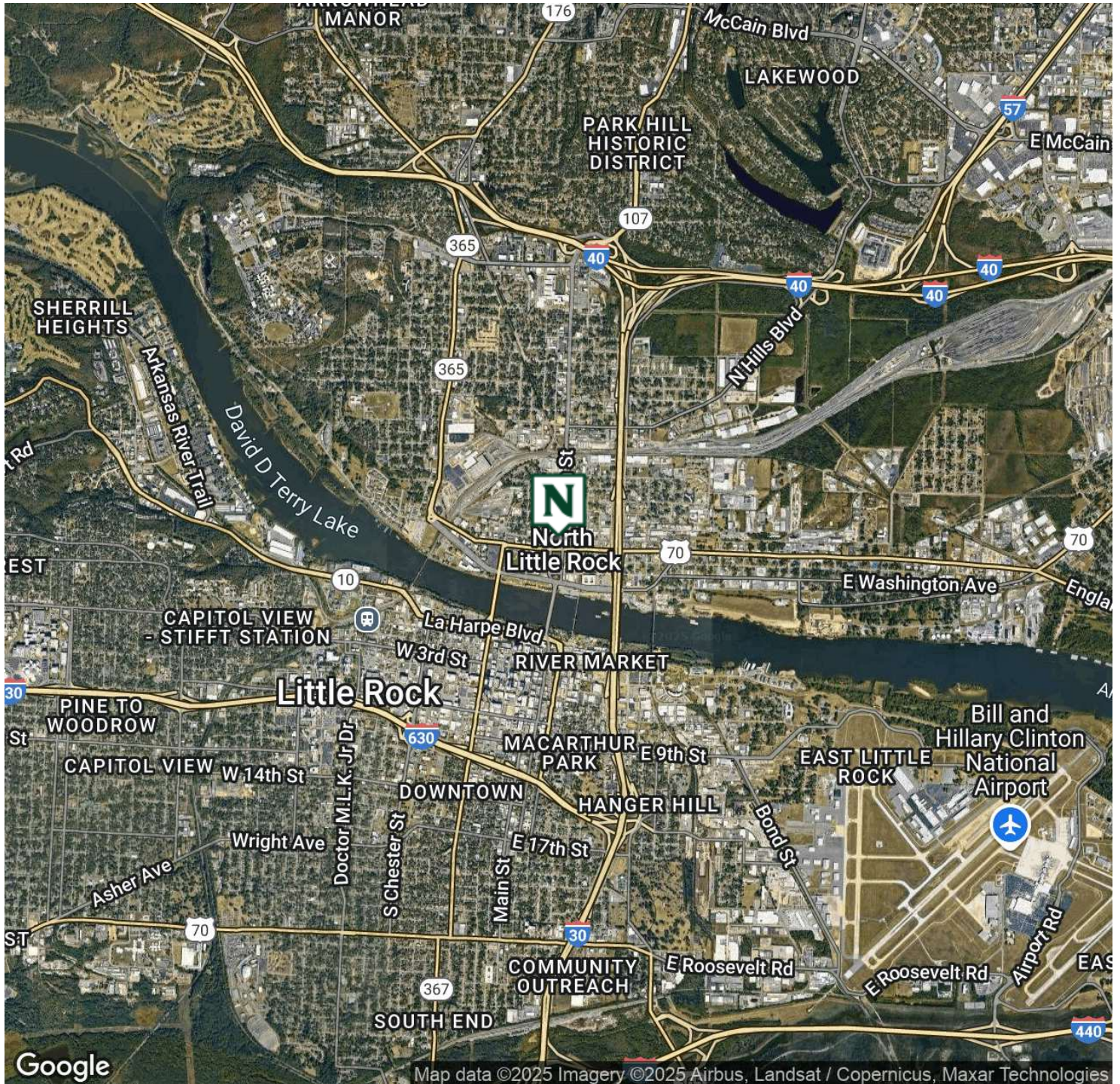






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# PRIMARY MARKET AREA



POPULATION	3 MILES	15 MILES	50 MILES
Total Population	46,522	408,119	996,075
Average age	36.6	37.9	39.0
Average age (Male)	35.4	36.1	37.4
Average age (Female)	38.7	39.2	40.2

HOUSEHOLDS & INCOME	3 MILES	15 MILES	50 MILES
Total households	27,193	190,878	448,676
# of persons per HH	1.7	2.1	2.2
Average HH income	\$51,649	\$68,437	\$63,739
Average house value	\$178,487	\$170,558	\$158,130

TRAFFIC COUNTS	
Broadway Street	26,000/day

*\* Demographic data derived from 2020 ACS - US Census*

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